AGENDA

ROCKWALL CITY COUNCIL REGULAR MEETING
Monday, September 18, 2023 - 5:00 PM
City Hall Council Chambers - 385 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 Municipal Court operations, pursuant to Section 551.071 (Consultation with Attorney).

3. Discussion regarding candidates and associated election for the Rockwall Central Appraisal District (CAD) Board of Directors, 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 McCallum

VI. Proclamations / Awards / Recognitions

1. Constitution Week

2. Swearing in of newly appointed Youth Advisory Council (YAC) members

VII. Appointment Items

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

VIII. Open Forum

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

less than 72 hours in advance of the Council meeting). This, in part, is so that other citizens who may have the same concern may also be involved in the discussion.

IX. Take Any Action as a Result of Executive Session

X. Consent Agenda

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

1. Consider approval of the minutes from the September 5, 2023, city council meeting, and take any action necessary.

2. Consider authorizing the City Manager to execute an interlocal agreement between the City of Rockwall and the City of Fate for emergency dispatch and radio system support services for fiscal year 2024, and take any action necessary.

3. Consider authorizing the City Manager to execute an interlocal agreement between the City of Rockwall and the City of Heath for emergency dispatch and radio system support services for fiscal year 2024, and take any action necessary.

4. Consider authorizing the City Manager to execute an Interlocal Agreement with Rockwall Independent School District for School Resource Officer services for school calendar year 2023-2024, and take any action necessary.

5. Consider authorizing the City Manager and Fire Chief to execute an interlocal agreement with Rockwall County for Fire Protection Services for fiscal year 2024, and take any action necessary.

6. Consider approval of a resolution affirming the city's investment policy, and take an action necessary

XI. Public Hearing Items

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

1. **Z2023-038** - 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 3 (PD-3) [*Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 89-04, 96-35 & 96-23*] for the purpose of consolidating the regulating ordinances for a 639.264-acre tract of land situated within the T. Dean Survey, Abstract No. 69; S. King Survey, Abstract No. 131; N. Butler Survey, Abstract No. 21; and, A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3), generally located south of Dalton Road, west of SH-205 [*S. Goliad Street*], and north of Lake Forest Drive, and take any action necessary **(1st Reading)**.

2. **Z2023-039** - Hold a public hearing to discuss and consider approval of an **ordinance** for a *Text Amendment* to Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] for the purpose of creating a process to allow Homeowner's Associations (HOA's) the ability to lease certain portions of the takeline, and take any action necessary **(1st Reading)**.

3. **Z2023-040** - Hold a public hearing to discuss and consider a request by Kaylee and Taylor Henson for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a ten (10) acre parcel of land identified as Lot 1, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1325 Breezy Hill Lane, and take any action necessary **(1st Reading)**.

4. **Z2023-041** - Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of James Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of an **ordinance** for a *Zoning Change* from a Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District for a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary **(1st Reading)**.

5. **Z2023-042** - Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Restaurant, with 2,000 SF or More, with Drive-Through or Drive-In* on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [*SH-205*], and take any action necessary **(1st Reading)**.

6. **Z2023-043** - Hold a public hearing to discuss and consider a request by Angelina Nguyen for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill In an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 18, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 303 Harborview Drive, and take any action necessary **(1st Reading)**.

XII. Action Items

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

1. Discuss and consider approval of an **ordinance** establishing the Rockwall Municipal Court as a Court of Record, and take any action necessary **(1st reading)**.

2. Discuss and consider approval of the Rockwall Economic Development Corporation (REDC) budget for fiscal year 2024 and amended budget for fiscal year 2023, as well as the 'Annual Work Plan' for FY2024, and take any action necessary

3. Discuss and consider approval of the Rockwall Technology Park Association budget for fiscal year 2024 and amended budget for fiscal year 2023, and take any action necessary.

4. Discuss and consider approval of an **ordinance** amending the budget for fiscal year 2023, and take any action necessary.

5. Discuss and consider approval of an **ordinance** adopting the proposed budget for fiscal year 2024, and take any action necessary.

6. Discuss and consider approval of an ordinance levying ad valorem taxes for the tax year 2023, and take any action necessary.

7. Discuss and consider the Hotel Tax Subcommittee recommendations for funding allocations in fiscal year 2024, including authorizing the City Manager to execute associated funding arrangements, and take any action necessary.

XIII. Adjournment

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

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

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 15th day of Sept. at 4:30 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

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

Date Removed

Rockwall, Texas

Proclamation

Whereas, on September 17, 1787 members of the Constitutional Convention signed the final draft of the U.S. Constitution, and this year marks the two hundred and thirty-sixth anniversary; and

Whereas, this sacred document established our nation's government and fundamental laws and has served to protect and guarantee certain basic rights to citizens of the United States; and

Whereas, the U.S. Constitution has been the guardian of our liberties, embodying the principal of limited government in a Republic dedicated to rule by laws; and

Whereas, it is fitting and proper to officially recognize this magnificent document and to support the various patriotic celebrations which commemorate the annual occasion; and

Whereas, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America, annually designating one week in September as "Constitution Week."

Now, Therefore, I, Trace Johannesen, Mayor of the City of Rockwall, Texas, by virtue of the authority vested in me, do hereby proclaim **September 17 -23, 2023** as

CONSTITUTION WEEK

in the City of Rockwall, and urge all citizens to reaffirm the ideals that the framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this invaluable document, the guardian of our liberties.

In Witness Whereof, I hereunto set my hand and official seal this 18th day of September, 2023.

CITY OF ROCKWALL TEXAS

Trace Johannesen, Mayor

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mayor and City Council Members**

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

DATE: **September 12, 2023**

SUBJECT: **Swearing-in of Newly Appointed Youth Advisory Council (YAC) students**

The Rockwall City Council took action at the last meeting to appoint the slate of students who will serve on city's YAC this school year. At the meeting on Monday, September 18, I will administer to them (all at once, not individually) the "Oath of Office." Thereafter, the students will be paired with each of the council members and some staff members to sit and observe a portion of the meeting

As far as timing is concerned, since, unfortunately, some of the students cannot arrive to join the meeting until approximately 6:15 p.m., it will be appreciated if Mayor Johannesen will please reorder the agenda to allow time for the 'swearing ins' to occur sometime after all 11 students have arrived. Thereafter, if the mayor will please dismiss the students by no later than 7:00 p.m., I know they will appreciate it.

The following describes which city representative will be paired with the various YAC members that evening in order to observe a portion of the council meeting.

CITY REPRESENTATIVE	YAC MEMBER
Trace Johannesen - Mayor	Miriam Gamez (Sr., RHS)
Anna Campbell - Mayor Pro Tem	Evan Haack (Jr., RHS)
Sedric Thomas - Councilmember	Emily Nielsen (Sr., RHS)
Mark Moeller - Councilmember	Allison Nielsen (Soph., RHS)
Clarence Jorif - Councilmember	Ellie McReynolds (Soph., RHS)
Dennis Lewis - Councilmember	James Martinez (Sr., RHS)
Tim McCallum - Councilmember	Vincent Vento (Soph., RHS)
Joey Boyd - Assistant City Manager	Contessa Barron (Jr., RHS) (won't arrive until 6:00)
Ryan Miller – Planning Director	Ryker Hayes (Sr., RHHS) (won't arrive until 6:15 (ish))
Kristy Teague – City Sect./Asst. to the City Manager	Kaylen Pruitt (Jr., RHS) (won't arrive until 6:15 (ish))
David Sweet - Director of Administrative Services	Keaton Steen (Jr., RHHS) (won't arrive until 6:15 (ish))
n/a	Maddoc Johnson (Sr., RHS) - will be absent / can't attend

MINUTES

ROCKWALL CITY COUNCIL REGULAR MEETING

Tuesday, September 5, 2023 - 5:00 PM

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

I. Call Public Meeting to Order

Mayor Pro Tem Campbell called the public meeting to order at 5:00 p.m. with the following council members being present: Mayor Pro Tem Anna Campbell and Councilmembers Sedric Thomas, Clarence Jorif, Dennis Lewis, Mark Moeller, and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. Mayor Trace Johannesen joined the meeting in Executive Session at 5:20 p.m. City Attorney Frank Garza participated in Executive Session via video teleconference ("ZOOM").

Mayor Pro Tem Campbell read the below-listed discussion items into the record before recessing the public meeting to go into Executive Session.

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 legal advice associated with The Shores on Lake Ray Hubbard homeowners association (HOA) regulations, pursuant to Section 551.071 (Consultation with Attorney).

3. Discussion regarding legal advice associated with the N. TX Municipal Water District (NTMWD) v. City of Heath, pursuant to Section 551.071 (Consultation with Attorney)

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:35 p.m.

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

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

V. Invocation and Pledge of Allegiance - Councilmember Lewis

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

VI. Proclamations / Awards / Recognitions

1. American Legion Day

Mayor Johannesen read the proclamation into the record, and a member from the local American Legion chapter briefly shared a few words.

VII. Appointment Items

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

This item was not addressed, as there was no need to do so.

VIII. Open Forum

Mayor Johannesen explained how Open Forum is conducted, asking if anyone would like to come forth and speak at this time. There being no one indicating such, he then closed Open Forum.

IX. Take Any Action as a Result of Executive Session

Councilmember Thomas moved to appoint Wes Dalton and Taslow Roberts to the city's Architectural Review Board (to fill vacant seats and finish out (partial) terms through August of 2024). Councilmember Lewis seconded the motion, which passed by a vote of 7 ayes to 0 nays.

X. Consent Agenda

1. Consider approval of the minutes from the August 21, 2023 regular city council meeting, and take any action necessary.

2. Consider approval of the minutes from the August 23, 2023 budget work session meeting, and take any action necessary.

3. **Z2023-032** - Consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary **(2nd Reading)**.

4. **Z2023-033** - Consider a request by Dennis and Melissa Cain for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of allowing the construction of a single-family home on a 12.00-acre tract of land identified as Tracts 8-01 & 8-02 of the W. T. DeWeese Survey, Abstract No. 71, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 803 Dalton Road, and take any action necessary **(2nd Reading)**.

5. **Z2023-034** - Consider a request by Dakota, Claire, Austen, and Sara Brewer for the approval of an **ordinance** for a Zoning Change from a Single-Family Estate 4.0 (SFE-4.0) District to a Single-Family 1.5 (SFE-1.5) District for a 5.24-acre tract of land identified as a Tract 4-2 of the W. W. Ford Survey, Abstract No. 80 and a 2.41-acre portion of Tract 4-06 of the W.W. Ford Survey, Abstract 80, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 4.0 (SFE-4.0) District, addressed as 626 Cullins Road, and take any action necessary **(2nd Reading).**

6. **Z2023-035** - Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* amending *Ordinance No. 22-52* [*S-287*] for a *Golf Driving Range* on an 7.955-acre tract of land being portions of a larger 18.131-acre

tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary **(2nd Reading)**.

7. **Z2023-036** - Consider a request by Richard Expo on behalf of Ryszard Waszczuk for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Carport* that does not meet the minimum requirements on an 0.3492-acre parcel of land identified as Lot 7, Block A, Solar Village Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 820 E. Heath Street, and take any action necessary **(2nd Reading)**.

8. **Z2023-037** - Consider a request by James and Mary Blocker for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1199-acre parcel of land identified as Lot 8, Block A, Newport Place Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 19 (PD-19), addressed as 1796 Mystic Street, and take any action necessary **(2nd Reading)**.

9. **P2023-023** - Consider a request by Rachel Reynolds for the approval of a *Final Plat* for Lot 1, Block A, Right at Home Healthcare Addition being a 0.23-acre tract of land identified as Lot 30, Block 22 Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad Street, and take any action necessary.

10. **P2023-024** - Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a *Final Plat* for Lots 1 & 2, Block A, Barrett Heights Addition being a 1.60-acre tract of land identified as Lots 1 & 2 of the Green Valley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 S. Goliad Street [SH-205].

11. **P2023-025** - Consider a request by Dewayne Zinn of Cross Engineering Consultants, Inc. on behalf of Brad Helmer of Heritage Christian Academy for the approval of a *Replat* for Lot 2, Block A, Heritage Christian Academy Addition being a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

12. **P2023-026** - Consider a request by Robert Howman of Glenn Engineering on behalf of Brad Helmer of Heritage Christian Academy for the approval of a *Replat* for Lot 3, Block A, Heritage Christian Academy, Phase 2 Addition being a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, located west of the intersection of Damascus Road and S. Goliad Street [SH-205], and take any action necessary.

13. **P2023-027** - Consider a request by Ariana Kistner of Meals on Wheels Senior Services of Rockwall and Christopher Touoboun for the approval of a *Final Plat* for Lots 1 & 2, Block A, Airport South Addition being a 6.21-acre tract of land identified as a portion of Tract 4 and all of Tract 2 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall

County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP OV) District, addressed as 1780 Airport Road, and take any action necessary.

14. P2023-028 - Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of Avaplast US, Inc. for the approval of a *Replat* for Lot 3, Block 1, Indalloy Addition being a 42.991-acre tract of land identified as Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 11480 Justin Road, and take any action necessary.

Item #13 was pulled to allow Councilmember Lewis to recuse himself. (He filed an affidavit of recusal with the City Secretary). Councilmember Lewis then moved to approve the remaining Consent Agenda items (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 14). Councilmember Thomas seconded the motion. The ordinance captions were read as follows:

CITY OF ROCKWALL
ORDINANCE NO. 23-44
SPECIFIC USE PERMIT NO. S-310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* 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 *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS, A MAJOR AUTO REPAIR GARAGE,* AND *OUTSIDE STORAGE* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1 , ROCKWALL RECREATIONAL 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.

CITY OF ROCKWALL
ORDINANCE NO. 23-45
SPECIFIC USE PERMIT NO. S-311

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE N*O. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS/SECONDARY LIVING UNIT ON A 12.00-ACRE TRACT OF LAND, IDENTIFIED AS TRACTS 8-01 & 8-02 OF THE W.T. DEWEESE SURVEY, ABSTRACT NO. 71, 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. 23-46

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 A SINGLE-FAMILY ESTATE 4.0 (SFE-4.0) DISTRICT TO A SINGLE-FAMILY ESTATE 1.5 (SFE-1.5) DISTRICT FOR A 5.24-ACRE TRACT OF LAND IDENTIFIED AS A TRACT 4-2 OF THE W. W. FORD SURVEY, ABSTRACT NO. 80, AND A PORTION OF TRACT 4-06 OF THE W.W. FORD SURVEY, ABSTRACT 80, 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.

CITY OF ROCKWALL
ORDINANCE NO. 23-47
SPECIFIC USE PERMIT NO. S-312

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING ORDINANCE NO. 22-52 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 A GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT/RECREATION ON A 9.942-ACRE TRACT OF LAND BEING A PORTION OF A LARGER 18.13-ACRE TRACT OF LAND AND A 12.868-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22 & 22-2 OF THE R. IRVINE SURVEY, ABSTRACT NO 120, 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. 23-48
SPECIFIC USE PERMIT NO. S-313

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 GRANT A SPECIFIC USE PERMIT (SUP) FOR A CARPORT THAT DOES NOT MEET THE MINIMUM REQUIREMENTS ON AN 0.3492-ACRE PARCEL OF LAND IDENTIFIED AS LOT 7, BLOCK A, SOLAR VILLAGE 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.

CITY OF ROCKWALL
ORDINANCE NO. 23-49
SPECIFIC USE PERMIT NO. S-314

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 19 (PD-19) AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY STRUCTURE* ON A 0.1199-ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK A, NEWPORT PLACE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE;

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

Regarding Consent Agenda item #13, Councilmember McCallum moved to approve this item. Councilmember Thomas seconded the motion, which passed by a vote of 6 ayes with 1 abstention (Lewis).

XI. Public Hearing Items

1. Hold a public hearing to receive comments regarding the Proposed FY2024 City of Rockwall Budget and tax rate, and take any action necessary.

Mayor Johannesen opened up the public hearing, asking if anyone would like to speak at this time. There being no one indicating such, he then closed the public hearing. He called upon the city manager to provide brief comments.

Mrs. Smith, City Manager, provided brief comments, indicating that the budget being presented proposes a tax rate of 27.0245. In addition, staff is working on a couple of outstanding items that Council has requested before finalizing the budget. Those items will be brought forth at the next, regular meeting. Also, the Main Street Advisory Board has a project that just recently came to her attention related to speakers for music to be played downtown. So, more details about that will be forthcoming too.

Following brief additional comments, Councilmember Jorif moved to publish the new tax rate of 27.0245. Councilmember McCallum seconded the motion, which passed by a vote of 7 ayes to 0 nays.

XII. Action Items

1. Discuss and consider (re)appointments to the city's Youth Advisory Council (YAC) for the 2023-2024 school year, and take any action necessary.

On behalf of Mayor Pro Tem Campbell and himself, Councilmember Jorif briefed the Council on this agenda item. He expressed that each year, the applicants who present themselves are very impressive. He shared that interviews were held last Thursday with eleven applicants in order to fill four vacant seats. He went on to recommend eight reappointments to the YAC and four new appointments, as follows:

	Youth Advisory Council (Grade / School)	First Name	Last Name	City of Residence
1	**Senior (RHS)**	Miriam	Gamez	Fate
2	**Senior (RHS)**	Maddoc	Johnson	Rockwall
3	**Junior (RHHS)**	Keaton	Steen	Heath
4	**Senior (RHS)**	Emily	Nielsen	Heath
5	**Junior (RHS)**	Contessa	Barron	Rockwall
6	**Senior (RHHS)**	James	Martinez	Rockwall
7	**Junior (RHS)**	Kaylen	Pruitt	Rockwall
8	**Sophomore (RHS)**	Bethellen "Ellie"	McReynolds	Rockwall

9	**Sophomore (RHS)**	Vincent	Vento	Rockwall
10	**Junior (RHS)**	Evan	Haack	Fate
11	**Senior (RHHS)**	Ryker	Hayes	Fate
12	**Sophomore (RHS)**	Allison	Nielsen	Heath
	Gray = New 2023-2024 Students			

Councilmember Jorif moved to make these (re)appointments to the city's YAC for the 2023-2024 school year. Mayor Pro Tem Campbell seconded the motion, which passed by a vote of 7 ayes to 0 nays.

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

1. Building Inspections Department Monthly Report - July 2023
2. Fire Department Monthly Report - July 2023
3. Parks & Recreation Department Monthly Report - July 2023
4. Police Department Monthly Report - July 2023
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics

Regarding the City Manager's report, Mrs. Smith indicated that invitations will go out soon to board and commission members and other city volunteers for the annual appreciation event, which is slated for the evening of Wednesday, October 18 on the San Jacinto Plaza. In addition, Rib Rub is coming up on October 7, with the car show downtown and the barbeque at Harry Myers Park. Also, there will be three concerts by the lake at The Harbor in October, doing a fall (mini) music series of jazz, blues and symphony.

XIV. Adjournment

Mayor Johannesen adjourned the meeting at 6:19 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 18th DAY OF SEPTEMBER, 2023.

_____
TRACE JOHANNESEN, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

DATE: **September 11, 2023**

SUBJECT: **Dispatch and Radio Services Agreement with the City of Fate**

The City of Rockwall provides the City of Fate Public Safety Department emergency 911 dispatch services, radio system support, and IT services for its public safety equipment. All cities within Rockwall County are on the same Rockwall County Interoperability Radio Network and the City of Rockwall provides 911 dispatch services for the cities of Rockwall, Fate and Heath. Rockwall County Sheriff's Department provides dispatch service for Rockwall County and the cities of Royse City and McClendon Chisolm.

The current five-year agreement that was approved in fiscal year 2018 expires on September 30, 2023. Attached is an Interlocal Agreement for City Council consideration that renews the agreement with Fate for FY 2024 and can extend for up to five years.

The City of Fate has indicated that it may investigate other sources to provide this service during the term of this agreement, so the contract is for one year initially but may be renewed for four (4) successive one-year terms with a sixty-day notice prior to the end of the term (original or subsequent term).

Compensation: the formula to determine pro-rata share of costs are: call volume of police, fire, rescue, and EMS calls in Fate from the previous calendar year as the pro-rata share of total call volume to the Rockwall Dispatch Center. The costs to be shared include the previous fiscal year Police Department Communications Division operating budget, including mobile and portable radio equipment support and IT support services. Fate's FY 24 pro-rata share is 21.72%, equaling $350,415.

The City Council is asked to consider approval of the agreement and to authorize the City Manager to execute the interlocal agreement on behalf of the City of Rockwall.

STATE OF TEXAS	§	**INTERLOCAL AGREEMENT FOR**
	§	**EMERGENCY**
COUNTY OF ROCKWALL	§	**DISPATCH SERVICES**

This Interlocal Agreement (the "Agreement") is entered on the ____ day of September, 2023 under the authority of Government Code Chapter 791 by and between the **City of Fate, Texas** ("Fate") and the **City of Rockwall, Texas** ("Rockwall"), both Texas municipal corporations, acting herein through their duly authorized agents, officers and employees .

WITNESSETH

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code authorizes units of local government to contract with one or more units of local government to perform governmental functions and services; and

WHEREAS, this Agreement is entered into pursuant to the authority, under the provisions of, and in accordance with, Chapter 791 of the Texas Government Code, for the performance of governmental functions and services; specifically, emergency dispatch and radio support services associated with police, fire, rescue, and EMS first responder and all related general police and fire services; and

WHEREAS, Rockwall provides these services to the citizens of Rockwall and has the capacity to service other municipalities; and

WHEREAS, Rockwall acknowledges that Fate may investigate other sources to provide this service during the term of this agreement; and

WHEREAS, Fate has investigated and determined that it would be advantageous and beneficial to the City and its inhabitants to provide emergency dispatch services to the Fate Department of Public Safety; and

WHEREAS, Fate desires to engage Rockwall and Rockwall desires to be engaged by Fate, to provide emergency dispatching and radio system support services as set forth herein; and

WHEREAS, the governing bodies of Rockwall and Fate desire to foster good-will and cooperation between the two entities; and

WHEREAS, Fate and Rockwall find that the compensation to be paid herein is in an amount that fairly compensates the performing party for the services or functions provided herein; and

WHEREAS, Rockwall and Fate deem it to be in the best interest of both entities to enter into this Agreement relative to emergency dispatch services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, ROCKWALL AND FATE AGREE AS FOLLOWS:

The purpose of this Agreement is to establish the terms under which Rockwall will provide police, fire and EMS dispatch services to Fate and the compensation that Fate will pay Rockwall for said services.

I. Services to be Performed

1. Rockwall shall provide to Fate emergency dispatching services and radio system services consisting of receiving emergency police, fire, rescue, and EMS calls and forwarding them to the Fate Department of Public Safety personnel via alpha pager and radio and Active 9-1-1. In order to facilitate such services, Fate shall provide to Rockwall's Communication personnel, on a continuing basis to stay current, all necessary street, vehicle, apparatus and response information, as well as all necessary dispatching information unique to Fate Department of Public Safety. Furthermore, Rockwall will provide radio system support for all mobile and portable radios used by the Fate Department of Public Safety

2. The City of Rockwall Information Technology Department will install and support software relating to Tyler Technologies on City of Fate procured mobile data terminals (MDT's). The City of Fate is responsible for the reimbursement of costs relating to software and licensing provided by the City of Rockwall. The City of Fate will not install any software on any MDT's without first notifying the City of Rockwall to determine compatibility with the software relating to Tyler Technologies. The City of Fate will also be responsible for any hardware maintenance related to their MDT's. The City of Rockwall Information Technology department will be available for support Monday through Friday, 8:00am until 5:00pm and will exclude city holidays/weekends with the exception of system-wide outages.

.

II. Duration of Agreement

This Agreement shall become effective upon execution by both parties (the effective date) and end on the 30th day of September 2024 (the "Primary Term"), unless terminated in the manner described in Section III below and/or renewed as provided herein.

The Agreement may be renewed for four (4) successive one-year terms if agreed to in writing by the parties at least sixty (60) days prior to the end of the Primary Term. This Agreement supersedes and otherwise terminates all prior agreements, written or oral, between the parties concerning the same services.

III. Termination

This Agreement may be terminated prior to the expiration date noted in Section II above with the occurrence of either of the following:

1. Either party may terminate the Agreement upon providing the other party written notice of termination at least one hundred twenty (120) days prior to the anticipated date of termination; or

2. Mutual agreement of termination of the Agreement, executed in writing by both parties, without the requisite one hundred twenty (120) days prior written notice; or

3. Either Party may terminate this Agreement for cause by giving the other Party written notice of its intent to terminate the Agreement at least thirty (30) days prior to the effective date of termination; however, prior to written notice of termination, a Party must allow the other Party fifteen (15) days to cure the error.

IV. Compensation

The formula to determine pro-rata share of costs shall be: call volume of police, fire, rescue, and EMS calls in Fate from the previous calendar year as the pro-rata share of total call volume to the Rockwall Dispatch Center. The costs to be shared include the previous fiscal year Police Department Communications Division operating budget, including mobile and portable radio equipment support and IT support services.

Compensation for any period shall be prorated in any period termination occurs prior to the expiration date.

V. Relationship of Parties

The parties intend that Rockwall, in performing services specified in this Agreement, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. Neither Rockwall, its agents, employees, volunteer help or any other person operating under this Agreement shall be considered an agent or employee of Fate and shall not be entitled to participate in any pension or other benefits that Fate provides its employees.

VI. Acceptance of Responsibility

1. Rockwall agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Rockwall employees and agents.

2. Fate agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Fate employees and agents.

3. Pursuant to Government Code §791.006, Fate is responsible for any civil liability that arises from the services provided by Rockwall.

4. It is expressly understood and agreed that in the execution of this contract, neither Party waives, nor shall be deemed to have waived, any immunity or defense otherwise available to it against any claims arising out of the exercise of

governmental powers and functions,. The Parties acknowledge that they are both political subdivisions of the State of Texas and are subject to and will comply with applicable provisions of the Texas Tort Claims Act, as set out in Civil Practices and Remedies Code, Section 101.001 et seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.

5. Fate will provide Rockwall's designated radio system administrator, to the extent reasonable and necessary, access upon apparatus and into Fate's facilities for the purpose of installing, inspecting, testing, operating, maintaining, repairing, upgrading, and servicing radio system equipment.

6. If Fate fails to pay any sum of money provided for in this Agreement within a thirty (30) day grace period of terms enumerated within Article IV above, or fails in the performance of any other of its obligations or the observance of any other covenants under this contract, the City may, at its option, terminate this contract per Section Ill.

VII. Miscellaneous Provisions

1. Notice. Any notice provided or required to be given under the terms of this Agreement, must be in writing and may be served by depositing same in the United States Mail, properly addressed, postage pre-paid, registered or return receipt requested or by hand-delivery. All notices and communications concerning this Agreement to be mailed or delivered to Rockwall shall be sent to the address of Rockwall as follows, unless and until Fate is otherwise notified:

Rockwall City Hall
Attn: City Manager
385 S. Goliad Street
Rockwall, Texas 75087

All notices and communications under this Agreement to be mailed or delivered to Fate shall be sent to the address of Fate as follows, unless and until Rockwall is otherwise notified:

Fate City Hall
Attn: City Manager
1900 CD Boren Parkway
Fate, Texas 75087

Any notices and communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date the notice or communication is placed in the United States Mail or hand-delivered by other means.

2. Entire Agreement. This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations

and/or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both parties.

3. Governing Law and Venue. This Agreement and any of its terms, conditions or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Venue for this Agreement shall lie in Rockwall County, Texas.

4. Legal Construction. In the event that any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

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

6. Authorization. The undersigned officer and/or agents of the parties hereto are the properly authorized officials of the party represented and have the necessary authority to execute this Agreement on behalf of the parties hereto and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and approved and are now in full force and effect.

7. Amendments. Rockwall and Fate may amend this Agreement only by an instrument in writing and as approved by both parties.

8. Counterparts. The Agreement may be signed in counterparts, each of which shall be deemed to be an original.

9. Waiver. Notwithstanding any provision to the contrary, Rockwall and Fate do not waive any rights or obligations it may have, either at common law or by statute, through this Agreement or any other agreement between these same parties.

10. Assignment. This Agreement is not assignable.

11. Sovereign Immunity. The parties agree that neither has waived its sovereign immunity by entering into and performing its obligations under this Agreement.

12. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed, that each party has had an opportunity to confer with counsel, on the matters contained herein.

13. Drafting Provisions. This Agreement shall be deemed to have been drafted equally by all parties hereto. The language of all parts of this Agreement shall be constructed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement

are for the convenience of the parties and are not intended to be used in construing this Agreement.

14. No Agency; Ownership of records. Nothing herein shall ever be interpreted as the creation of an agency, partnership, joint venture or any type of relationship except one of interlocal cooperation in the express manner provided by Tex. Gov't Code Ann. § 791.001 et seq. No right of access to the records of another party is created by this Agreement except as expressly stated herein. Fate shall have sole ownership of any data which is resident on equipment in the possession, custody, and control of Fate, whether or not it is transmitted to or otherwise accessible to Rockwall, and Rockwall shall make no claim of ownership to Fate's hosted data. Rockwall shall have sole ownership of all records created by which may embody, incorporate, manipulate, or reproduce information provided by Fate in association with this Agreement.

15. The Parties shall comply with all federal, state, and local laws and ordinances in connection with the work and services performed under this Agreement.

16. A Party to this Agreement shall not be responsible for delays or lack of performance by the Party or its officials, agents, or employees which result from acts beyond that Party's reasonable control, including acts of God, strikes, or other labor disturbances, or delays by federal or state officials in issuing necessary regulatory approvals and/or licenses or acts or failures to act by the other Parties. In the event of any delay or failure excused by this section, the time of delivery or of performance shall be extended for a reasonable time period to compensate for delay.

EXECUTED by the parties hereto, each respective entity acting by and through its duly authorized official as required by law, on the date specified on the multiple counterparts executed by such entity.

CITY OF FATE, TEXAS	**CITY OF ROCKWALL, TEXAS**
_____	_____
Michael Kovacs, City Manager	Mary Smith, City Manager
ATTEST:	**ATTEST:**
_____	_____
Vickey Raduechel TRMC, City Secretary	Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Rockwall City Council**

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

DATE: **September 11, 2023**

SUBJECT: **Dispatch and Radio Services Agreement with the City of Heath**

The City of Rockwall provides the City of Heath Public Safety Department emergency 911 dispatch services, radio system support, and IT services for its public safety equipment. All cities within Rockwall County are on the same Rockwall County Interoperability Radio Network and the City of Rockwall provides 911 dispatch services for the cities of Rockwall, Fate and Heath. Rockwall County Sheriff's Department provides dispatch service for Rockwall County and the cities of Royse City and McClendon Chisolm.

The current five-year agreement that was approved in fiscal year 2018 expires on September 30, 2023. Attached is an Interlocal Agreement for City Council consideration that renews the agreement with Heath for fiscal year 2024. The Agreement will automatically renew for five (5) successive one-year terms unless either party notifies the other party that it will not renew this agreement sixty days prior to the end of the one-year term (original or subsequent term).

Compensation: the formula to determine pro-rata share of costs are: call volume of police, fire, rescue, and EMS calls in Heath from the previous calendar year as the pro-rata share of total call volume to the Rockwall Dispatch Center. The costs to be shared include the previous fiscal year Police Department Communications Division operating budget, including mobile and portable radio equipment support and IT support services. Heath's FY 24 pro-rata share is 16.97%, equaling $275,091.

The City Council is asked to consider approval of the agreement and to authorize the City Manager to execute the interlocal agreement on behalf of the City of Rockwall.

STATE OF TEXAS	§	**INTERLOCAL AGREEMENT FOR**
	§	**EMERGENCY**
COUNTY OF ROCKWALL	§	**DISPATCH SERVICES**

This Interlocal Agreement (the "Agreement") is entered on the ____ day of September, 2023 under the authority of Government Code Chapter 791 by and between the **City of Heath, Texas** (Heath) and the **City of Rockwall, Texas** (Rockwall), both Texas municipal corporations, acting herein through their duly authorized agents, officers and employees ("Agreement").

WITNESSETH

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code authorizes units of local government to contract with one or more units of local government to perform governmental functions and services; and

WHEREAS, this Agreement is entered into pursuant to the authority, under the provisions of, and in accordance with, Chapter 791 of the Texas Government Code, for the performance of governmental functions and services; specifically, emergency dispatch and radio support services associated with police, fire, rescue, and EMS first responder and all related general police and fire services; and

WHEREAS, Rockwall provides these services to the citizens of Rockwall and has the capacity to service other municipalities; and

WHEREAS, Heath has investigated and determined that it would be advantageous and beneficial to the City and its inhabitants to provide emergency dispatch services to the Heath Department of Public Safety; and

WHEREAS, Heath desires to engage Rockwall and Rockwall desires to be engaged by Heath, to provide emergency dispatching and radio system support services as set forth herein; and

WHEREAS, the governing bodies of Rockwall and Heath desire to foster good-will and cooperation between the two entities; and

WHEREAS, Heath and Rockwall find that the compensation to be paid herein is in an amount that fairly compensates the performing party for the services or functions provided herein; and

WHEREAS, Rockwall and Heath deem it to be in the best interest of both entities to enter into this Agreement relative to emergency dispatch services.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS CONTAINED HEREIN, ROCKWALL AND HEATH AGREE AS FOLLOWS:

The purpose of this Agreement is to establish the terms under which Rockwall will provide police, fire and EMS dispatch services to Heath and the compensation that Heath will pay Rockwall for said services.

I. Services to be Performed

1. Rockwall shall provide to Heath emergency dispatching services and radio system services consisting of receiving emergency police, fire, rescue, and EMS calls and forwarding them to the Heath Department of Public Safety personnel via alpha pager and radio and Active 9-1-1. In order to facilitate such services, Heath shall provide to Rockwall's Communication personnel, on a continuing basis to stay current, all necessary street, vehicle, apparatus and response information, as well as all necessary dispatching information unique to Heath Department of Public Safety. Furthermore, Rockwall will provide radio system support for all mobile and portable radios used by the Heath Department of Public Safety

2. The City of Rockwall Information Technology Department will install and support software relating to Tyler Technologies on City of Heath procured mobile data terminals(MDT's). The City of Heath is responsible for the reimbursement of costs relating to software and licensing provided by the City of Rockwall. The City of Heath not install any software on any MDT's without first notifying the City of Rockwall to determine compatibility with the software relating to Tyler Technologies. The City of Heath will also be responsible for any hardware maintenance related to their MDT's. The City of Rockwall Information Technology department will be available for support Monday through Friday, 8:00am until 5:00pm and will exclude city holidays/weekends with the exception of system-wide outages.

II. Duration of Agreement

This Agreement shall become effective upon execution by both parties (the effective date) and end on the 30th day of September 2028 (the "Primary Term"), unless terminated in the manner described in Section III below and/or renewed as provided herein.

The Agreement will automatically renew for five (5) successive one-year terms, subject to termination provisions, unless a Party notifies the other Party that it will not renew this Agreement sixty (60) days prior to the end of the one-year term (original or subsequent term).

This Agreement supersedes and otherwise terminates all prior agreements, written or oral, between the parties concerning the same services.

III. Termination

This Agreement may be terminated prior to the expiration date noted in Section II above with the occurrence of either of the following:

1. Either party may terminate the Agreement upon providing the other party written notice of termination at least one hundred twenty (120) days prior to the anticipated date of termination; or

2. Mutual agreement of termination of the Agreement, executed in writing by both parties, without the requisite one hundred twenty (120) days prior written notice; or

3. Either Party may terminate this Agreement for cause by giving the other Party written notice of its intent to terminate the Agreement at least thirty (30) days prior to the effective date of termination; however, prior to written notice of termination, a Party must allow the other Party fifteen (15) days to cure the error.

IV. Compensation

The formula to determine pro-rata share of costs shall be: call volume of police, fire, rescue, and EMS calls in Heath from the previous calendar year as the pro-rata share of total call volume to the Rockwall Dispatch Center. The costs to be shared include the previous fiscal year Police Department Communications Division operating budget, including mobile and portable radio equipment support and IT support services.

Compensation for any period shall be prorated in any period termination occurs prior to the expiration date.

V. Relationship of Parties

The parties intend that Rockwall, in performing services specified in this Agreement, shall act as an independent contractor and shall have control of the work and the manner in which it is performed. Neither Rockwall, its agents, employees, volunteer help or any other person operating under this Agreement shall be considered an agent or employee of Heath and shall not be entitled to participate in any pension or other benefits that Heath provides its employees.

VI. Acceptance of Responsibility

1. Rockwall agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Rockwall employees and agents.
2. Heath agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Heath employees and agents.
3. Pursuant to Government Code §791.006, Heath is responsible for any civil liability that arises from the services provided by Rockwall.
4. It is expressly understood and agreed that in the execution of this contract, neither Party waives, nor shall be deemed to have waived, any immunity or defense otherwise available to it against any claims arising out of the exercise of governmental powers and functions,. The Parties acknowledge that they are both political subdivisions of the State of Texas and are subject to and will comply with applicable provisions of the Texas Tort Claims Act, as set out in Civil Practices and

Remedies Code, Section 101.001 et seq. and the remedies authorized therein regarding claims or causes of action that may be asserted by third parties for accident, injury or death.

5. Heath will provide Rockwall's designated radio system administrator, to the extent reasonable and necessary, access upon apparatus and into Heath's facilities for the purpose of installing, inspecting, testing, operating, maintaining, repairing, upgrading, and servicing radio system equipment.
6. If Heath fails to pay any sum of money provided for in this Agreement within a thirty (30) day grace period of terms enumerated within Article IV above, or fails in the performance of any other of its obligations or the observance of any other covenants under this contract, the City may, at its option, terminate this contract per Section Ill.

VII. Miscellaneous Provisions

1. Notice. Any notice provided or required to be given under the terms of this Agreement, must be in writing and may be served by depositing same in the United States Mail, properly addressed, postage pre-paid, registered or return receipt requested or by hand-delivery. All notices and communications concerning this Agreement to be mailed or delivered to Rockwall shall be sent to the address of Rockwall as follows, unless and until Heath is otherwise notified:

Rockwall City Hall
Attn: City Manager
385 S. Goliad Street
Rockwall, Texas 75087

All notices and communications under this Agreement to be mailed or delivered to Heath shall be sent to the address of Heath as follows, unless and until Rockwall is otherwise notified:

City of Heath – City Hall
Attn: City Manager
200 Laurence Drive
Heath, Texas 75032

Any notices and communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date the notice or communication is placed in the United States Mail or hand-delivered by other means.

2. Entire Agreement. This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by a written instrument signed by both parties.

3. Governing Law and Venue. This Agreement and any of its terms, conditions or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. Venue for this Agreement shall lie in Rockwall County, Texas.

4. Legal Construction. In the event that any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

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

6. Authorization. The undersigned officer and/or agents of the parties hereto are the properly authorized officials of the party represented and have the necessary authority to execute this Agreement on behalf of the parties hereto and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and approved and are now in full force and effect.

7. Amendments. Rockwall and Heath may amend this Agreement only by an instrument in writing and as approved by both parties.

8. Counterparts. The Agreement may be signed in counterparts, each of which shall be deemed to be an original.

9. Waiver. Notwithstanding any provision to the contrary, Rockwall and Heath do not waive any rights or obligations it may have, either at common law or by statute, through this Agreement or any other agreement between these same parties.

10. Assignment. This Agreement is not assignable.

11. Sovereign Immunity. The parties agree that neither has waived its sovereign immunity by entering into and performing its obligations under this Agreement.

12. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed, that each party has had an opportunity to confer with counsel, on the matters contained herein.

13. Drafting Provisions. This Agreement shall be deemed to have been drafted equally by all parties hereto. The language of all parts of this Agreement shall be constructed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this Agreement.

14. No Agency; Ownership of records. Nothing herein shall ever be interpreted as the creation of an agency, partnership, joint venture or any type of relationship except one of interlocal cooperation in the express manner provided by Tex. Gov't Code Ann. § 791.001 et seq. No right of access to the records of another party is created by this Agreement except as expressly stated herein. Heath shall have sole ownership of any data which is resident on equipment in the possession, custody, and control of Heath, whether or not it is transmitted to or otherwise accessible to Rockwall, and Rockwall shall make no claim of ownership to Heath's hosted data. Rockwall shall have sole ownership of all records created by which may embody, incorporate, manipulate, or reproduce information provided by Heath in association with this Agreement.

15. The Parties shall comply with all federal, state, and local laws and ordinances in connection with the work and services performed under this Agreement.

16. A Party to this Agreement shall not be responsible for delays or lack of performance by the Party or its officials, agents, or employees which result from acts beyond that Party's reasonable control, including acts of God, strikes, or other labor disturbances, or delays by federal or state officials in issuing necessary regulatory approvals and/or licenses or acts or failures to act by the other Parties. In the event of any delay or failure excused by this section, the time of delivery or of performance shall be extended for a reasonable time period to compensate for delay.

EXECUTED by the parties hereto, each respective entity acting by and through its duly authorized official as required by law, on the date specified on the multiple counterpart executed by such entity.

CITY OF HEATH, TEXAS

Aretha Adams, City Manager

ATTEST:

Norma Duncan, City Secretary

CITY OF ROCKWALL, TEXAS

Mary Smith, City Manager

ATTEST:

Kristy Teague, City Secretary

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

FROM: **Edward Fowler, Chief of Police**

DATE: **September 15, 2023**

SUBJECT: **ILA with RISD for SROs for 2023-2024 School Year**

The attached Interlocal Cooperation Agreement (ILA) between the City of Rockwall and the Rockwall Independent School District (RISD) is being submitted to Council for review and approval. The agreement outlines the agreed upon funding and services that will be provided by officers of the Rockwall Police Department acting in the capacity as School Resource Officers (SROs). This is a standard agreement that is entered into annually and the City agrees to provided eleven (11) SROs for the school year (September 2023-May 2024) with a costing of $941,581.29 to be paid by RISD.

Attachment:
2023-2024 Rockwall ISD Internal Local Agreement

INTERLOCAL COOPERATION AGREEMENT FOR GOVERNMENTAL SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAMBETWEEN THE CITY OF ROCKWALL AND THE ROCKWALL INDEPENDENT SCHOOL DISTRICT

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF ROCKWALL §

THIS AGREEMENT (the **"Agreement"),** entered into this ____day of August, 2023, by and between the **CITY OF ROCKWALL** (hereinafter called **"CITY")** and the **ROCKWALL INDEPENDENT SCHOOL DISTRICT** (hereinafter called **"RISD").**

WITNESSETH:

WHEREAS, the CITY desires to enter into an agreement relating to providing certain professional police services to RISD in accordance with the program description and details as provided herein; and

WHEREAS, this Agreement is made pursuant to the authority granted to the parties pursuant to the Interlocal Cooperation Act, V.T.C.A. Government Code, Chapter 791 (the "Act").

WHEREAS, the primary purpose of the School Resource Officer (SRO) Program is the reduction and prevention of crime committed by juveniles and young adults and to promote the safety of children. This is accomplished by assigning eleven (11) fully outfitted and equipped police officers to school facilities on a semi-permanent basis while school is in session. The SRO Program accomplishes this purpose by achieving the established goals and objectives. Goals and objectives are designed to develop and enhance rapport between youth, police officers and school administrators. Officers who are chosen for this program are responsible for establishing the communication links and creating a free flow of information between all parties involved.

WHEREAS, the goals of the SRO Program are as follows:

1. Reduction of criminal offenses committed by juveniles and young adults.

2. Establish rapport with the students.

3. Establish rapport with the parents, faculty, staff, administrators and other adults.

4. Create and expand programs with vision and creativity to increase student participation, which will benefit the students, the school district, the police department, and the community.

5. Present a positive role image for students and adults.

6. Provide safety for students, faculty, staff and all persons involved with the school district.

NOW, THEREFORE, the parties hereby do mutually agree as follows:

I.

Scope of Agreement; Duties and Responsibilities: CITY shall provide eleven (11) licensed police officers for the RISD School Resource Officer Program ("SRO") for the 2023-2024 school year. The effective date of this Agreement shall be the first day of instruction for the current school year, beginning with the first day of instruction for the 2023-2024 school year ("Effective Date"). The duties of the SROs and each party are described herein.

II.

Term of Agreement: The term of this Agreement shall be for a period beginning upon the Effective Date and ending on the last day of instruction for the current school year. This Agreement may be renewed for one (1) year periods beginning on the Effective Date,upon written consent of the parties, for five (5) years.

III.

Payment for Services: The RISD agrees to reimburse the CITY for certain costs associated with the City's placement of Police Officers on the School Grounds from the Effective Date of this Agreement. The parties have heretofore agreed that RISD shall remit payment to the CITY in the amount of $ 941,581.29 ($ 104,620.14 per month) for the months of September 2023 through May 2024 ("Payment"). This amount reflects the SROs salary, benefits and any equipment or materials and supplies requiredby the SROS in the performance of their duties. These Payments shall satisfy the RISD's obligation for payment of SRO services for the entire school year to the CITY. The first monthly Payment shall be made by RISD to CITY on the15th day of the first month Payment is due.

RISD shall not be relieved of its obligation to pay the entire amount described in this Agreement in the event that CITY exercises its right to temporarily reassign the resource officer for a period not to exceed fifteen (15) business days when, in the sole judgment of CITY, their service is required in response to a CITY wide or major emergency, or in the event that the resource officer is absent due to sickness, injury, training or court

appearances. However, CITY is required to furnish replacement officers on days when regular SROs are absent for any period exceeding thirty (30) business days. Replacement Officers must meet the selection requirements of SRO Applicants as statedherein. RISD shall be relieved of its obligation to pay if an absence exceeds fifteen (15) business days.

From time to time the RISD has need of police officers to perform security services at extracurricular activities. It is understood and agreed that the District will engage Police Officers to perform such security services on a contract labor basis and this agreement does not address the District's arrangements for these independent security services in any manner whatsoever.

IV.

OrganizationalStructure:

1. Eleven (11) uniformed police officers designated as School Resource Officers will be assigned to RISD campuses, and will directly report to the Chief of Police, or his designee. All requests from RISD personnel regarding new SRO assignments or temporary reassignments with exception of requests pertaining to emergencies, shall be made through the RISD Superintendent or his designee. The SROs shall have properly equipped police vehicles and other necessary equipment available for their use in performing their duties and responsibilities.
2. The SRO Program shall utilize the SRO Triad concept as set forth by NASRO (National Association of School Resource Officers). The SRO concept reflects the philosophy of the School Resource Officer Program and adheres to the roles of Law Enforcement Officer, Counselor, and Teacher. The SROs are first and foremost Law Enforcement Officers for the CITY Police Department and shall be responsible for carrying out all duties and responsibilities of a police officer and shall remain at all times under the control, through the chain of command, of the CITY Police Department. All acts of commission or omission shall conform to the guidelines of the CITY Police Department Policies and Procedures Manual
3. The SROs report directly to the Chief of Police, or his designee, regarding all matters pertinent to their position and function. The SROs are enforcement officers in regards to criminal matters only. Presence of an SRO is expected on his/her assigned campus on most school days before classes start in the morning, between most class changes, during most lunch periods, on most school days immediately after school and during most any other time during the school day when students assemble in large groups. The purpose of that presence is to deter criminal behavior and not perform school duty.
4. RISD campus principals shall have operational oversight to coordinate efforts for the needs of their respective campuses.
5. In the case of any unresolved conflict, the Chief of Police and the RISD Superintendent shall consult on the best course of action. The Chief of Police

shall have final authority and final responsibility for operational control of the SRO Program.

6. Local, State and Federal law will prevail over RISD policies and procedures.
7. Conflicts involving violence or other dangerous situations should be reported immediately to the Chief of Police and RISD Superintendent.

V.

Independent Contractor Relationship: CITY is and at all times shall be deemed to be an independent contractor and shall be wholly responsible for the manner in which the SROs are assigned to the SRO Program and the way CITY performs the services required by the terms of this Agreement. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between RISD and CITY or any of CITY's agents or employees. CITY assumes responsibility for the acts ofits employees as they relate to the services provided during the course and scope of their employment. CITY, its agents and employees, shall not be entitled to any rights or privileges of RISD employees and shall not be considered in any manner to be RISD employees. RISD may or may not desire to evaluate the services provided to RISD by the SRO Program. Any such evaluation should be presented to the CITY on a prescribed form.

VI.

Selection of SRO: CITY affirms that it has complied or will comply prior to the performance of any work for RISD, with the requirements regarding criminal background checks as provided under Texas Education Code, Chapter 22. This law requires the independent contractor to obtain all criminal history record information on all persons to whom the law applies through the Texas Department of Public Safety (DPS) clearinghouse. This process includes fingerprinting in order to submit the individuals to a national check. CITY must certify to RISD that the CITY has received all criminal history record information on all SROs, and that there were no positive hits. The cost of this requirement is to be paid by the CITY.

VII.

SRO Duties and Responsibilities: Basic responsibilities of the SROs will include but will not be limited to:

General duties and responsibilities set forth by the Chief of Police through standard operating procedures ("S.O.P.").
Planning and presentation of programs requested by the RISD or CITY Police personnel.

Any additional duties agreed upon the Chief of Police and the Superintendent of the Schools.

VIII.

Student Consultation:

The SROs are not formal counselors, and will not conduct or offer any formal or clinical psychological counseling, however they are to be used as a resource to assist students, faculty, staff and all persons involved with the RISD.

The SROs will advise students on responsibilities and procedures concerning criminal matters.

The SROs will give advice to help resolve issues between students that involve matters that may result in criminal violations, disturbances or disruptions.

Student confidentiality must be maintained in compliance with the Family Education Rights and Privacy Act ("FERPA").

IX.

Transporting Students:

The SROs shall not transport students in their vehicles except:

1. When the students are victims of a crime, under arrest, or some other emergency circumstance exists;
2. When the students are participants in a CITY Police Department program with parental consent;
3. When the students are suspended from school pursuant to school disciplinary action and the student's parents or guardian has refused or is unable to pick-up the student within a reasonable time period and the student is disruptive/disorderly and his/her continued presence on campus is a threat to the safety and welfare of other students and school personnel, as determined by the SRO or the SRO supervisor.

   If the student to be transported off campus is not under arrest, a victim of a crime or violent/disruptive, the RISD shall provide transportation for the student and an SRO may accompany the school official in transporting the student.

   SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, to any location other than the CITY Police Building, County Juvenile Detention Center, and or hospital unless it is determined that the student's parent, guardian or other responsible adult is at the

location to which the student is being transported.

SROs shall not transport students, excluding students who are participants in a CITY Police Department program including but not limited to the Police Explorer Program and the Campus Crime Stoppers Program, in their personal vehicles.

SROs shall notify the school principal before removing a student from campus.

X.

Enforcement:

Although the SROs have has been placed in a formal education environment, they are not relieved of their official duties as enforcement officers. Decisions to intervene normally will be made when it is necessary to prevent violence, a breach of the peace, personal injury or loss of property. Citations should be issued and arrests made when appropriate and in accordance with CITY Police Department policies and procedures. When immediate action is needed and an SRO is not available, another officer may be dispatched to the school.

The SROs, when on duty, should investigate and prepare reports on all criminal offenses committed at the schools. Other CITY Police Department personnel may be summoned by the SROs as they deem necessary and or by RISD during the SROs absence.

XI.

Scheduling:

Hours - The SROs will work a forty (40) hour work week, and will coordinate their hours with school hours Monday through Friday. However, there may be occasions when this schedule is altered because of court appearances, sickness, injury, training and special assignments. The SROs are still considered non-exempt employees under the Fair Labor Standards Act and are subject to its provisions as well as CITY Police Department and CITY policy relating to overtime. All overtime requests from the District will be reviewed and approved by the Chief of Police or his designee.

Holidays and vacation - The SROs will accrue holidays and vacation at the rate allowed by CITY policy. However, holidays and vacations may be scheduled to coincide with school holidays or when schools are closed. The SROS should accomplish as much of the required training as possible during these periods or during the summer when school is not in session, if reasonably practical. The Chief of Police in his sole discretion, shall have the power and authority to schedule all leave and training for the SROs as he deems necessary.

Substitution - Substitution for the SROs by other officers will only be considered through a request to the Chief of Police and only on the joint written approval of the Chief of Police and RISD. Typically, this will only be considered for an extended leave as discussed in Section III.

XII.

Availability of Funds: Each party shall make payments required hereunder from current revenues, as required by the Agreement.

XIII.

Insurance: CITY is insured, and upon request by RISD, shall provide RISD documentation of its coverage, said coverage to meet the reasonable approval of RISD. CITY shall also provide, during the term of this Agreement, worker's compensation insurance, including liability coverage, in the amounts required by Texas state law, for any employee engaged in work under this Agreement. As to all insurance provided by CITY, it shall provide RISD with documentation, upon request, indicating such coverage prior to the beginning of any activities under this Agreement.

XIV.

Termination: This Agreement may be terminated by either party at its sole option and without prejudice by giving thirty (30) days written notice of termination to the other party. Upon termination of this Agreement, the CITY will assume any and all fiscal responsibilities for the officer from and after the effective date of termination.

Replacement: RISD may, for cause, request a replacement of the SRO. Such a request shall be made through the CITY Chief of Police, shall be in writing and shall set forth the basis for the request. A replacement SRO shall be provided as soon as possible giving due consideration for the CITY's staffing level and time required to complete the outside hiring process as necessary.

XV.

Assignment of Agreement: Neither party shall assign, transfer, or sub-contract any of its rights, burdens, duties or obligations under this Agreement without the prior written permission of the other party to this Agreement.

XVI.

Waiver: No waiver of a breach or any provision of this Agreement by either party shall constitute a waiver of any subsequent breach of such provision. Failure of either party to enforce at any time, or from time to time, any provisions of this Agreement shall not be construed as a waiver thereof.

XVII

Place of Performance; Venue: Venue shall be in Rockwall County, Texas. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement and the exclusive venue for any legal proceedings involving this Agreement shall be Rockwall County, Texas.

XVIII.

Notices: Notices to RISD shall be deemed given when delivered in person to the Superintendent of Schools of RISD, or on the next business day after the mailing of said notice addressed to said RISD by United States mail certified or registered mail, return receipt requested, and postage paid at 1050 Williams Street, Rockwall, Texas 75087.

Notices to CITY shall be deemed given when delivered in person to the CITY Manager or on the next business day after the mailing of said notice addressed to said CITY by United States mail, certified or registered mail, return receipt requested, and postage paid at 385 South Goliad, Rockwall, Texas 75087.

XIX.

Severability Provisions: If any provisions of this Agreement are held to be illegal, invalid or unenforceable under present or future laws, (1) such provision shall be fully severable; (2) this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provisions had never been a part of this Agreement; and (3) the remaining provisions of this Agreement shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from thisAgreement.

XX.

Entire Agreement of Parties: This Agreement and all exhibits shall be binding upon the parties hereto, their successors and assigns, and constitutes the entire agreement between the parties. No other agreements, oral or written, pertaining to the performance of the Agreement exists between the parties. This Agreement can be modified only by an agreement in writing, signed by both parties.

XXI.

Immunity: CITY and RISD agree that neither party has waived its respective sovereign immunity by entering into and performing the obligations under this Agreement.

XX:II.

Liability:

Any claims by third parties arising as a result of the enforcement of Local, State or Federal law, including employment claims, shall be handled by, and be the responsibility of, the CITY. Any claims by third parties arising as a result of the enforcement of RISD policy or procedure shall be handled by, and be the responsibility of RISD.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and day first above written.

Attest:

_____

Rockwall Independent School District

By _____
Dr. John Villarreal, Superintendent
Rockwall Independent School District

Attest:

_____

City of Rockwall

By: _____
Mary Smith, City Manager
City of Rockwall

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Kristy Teague, City Secretary**

DATE: **September 18, 2023**

SUBJECT: **Annual ILA for Fire Protection Services**

This is a standard interlocal agreement that the city and county enter into annually. Council is being asked to consider authorizing the CIty Manger and Fire Chief to execute the agreement on behalf of the city at this time.

ATTACHMENTS:

1. Rck County_City Fire Protection agreement_09-18-23

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

INTERLOCAL AGREEMENT FOR FIRE PROTECTION SERVICES

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 4. In consideration of such service, the County will pay to the City the sum of Sixty-Five Thousand Six Hundred and Thirty-Three (65,633.00) dollars for calls outside the corporate limits of any city in the County subject to annual funding approval by the Rockwall County Commissioner's Court during the regular budget process. Said payment shall be made on an annual basis upon written request from the City to the Rockwall County Auditor and will be payable within thirty (30) days after receipt of such, by the Auditor's Office.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 20. This Agreement shall become effective as of October 1, 2023 and shall continue through September 30, 2024.

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

COUNTY OF ROCKWALL, TEXAS

Frank New
County Judge

CITY OF ROCKWALL, TEXAS

Mary Smith, Rockwall City Manager

Kenneth Cullins, Rockwall Fire Chief

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **Affirm City's Investment Policy**

The City's investment policy is amended periodically to reflect changes in state law pertaining to the investment of public funds. No changes were made as a result of the most recent legislative session. The statute requires the City to annually re-adopt the policy and that is accomplished with the accompanying Resolution.

The policy includes language listing the types of investments the City can make. While the policy outlines a variety of authorized investments, we limit our portfolio to money markets, local government pools, and high-quality governmental securities.

Staff recommends adoption of the Resolution and will be available at the meeting to answer any questions Council may have.

ATTACHMENTS:

1. 23-07_Resolution Adopting Citys Investment Policy_09-18-23
2. 23-07_EXHIBIT A_Investement Policy

CITY OF ROCKWALL, TEXAS

RESOLUTION NO. 23 - 07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ADOPTING THE CITY OF ROCKWALL'S INVESTMENT POLICY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the "Public Funds Investment Act," requires the City to adopt an investment policy by resolution and any amendments thereto; and

WHEREAS, the Public Funds Investment Act requires the Investment Officer of the City to attend investment training; and

WHEREAS, the City of Rockwall approves attendance in the investment training courses sponsored by the Texas Municipal League and the University of North Texas Center for Public Management as required by the Public Funds Investment Act; and

WHEREAS, the attached investment policy and incorporated revisions comply with the Public Funds Investment Act, as amended, and authorize the investment of city funds in safe and prudent investments.

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

Section 1. the City of Rockwall has complied with the requirements of the Public Funds Investment Act, and the Investment Policy, attached hereto as Exhibit A, is hereby adopted as the investment policy of the city;

Section 2. this resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS THIS 18TH DAY OF SEPTEMBER, 2023.

APPROVED:

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

EXHIBIT A

City of Rockwall
Investment Policy

Introduction:

It is the policy of the City of Rockwall to invest public funds in a manner which will provide the maximum security with the highest investment return while meeting the daily cash flow demands of the city and conforming to all requirements of Chapter 2256 of the Government Code, as amended.

Scope:

This investment policy applies to all financial assets of the City of Rockwall. These funds are reported in the City of Rockwall's Comprehensive Annual Financial Report.

Objectives:

The City of Rockwall shall manage its investments with the following objectives listed in order of priority: Preservation and Safety of principal, Liquidity, and Yield. All investments shall be managed in a manner responsive to the public trust and consistent with state and local law.

Investment Officer:

The Director of Finance is designated as the Investment Officer of the City. The Investment Officer shall be responsible for compliance with all City Investment Policies and shall develop procedures and controls to ensure policy compliance. The Investment Officer shall not buy or sell an investment, or use as a broker for any transaction, any person or entity with whom a personal business relationship exists or to whom they are related within the second degree by affinity or consanguinity. The Investment Officer shall be responsible for the preparation and submission of all required reports to the City Council and City Manager. The Investment Officer shall be responsible for making investments using judgment and care, under prevailing circumstances at the time of the investment that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs. In determining whether the Investment Officer has exercised these traits, with respect to an investment decision, the following criteria should be taken into consideration:

1. The investment of all funds under the control of the Investment Officer rather than consideration of the prudence of a single investment.

2. Whether the investment decision was consistent with the written investment policies of the City.

The Investment Officer shall be required to obtain all training required under Chapter 2256 or as required by the City. Training must include education in investment control, security risks, strategy risks, market risks and compliance with Chapter 2256.

Authorized Investments:

The following are authorized investments for the City of Rockwall; provided, however that at no time shall assets of the City be invested in any instrument or security not authorized for investment under the Act, as the Act may from time to time be amended. Generally the philosophy of the City will be to purchase securities with maturity no longer than 5 years

1. Obligations of the United States or its agencies and instrumentalities with finite maturity dates, with a maximum maturity of not greater than 5 years. Laddering of investments should be considered.

2. Direct Obligations of the State of Texas or its agencies and instrumentalities, with stated finite maturity dates.

3. Other Obligations, with finite maturity dates, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.

4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

5. Certificates of deposits issued by a state or national bank domiciled in the State of Texas or a savings bank domiciled in the State of Texas provided that it is:

    a. Guaranteed or insured by the Federal Deposit Insurance Corporation or its successor;

    b. Secured by obligations outlined in items 1-4. The market value of all collateral must be marked to market on a daily basis and shall not be less than 102% of the principal amount of the certificate plus accrued interest.

    c. Secured in any other manner and amount provided by law for deposits of the investing entity.

6. Repurchase agreements which are fully collateralized by obligations of the United States or its agencies and instrumentalities marked to market on a daily basis with a market value of at least 102% of the principal invested, including accrued interest, the securities being purchased must be pledged to the entity and held in the entities name by a third party selected and approved by the City. The repurchase agreement must have a defined termination date and be placed through a primary government

securities dealer or a financial institution doing business in the State. The repurchase agreements should be secured by obligations approved in this policy.

7. Banker acceptances having a stated maturity of 270 days or fewer, to be liquidated in full at maturity, which are rated not less than A-1 or P-1 (or an equivalent rating) by at least one nationally recognized credit rating agency provided that it is eligible for collateral for borrowing from a Federal Reserve Bank.

8. Commercial paper having a stated maturity of 270 days or less and is rated not less than A-1 or P-1 (or an equivalent rating) by at least two nationally recognized rating agencies or one nationally recognized rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States.

9. No-load money market mutual fund registered with and regulated by the Securities and Exchange Commission (SEC), which has a dollar-weighted average stated maturity of 90 days or less. It must have included in its investment objectives its intent to maintain a stable net assets value of $1 for each share. The fund must provide the City with a prospectus and other information required by the SEC.

10. No-load mutual funds, registered with and regulated by the SEC, having an average weighted maturity of less than two years, and which invests exclusively in investments approved by this policy.

11. Investment Pools which are approved by the City Council, provided they meet all the criteria for investment pools outlined in Chapter 2256 and maintain a continuous rating not lower than AAA or AAA-m (or an equivalent rating) from at least one nationally recognized rating service.

Unauthorized Investment:

1. Any investment not expressly authorized by this policy.

2. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage backed security collateral and pays no principal.

3. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.

4. Collateralized Mortgage Obligations.

5. Diversification requirements:

   a. Invest in aggregate more than 15% of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in a no load money market mutual fund.

   b. Invest any portion of bond proceeds, reserves and funds held for debt service in a non-money market mutual fund.

   c. Invest in any one mutual fund an amount that exceeds 10% of the total assets of the mutual fund.

6. Guaranteed Investment Contracts.

7. Any investment that requires a minimum rating does not qualify as an authorized investment during the period the investment does not have the minimum rating. All prudent measures shall be taken consistent with this policy to liquidate an investment that does not have the minimum rating. Ratings are to be monitored on a weekly basis based on independent information from a nationally recognized rating agency.

Requirement and Selection of Broker/Dealers:

The governing body of the City shall at least annually review, revise & adopt a list of qualified brokers that are authorized to engage in investment transactions with the City of Rockwall. Persons seeking to sell to or purchase from the City investments must submit to the Investment Officer a written summary of their qualifications and the firm they represent. After the Investment Officer has conducted a thorough review, a copy of the City's Investment Policy shall be submitted for their review. The registered principal of the organization seeking to buy or sell an authorized investment must execute a written instrument agreement substantially to the effect that the registered principal as well as all brokers who may be in contact with the City have received and reviewed the policy thoroughly and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and the City. Upon written receipt of this instrument, the Investment Officer shall place their name on a list of authorized broker/dealers.

Clearing and Safekeeping:

Settlement transactions may be by electronic means to the contracted institution on a delivery versus payment basis with safekeeping at their location. SIPC insurance is required for safekeeping at the advisor institution.

Investment Strategies:

Investment Strategies for all funds shall seek to provide the following objectives:

a. Suitability of Investment
b. Preservation of Capital and Protection of Principal
c. Maintenance of sufficient liquidity to meet operating needs
d. Marketability of each investment
e. Diversification of Investments
f. Maximization of Return (yield)

The overall investment strategy of the City is based on the premise that a certain amount of City funds will be needed to pay current year expenditures or for projects that are to be completed within a specific time frame. These funds are to be invested in the short end (less than 1 year) of the yield curve or in the immediate portion of the yield curve (1-3 years) in order to meet the cash needs of specific projects. Remaining funds are considered to be reserves and, barring any unforeseen emergencies or events beyond the City's control, it is considered that these funds may be invested in securities generally maturing within 5 years so that the City may meet cash flow needs while attaining a higher possible rate of return. It is understood that longer term investments are sensitive to changes in interest rates and other market conditions; however, it is the City's belief that such securities may be held to maturity if necessary.

The primary objective is safety and liquidity with a reasonable yield. Authorized securities will be of the highest credit quality. The portfolio will be diversified to avoid market and credit risk. Diversification requirements can be met by maintaining a maximum 6 months weighted average maturity.

The General Operating Fund and Water/Sewer Fund are the primary operating funds of the City. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated liabilities of the funds. This is accomplished through short term investments including, but not limited to, repurchase agreements, investment pools, agency notes, commercial paper, Certificates of Deposit, and money market funds. Reserves of these funds may be invested in longer-term investments.

The Capital Project Funds are for defined projects with specific liability time frames. The strategy for these funds is to time investment maturities to anticipated project payments. The projects may require investments with short to intermediate maturities.

The Debt Service Funds should consist of short-term investments whose stated maturities meet the scheduled debt service payment timelines. Reserves may be invested in longer-term investments. Special Revenues and Internal Service Funds investments should be in short-term instruments with maturities laddered to meet projected cash needs. Reserves are idle funds that may be invested in immediate to longer-term investments after analysis of future plans for use of the funds.

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:	September 18, 2023
SUBJECT:	Z2023-038; *Amendment to Planned Development District 3 (PD-3)*

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 <u>not</u> intended to change any of the requirements, land uses, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) District for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*).

The Shores Subdivision -- *also known as Planned Development District 3 (PD-3)* -- was originally adopted in 1972, and currently consists of 116 pages of regulations within 11 regulating ordinances. The biggest issue that staff has with interpreting this Planned Development (PD) District is that *Ordinance No. 96-23 -- which was City initiated, currently regulates the majority of the Shores Subdivision, and changed the zoning of certain tracts in PD-3* -- does not align with the phases that were actually platted and constructed. Specifically, this affects all of the Shores North phases as seen in *Figures 1 & 2*. This means that the lot sizes and dimensional requirements that were approved through the zoning ordinance do not correspond with the lots sizes and dimensional requirements that were approved through the concept plans and subsequent subdivision plats and building permits.

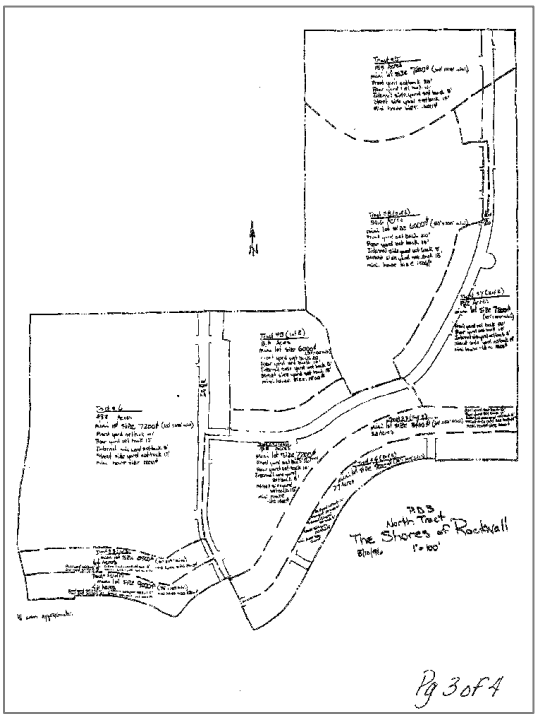


FIGURE 1: EXHIBIT FROM ORDINANCE NO. 96-23

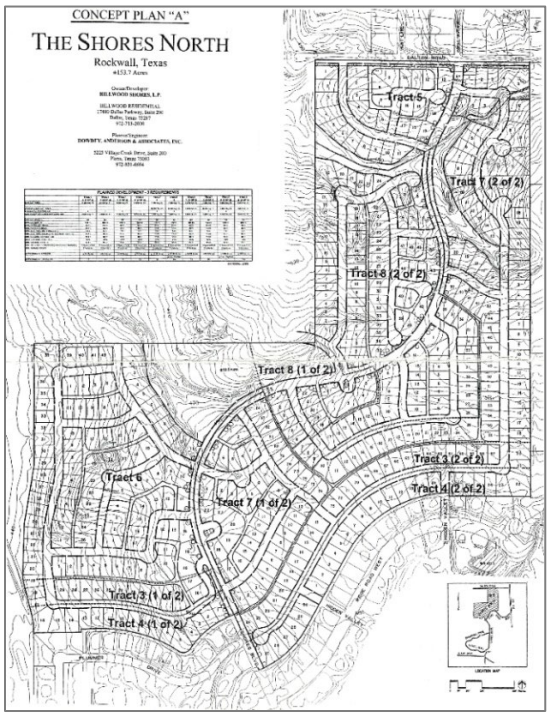


FIGURE 2: CONCEPT PLAN USED TO SUBDIVIDE AND PERMIT HOUSING IN THIS SUBDIVISION

This issue also exists in *Tracts O & P* as depicted in staff's updated concept plan contained in the draft ordinance. In addition, Tract 3 (*i.e. the Shores HOA Clubhouse and Rockwall Golf and Athletic Club*) does *not* include development standards or a base zoning district in any of the ordinances that make up Planned Development District 3 (PD-3); however, staff has found documentation showing that the development of this area was constructed under both the General Retail (GR) District requirements contained in the 1997 Zoning Ordinance and the *General Commercial District Standards* contained in the 2012 version of the Unified Development Code (UDC). To remedy these issues staff researched the building permits and development cases (*depicted in the attached timeline*) to ascertain the development standards for each of these properties and incorporate them into the proposed draft ordinance. With this being said, since staff utilized standards that match the approved concept plans, subdivision plats, and building permits for these phases of the Shores Subdivision, the proposed zoning ordinance *does not* change the land uses and density and dimensional requirements for any of the existing properties in Planned Development District 3 (PD-3). Rather the proposed draft ordinance will bring what was constructed into unison with the approved zoning for these areas.

This being a zoning case, staff sent out 2,216 notices to all property owners and occupants of the Shore Subdivision and within 500-feet of the Shores Subdivision. In addition, staff notified the Rockwall Shores, the Shores on Lake Ray Hubbard, the Random Oaks/Shores, Promenade Harbor, Harlan Park, Stone Creek, Lakeview Summit, the Preserve, and the Hillcrest at the Shores Homeowner's Associations (HOAs), which were the only HOAs within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which has all of the zoning documents (i.e. the current Planned Development District 3 [PD-3] ordinances and the proposed draft ordinance*) *associated with the case* --, and included with the notice was a letter explaining the purpose of the zoning amendment. To date, staff has received:

(1) Two (2) property owner notifications from two (2) property owners located within the Shores Subdivision in favor of the proposed amendment.
(2) Two (2) property owner notifications from two (2) property owners located within the Shores Subdivision opposed to the proposed amendment (*staff should point out that neither notice seem to address the intent of the case*).
(3) Two (2) property owner notifications from two (2) property owners located within the 500-foot notification buffer, but outside of the Shores Subdivision in favor of the proposed amendment.
(4) One (1) email from one (1) property owner outside of the Shores Subdivision in favor of the proposed amendment.
(5) One (1) response from the online *Zoning & Specific Use Permit Input Form* from one (1) property owner in the Shores Subdivision in favor of the proposed amendment.
(6) One (1) response from the online *Zoning & Specific Use Permit Input Form* from one (1) property owner in the Shores Subdivision indicating being both in favor and opposed to the proposed amendment.

For the City Council's review, staff has included a copy of the current and proposed Planned Development District 3 (PD-3) in the attached packet. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On September 12, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 6-0, with Commissioner Womble absent. Should the City Council have any questions, staff will be available at the *September 18, 2023* City Council meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

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

TO:	Planning and Zoning Commission
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	September 12, 2023
SUBJECT:	Development Cases for Planned Development District 3 (PD-3)

The Shores Subdivision -- *also known as Planned Development District 3 (PD-3)* -- was originally adopted in 1972, and currently consists of 116 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~85 development cases associated with this Planned Development District:

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

- *1972*: The original Planned Development District 3 (PD-3) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Single-Family Dwellings*, *Single-Family Cluster Home Housing*, *Duplexes*, *Townhomes, Multiple Family Dwellings*, *Neighborhood Services*, *General Retail*, *Church*, *School*, *Park*, *Community Center*, and *Golf Course*. [*SUPERSEDED BY ORDINANCE NO. 73-02*]
- *FEBRUARY 5, 1973 (ORDINANCE NO. 73-02)*: This ordinance superseded the existing Planned Development District 3 (PD-3), and adopted a concept plan for the 439.70-acre tract of land that allowed a total of 2,115 dwelling units. These units consisted of single-family homes, cluster homes, and apartments. In addition, the ordinance allowed the following non-residential land uses: *Church and Day School*, *School and Park Site*, *General Retail*, *Neighborhood Services and Office*, *Inn – Restaurant*, *Pro Shop – Marina*, and *Golf*. [*SUPERSEDED BY ORDINANCE NO. 77-19A*]
- *OCTOBER 3, 1977 (ORDINANCE NO. 77-19A)*: This ordinance superseded *Ordinance No. 73-02*, and added an additional 147.10-acres to the Planned Development District for a total of 586.80-acres. Under this amendment the land uses were changed to: *Single-Family Detached*, *Cluster Attached (Eight [8] Units Per Acre)*, *Multi-Family (18 Dwelling Units Per Acre)*, *Retail*, *Recreation*, *Recreation (Golf Course*), and *School – Park*. In addition, this amendment added minimum lot area, lot depth, and lot width standards for each lot type. [*SUPERSEDED BY ORDINANCE NO. 80-33*]
- *DECEMBER 1, 1980 (ORDINANCE NO. 1980-33)*: This ordinance superseded *Ordinance No. 77-19A*, changing the approved concept plan and added phasing for certain thoroughfare improvements proposed for the subdivision. Under this amendment the land uses were changed to: *Single-Family Detached*, *Cluster Attached*, *Multiple*, *Patio Homes*, *Retail*, *School*, and *Golf Course and Facilities*. This amendment also increased the number of permitted housing units from 2,115 to 2,714. [*PARTIALLY SUPERSEDED BY ORDINANCE NO.'s 83-39, 89-04, 94-35, & 96-23*]
- *APRIL 16, 1981*: Final Plat for Phase 2 of the Shores Subdivision was approved.
- *DECEMBER 3, 1984 (ORDINANCE NO. 1984-59)*: [*Case No. PZ1984-101-01*] This ordinance added a *Temporary Recreation Vehicle Storage Area* to the Planned Development District. This area was located at the then terminus of Shores Boulevard north of Shores Circle (*approximately in the location of Islemere Drive or Aberdeen Lane*). [*EXPIRED*]
- *APRIL 8, 1986 (ORDINANCE NO. 86-23)*: [*Case No. PZ1985-59-01 & PZ1985-102-01*] This ordinance allowed a *Private Club* as an accessory land use to a *General Restaurant* for the Shores Clubhouse, which was called out as Lot 1, Block A, The Shores Clubhouse Addition. [*EXPIRED*]
- *MAY 19, 1986 (ORDINANCE NO. 86-39)*: [*Case No. PZ1986-022-01*] This ordinance amended *Ordinance No. 80-33* to add a 30.35-acre tract of land to Planned Development District 3 (PD-3) that created a total subdivision area of 611.15-acres. The northern areas of the Planned Development (PD) District were changed to a minimum lot size of 7,200 SF with a minimum unit size of 1,500 SF. This ordinance also established a buffer zone in between the 9,000 SF lots -- *platted as The Shores, Phase 1* -- and the proposed 7,200 SF lots. This buffer zone included three (3) rows of two (2) different product types that consisted of minimum lot sizes of 8,400 SF and minimum unit sizes that ranged from 1,500 SF to 1,800 SF. [*SUPERSEDED BY ORDINANCE NO. 96-23*]
- *JUNE 9, 1986*: [*Case No. PZ1986-38-01*] A Phasing Plan was adopted for the Shores Subdivision.

- *JULY 21, 1986 (ORDINANCE NO. 86-61)*: [*Case No. PZ1986-038-01*] This ordinance amended *Ordinance No. 80-33* to add special conditions relating to thoroughfare plan phasing based on the number of units that were constructed.
- *AUGUST 17, 1987*: [*Case No. 1987-052-01*] A Replat of Phase 1 of the Shores Subdivision was submitted; however, this case was withdrawn on August 17, 1987.
- *OCTOBER 19, 1987*: [*Case No. PZ1987-063-01, PZ1987-064-01, & PZ1987-065-01*] A Preliminary Plat for Phases 2, 3, & 4 of the Shores Subdivision was approved.
- *FEBRUARY 20, 1989*: [*Case No. PZ1988-036-01*] A revised Preliminary Plat for the Shores Subdivision was approved.
- *MARCH 20, 1989*: [*Case No. 1989-007-01*] A Final Plat for the Shores Club House was approved.
- *MARCH 20, 1989 (ORDINANCE NO. 89-04)*: This ordinance amended *Ordinance No. 1980-33* to change the concept plan and development standards for the northern tracts of land (*i.e. the land north of the buffer established by Ordinance No. 89-39*). This ordinance also established a concept plan and development standards for five (5) lots (*i.e. Lots 17-21, Block H*) east of the existing clubhouse off of Champions Drive. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 96-23*]
- *1989 (MISSING FOLDER)*: [*Case No. PZ1989-027-01*] A Preliminary Plat for Phase 2 of the Shores Subdivision was approved.
- *1989 (MISSING FOLDER)*: [*Case No. PZ1989-029-01*] A Final Plat for Phase 2 of the Shores Subdivision was approved.
- *AUGUST 20, 1990*: [*Case No. PZ1990-024-01*] A Preliminary Plat and Development Plan for Phases 3 & 4 of the Shores Subdivision was approved.
- *OCTOBER 15, 1990*: [*Case No. PZ1990-026-01*] A Final Plat for Phases 3 & 4 of the Shores Subdivision was approved. This subdivision plat was later vacated and replatted on March 18, 1991.
- *JANUARY 18, 1993*: [*Case No. PZ1993-003-01 & Case No. PZ1993-004-01*] A Preliminary Plat for Phases 4 & 5 of the Shores Subdivision was approved.
- *APRIL 19, 1993*: [*Case No. PZ1993-008-01*] A Final Plat for Phase 4 of the Shores Subdivision was approved.
- *MAY 17, 1993*: [*Case No. PZ1993-016-01*] A Final Plat for Phase 2 of the Shores Subdivision was approved. This subdivision plat was vacated by *Case No. PZ1995-071-01* on January 15, 1996.
- *JUNE 7, 1993*: [*Case No. PZ1993-017-01*] A Final Plat and Zoning for the Shores Park and School was denied by the City Council.
- *OCTOBER 17, 1994 (ORDINANCE NO. 94-35)*: [*Case No. PZ1994-016-01*] *A* Concept Plan, Zoning Change, and Preliminary Plat for the Random Oaks at the Shores Subdivision was approved. This ordinance amended *Ordinance No. 80-33* to establish the concept plan and development standards for the Random Oaks at the Shores Subdivision.
- *DECEMBER 19, 1994*: [*Case No. PZ1994-043-01*] A Final Plat for the Random Oaks at the Shores Subdivision was approved.
- *SEPTEMBER 18, 1995*: [*Case No. PZ1994-032-01*] An abandonment of an Easement for Random Oaks at the Shores Subdivision was approved.
- *JANUARY 15, 1996*: [*Case No. PZ1995-071-01*] A Vacation Plat for Phase 3 of the Shores Subdivision was approved.
- *JUNE 24, 1996 (ORDINANCE NO. 96-23)*: This was a City initiated zoning case that amended the concept plan and development standards associated with Planned Development District 3 (PD-3), and superseded portions of *Ordinance No. 80-33*. This also allowed two (2) non-residential tracts to be governed by the General (GR) Retail and Commercial (C) District standards. This established new standards for: [*1*] the northern areas of the Planned Development (PD) District, [*2*] the southern tracts, and [*3*] the areas along Ridge Road West.
- *OCTOBER 21, 1996*: [*Case No. PZ1996-067-01 & PZ1996-067-02*] A Concept Plan and Preliminary Plats for Crestview, Hillside, and Fairway Pointe Subdivisions at the Shores were approved.
- *DECEMBER 16, 1996*: [*Case No. 1996-088-01*] Final Plats for the Crestview and Hillside Subdivisions were approved.
- *JANUARY 21, 1997*: [*Case No. PZ1996-100-01, PZ1996-100-02, PZ1996-101-01, PZ1996-102-01 & PZ1996-103-01*] A Concept Plan for Creekside at the Shores Subdivision and Phase 2 of the Creekside Village Subdivision and a Final Plat and Tree Plan for the Hillside and Crestview Subdivisions were approved.
- *FEBRUARY 17, 1997*: [*Case No. PZ1997-001-01*] A Final Plat for Phase 2 of the Fairway Pointe at the Shores Subdivision was approved.
- *MARCH 17, 1997*: [*Case No. PZ1997-011-01*] A Final Plat for Creekside at the Shores Subdivision was approved.
- *OCTOBER 22, 1997*: [*Case No. PZ1997-082-01*] A Replat for Creekside at the Shores Subdivision was approved.
- *OCTOBER 19, 1998*: [*Case No. PZ1998-062-01, PZ1998-062-02, PZ1998-064-01, & PZ1998-064-02*] A Preliminary Plat and Tree Plan for Phase 3 of the Fairway Pointe at the Shores Subdivision and Phase 3 of the Crestview Subdivision were approved.
- *NOVEMBER 16, 1998*: [*Case No. PZ1998-071-01*] A Replat for Creekside at the Shores Subdivision was approved.

- *JANUARY 19, 1999*: [*Case No. PZ1998-088-01 & PZ1998-090-01*] A Final Plat for Phase 3 of the Fairway Pointe at the Shores Subdivision and Phase 3 of the Crestview Subdivision were approved.
- *FEBRUARY 15, 1999*: [*Case No. PZ1998-089-01*] A Final Plat for Phase 3 of the Hillside Subdivision was approved.
- *JANUARY 18, 2000*: [*Case No. PZ1999-107-01*] A Preliminary Plat for the Creekside at the Shores Subdivision was approved.
- *FEBRUARY 21, 2000*: [*Case No. PZ2000-005-01*] A Replat for Phase 3 of the Hillside Subdivision was approved.
- *MARCH 20, 2000*: [*Case No. PZ2000-006-01 & PZ2000-023-01*] A Preliminary Plat for Phase 4 of the Hillside Subdivision and a Replat for Phase 3 of the Crestview Subdivision were approved.
- *MAY 19, 2000*: *[Case No. PZ2000-038-01*] A Final Plat for Phase 2 of the Creekside Village Subdivision was approved.
- *JUNE 19, 2000*: [*Case No. PZ1999-036-01, PZ2000-028-01, PZ2000-040-01, PZ2000-050-01 & PZ2000-054-01*] A Concept Plan for the Shores North Subdivision, Final Plats for Phases 2, 4, & 5 of the Hillside Subdivision, and a Replat for Phase 3 of the Fairway Pointe at Shores Subdivision were approved.
- *JULY 17, 2000*: [*Case No. PZ2000-059-01*] A Preliminary Plat for the Shores North Subdivision was approved.
- *AUGUST 21, 2000*: [*Case No. PZ2000-067-01*] A Preliminary Plat for Phase 1 of the Shores North Subdivision was approved.
- *OCTOBER 10, 2000*: [*Case No.'s PZ2000-092-01 & PZ2000-092-02*] A Preliminary Plat and Tree Plan for Phase 5 of the Shores North Subdivision was approved.
- *JANUARY 16, 2001*: [*Case No.'s PZ2000-129-01, PZ2000-130-01, PZ2000-131-01, & PZ2000-132-01*] Final Plats for Phases 1, 2A, 3A, & 4A of the Shores North Subdivision were approved.
- *FEBRUARY 19, 2001*: [*Case No. PZ2001-009-01*] A Final Plat for Phase 5 of the Shores North Subdivision was approved.
- *APRIL 16, 2001*: [*Case No. PZ2001-034-01*] A Preliminary Plat for Phase 6 of the Shores North Subdivision was approved.
- *OCTOBER 19, 2001*: [*Case No.'s PZ2001-096-01 & PZ2001-096-02*] A Final Plat and Tree Plan for Phase 6 of the Shores North Subdivision was approved.
- *OCTOBER 21, 2002*: [*Case No. PZ2002-077-01*] A Final Plat amending Phase 4A of the Shores North Subdivision was approved.
- *DECEMBER 16, 2002*: [*Case No.'s PZ2002-091-01, PZ2002-091-02, PZ2002-092-01, PZ2002-092-02, PZ2002-093-01, & PZ2002-093-02*] Final Plats and Landscape Plans for Phases 2B, 3B, & 4B of the Shores North Subdivision were approved.
- *FEBRUARY 6, 2006*: [*Case No. P2006-004*] A Final Plat for Lots 1 & 2, Block 1, Shops at Ridge Creek Addition was approved.
- *SEPTEMBER 4, 2012*: [*Case No. SP2012-019*] A Site Plan for the Rockwall Golf and Athletic Club allowing a metal building to provide an office and employee break room was approved.
- *NOVEMBER 21, 2013*: [*Case No. SP2013-018*] A Site Plan for the Shores Homeowner's Association's (HOA's) Clubhouse Building was approved.
- *DECEMBER 16, 2013*: [*Case No. P2013-040*] A Final Plat for Lots 2 & 3, Block A, The Shores Club House Addition was approved.
- *JULY 15, 2014*: [*Case No. SP2014-015*] A Site Plan for the Rockwall Golf and Athletic Club Restroom Facility was approved.



City of Rockwall

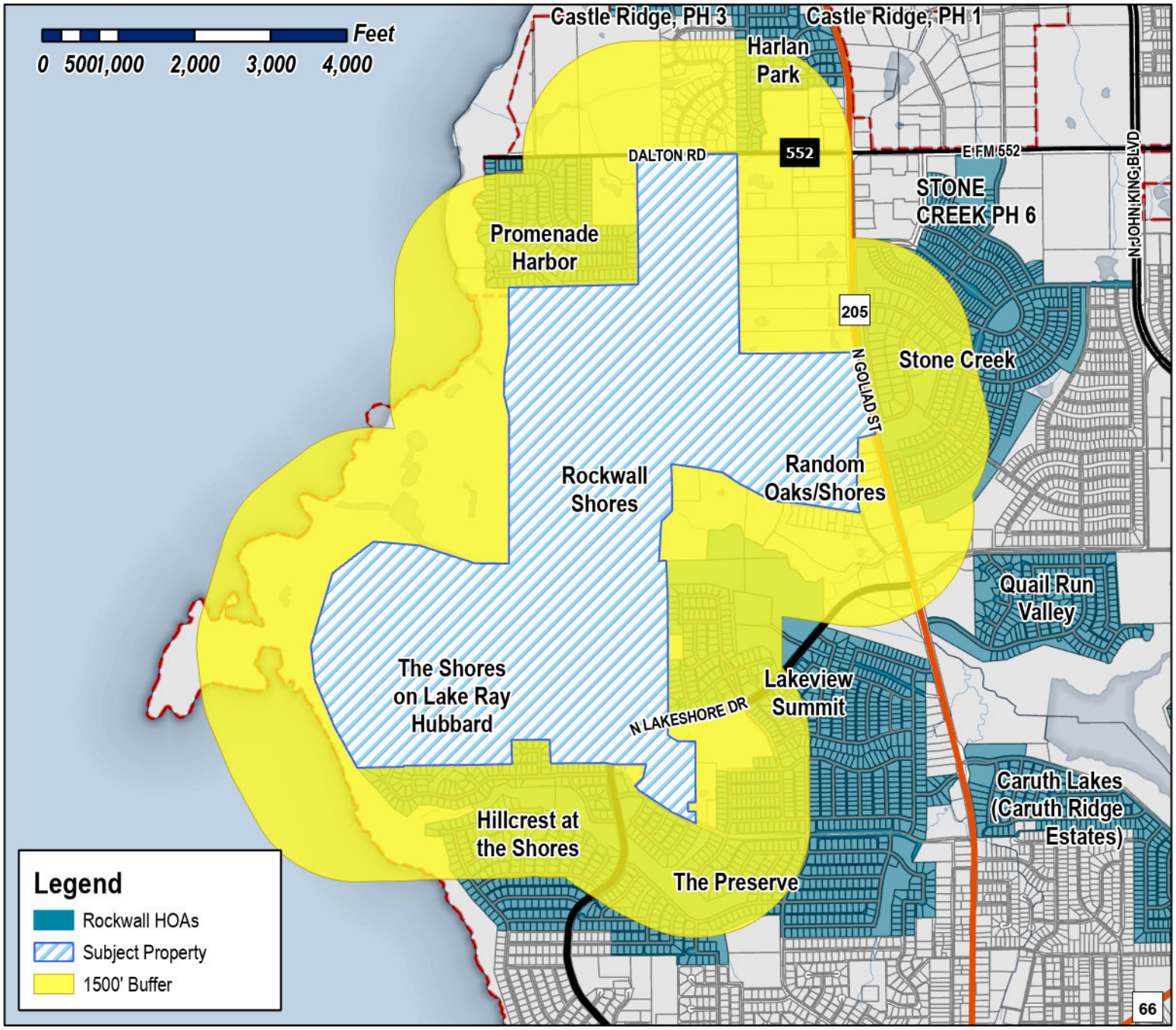
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

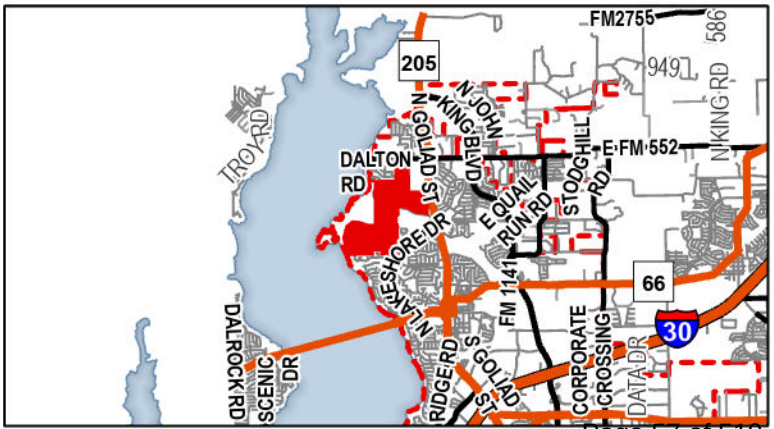
City of Rockwall

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Case Number: Z2023-038
Case Name: Amendment to PD-3
Case Type: Zoning
Zoning: Planned Development District 3 (PD-3)
Case Address: The Shores Subdivision



Date Saved: 8/16/2023
For Questions on this Case Call (972) 771-7745

Miller, Ryan

From: Zavala, Melanie
Sent: Thursday, August 17, 2023 2:02 PM
Cc: Miller, Ryan; Ross, Bethany; Guevara, Angelica; Lee, Henry
Subject: Neighborhood Notification Program [Z2023-038]
Attachments: Public Notice (P&Z) (08.16.2023).pdf; HOA Map (08.16.2023).pdf; Public Notice Letter (08.09.2023).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 *August 25, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 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.

Z2023-038: Amendment to PD-3
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 3 (PD-3) [Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 89-04, 96-35 & 96-23] for the purpose of consolidating the regulating ordinances for a 639.264-acre tract of land situated within the T. Dean Survey, Abstract No. 69; S. King Survey, Abstract No. 131; N. Butler Survey, Abstract No. 21; and, A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3), generally located south of Dalton Road, west of SH-205 [S. Goliad Street], and north of Lake Forest Drive, and take any action necessary.

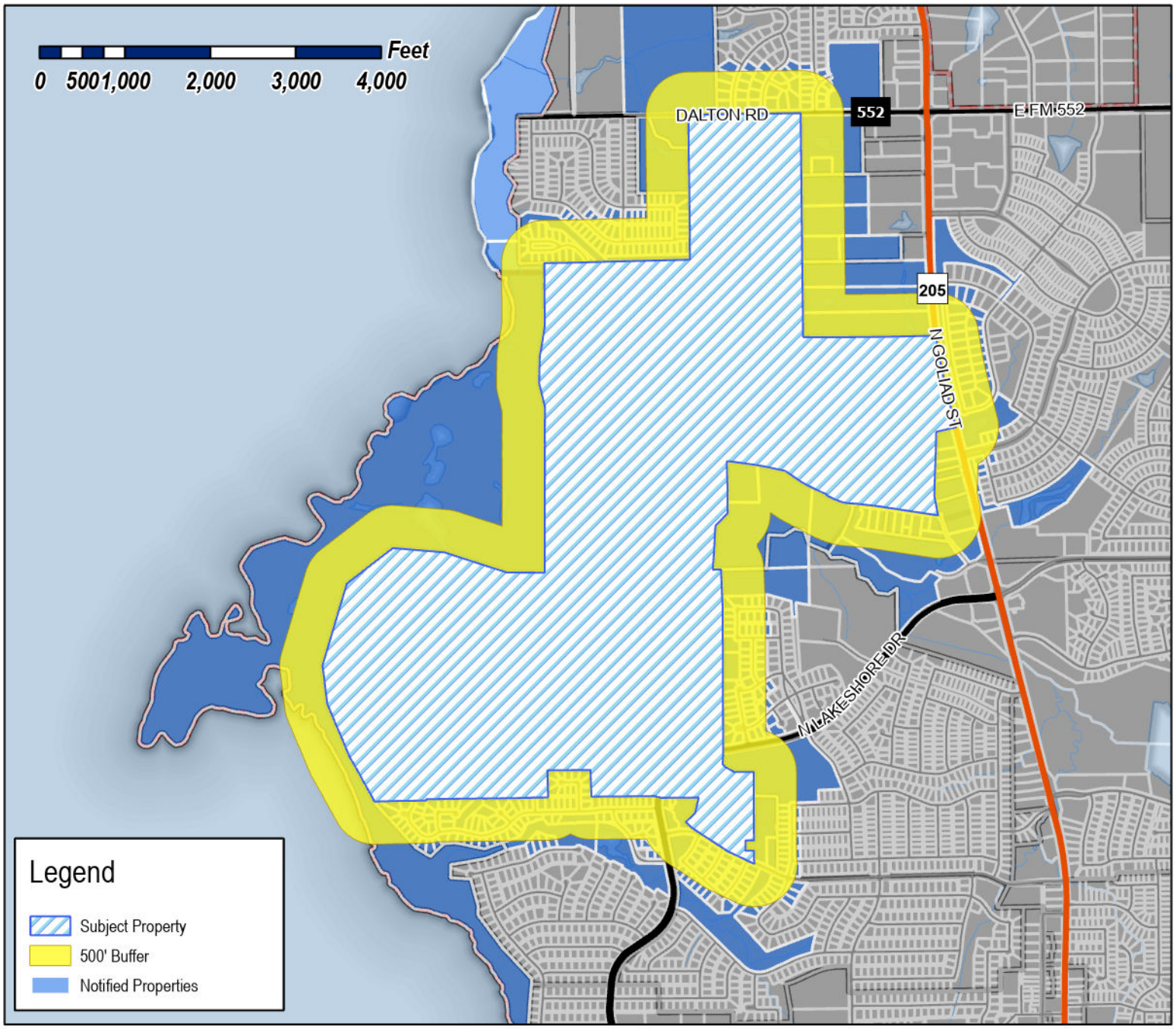
Thank you,

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

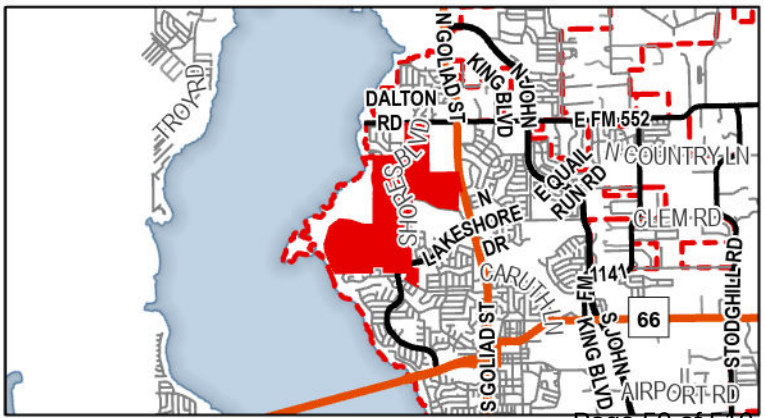
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2023-038
Case Name: Amendment to PD-3
Case Type: Zoning
Zoning: Planned Development District 3 (PD-3)
Case Address: The Shores Subdivision



Date Saved: 8/16/2023
For Questions on this Case Call: (972) 771-7746

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1000 PINEHURST DR
ROCKWALL, TX 75087

PEREIRA DOMINIC
1000 POTTER AVE
ROCKWALL, TX 75087

JACCK RESIDENTIAL HOLDINGS LLC
1000 PULLEN ROAD
MCLENDON CHISHOLM, TX 75032

WHITAKER JOSHUA & KRISTIN
1000 RIDGE ROAD COURT
ROCKWALL, TX 75087

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ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES
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GARLAND, TX 75044

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EVANS DAVID
1007 RICHMOND DRIVE
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1018 EMBARACADERO DRIVE
ROCKWALL, TX 75087

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1018 LOMBARD DRIVE
ROCKWALL, TX 75087

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1019 LOMBARD DRIVE
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JAMES ADAM AND MARY LOUISE MASON-TRUSTEES
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1022 LOMBARD DR
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RESIDENT
1022 RICHMOND DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

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1025 MONT CASCADES DR
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ROCKWALL, TX 75087

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1025 SUNNYVALE DRIVE
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103 FOULK ROAD, SUITE 900
WILMINGTON, DE 19803

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1030 MONT CASCADES DR
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1030 SHORES BLVD
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ROCKWALL, TX 75087

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1040 SHORES BLVD
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1050 MONT CASCADES
ROCKWALL, TX 75087

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1050 PINEHURST DR
ROCKWALL, TX 75087

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1055 PINEHURST DR
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ORCHARD STREET SPENDTHRIFT TRUST- REX W FITHIAN-TRUSTEE
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106 PECAN DR
ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE
106 PECAN DRIVE
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1062 KCK WAY
CEDAR HILL, TX 75104

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ROCKWALL, TX 75087

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1070 MONT CASCADES DR
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1070 POTTER AVENUE
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1075 MONT CASCADES DR
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1075 POTTER AVE
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1075 SHORES BOULEVARD
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1080 MONT CASCADES DRIVE
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1085 DALTON RD
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1095 SHORES BLVD
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2019 M L RENNER REVOCABLE TRUST
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1100 ASHBOURNE DRIVE
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ROCKWALL, TX 75087

RESIDENT
1105 SHORES BLVD
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1109 W NORTH SHORE AVE
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1110 ASHBOURNE DR
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1115 BAYSHORE DR
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KASEY L ALEXANDER
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112 LOS PECES ST
GUN BARREL CITY, TX 75156

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1120 ASHBOURNE DR
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1120 RIDGE RD WEST
ROCKWALL, TX 0

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ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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1125 WAWTERSIDE CIRCLE
ROCKWALL, TX 75087

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1129 PLEASANT OAKS DR
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ROCKWALL, TX 75087

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1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

CSH PROPERTY ONE, LLC
1131 W WARNER RD STE 102
TEMPE, AZ 85284

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1135 ISLEMERE DRIVE
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1140 RIDGE ROAD WEST
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1140 ISLEMERE DR.
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ROCKWALL, TX 75087

HUGHES MARK
1145 RIDGE RD W
ROCKWALL, TX 75087

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1148 LOTT AVE
AUSTIN, TX 78721

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1150 POTTER AVE
ROCKWALL, TX 75087

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1150 CRESTCOVE DR
ROCKWALL, TX 75087

DUPUIS JORDAN MICHELLE & KYLE THOMAS
1150 ISLEMERE DR
ROCKWALL, TX 75087

ANDRUSKA KRISTIN
1150 LAKE GLEN CIR
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VAHALIK LUKE A AND MELISSA A
1150 RIDGE ROAD W
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KELLY RUSSELL G
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1150 WATERWOOD CIRCLE
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KEVIN MICHAEL SHEPHERD
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ROCKWALL, TX 75087

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1160 WATERSIDE CIR
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1165 ABERDEEN LANE
ROCKWALL, TX 75087

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1165 RIDGE RD W
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1169 CLEMENSEN CIR
FOLSOM, CA 95630

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117 ROLLING HILL DRIVE
MORGANVILLE, NJ 7751

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1170 CRESTCOVE DRIVE
ROCKWALL, TX 75087

NICHOL MORIAH R
1170 ISLEMERE DR
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1170 LAKE GLEN CIRCLE
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1170 POTTER AVE
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BURROUGHS KEN
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1170 WATERSIDE CIRCLE
ROCKWALL, TX 75087

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1170 WATERWOOD CIRCLE
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1175 ABERDEEN LN
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1175 RIDGE ROAD WEST
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1175 SHORES BLVD
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PALMERI MARTHA A
1175 WATERWOOD CIR
ROCKWALL, TX 75087

BLAGG RANDALL L AND
KRISTINA LEIGH
1180 CRESTCOVE DRIVE
ROCKWALL, TX 75032

SCHAEFER JAMES B & VICKI M
1180 ISLEMERE DR
ROCKWALL, TX 75087

TAYLOR JAMES E AND PAMELA A
1180 LAKE GLEN CIRCLE
ROCKWALL, TX 75087

LUNSFORD STEPHEN AND KATHY
1180 POTTER AVENUE
ROCKWALL, TX 75087

THOMPSON RICHARD B ETUX
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ROCKWALL, TX 75087

KINDRICK JEFFREY R
1180 RIDGEWAY DR
ROCKWALL, TX 75087

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

JORDAN SHANNAN AND
FERNANDO DIRK CARVAJAL
1180 WATERWOOD CIRCLE
ROCKWALL, TX 75087

CALDWELL JOSHUA T & STEPHANIE
1185 ABERDEEN LANE
ROCKWALL, TX 75087

FRONEK RICHARD JAMES III AND ASHLEY P
1185 CRESTCOVE DRIVVE
ROCKWALL, TX 75087

MCLAUGHLIN THOMAS A & GEORGENE A
1185 ISLEMERE DR
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

REDFIELD KIMBERLY K
1185 MCDOLE DRIVE
SUGAR GROVE, IL 60554

DENHARTOG ADAM
1185 POTTER AVENUE
ROCKWALL, TX 75087

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1185 SHORES BLVD
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1190 RIDGEWAY DR
ROCKWALL, TX 75087

HENSLEY GREGORY & JILL
1190 ABERDEEN LANE
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1190 CREST COVE DRIVE
ROCKWALL, TX 75087

BAKER KITTY A
1190 ISLEMERE DR
ROCKWALL, TX 75087

WARMAN DAVID JOHN
1190 LAKE GLEN CIRCLE
ROCKWALL, TX 75087

RANGE MILES E JR
1190 POTTER AVE
ROCKWALL, TX 75087

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1190 RIDGE ROAD W
ROCKWALL, TX 75087

HERNANDEZ DAVID & AMBER
1190 WATERSIDE CIR
ROCKWALL, TX 75087

RESIDENT
1195 LAKE GLEN CIR
ROCKWALL, TX 75087

BROOME NATHAN P & HOLLY A
1195 ABERDEEN LN
ROCKWALL, TX 75087

GOODEN BRETT J
1195 ISLEMERE DRIVE
ROCKWALL, TX 75087

SMITH LONNIE L JR & SHARON A
1195 POTTER AVE
ROCKWALL, TX 75087

GARCIA JORGE A AND
ROSE P LEE
1195 SHORES BLVD
ROCKWALL, TX 75087

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

SFR TEXAS ACQUISITIONS 1 LLC
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2018-1 MS LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HOME PARTNERS OF AMERICA INC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2020-2 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2020-1 GA LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

HPA II TEXAS SUB 2019-1 LLC
120 SOUTH RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

ASHCRAFT BRANDON E & LORI B
1200 ABERDEEN LANE
ROCKWALL, TX 75087

JUNGELS ROBERT S & KRISTIN
1200 CRESTCOVE DR
ROCKWALL, TX 75087

FEHRENBACH RACHEL AND CODY
1200 ISLEMERE DR
ROCKWALL, TX 75087

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

DENMAN RYAN AND
HOLLY MAPEL
1200 POTTER AVE
ROCKWALL, TX 75087

KOCH EARLIS
1200 RIDGE RD W
ROCKWALL, TX 75087

DOBBINS PATRICIA AND DENNIS
1200 WATERSIDE CIRCLE
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S
1203 WYNDEN CREEK DR
HOUSTON, TX 77056

RESIDENT
1205 SHORES BLVD
ROCKWALL, TX 75087

BAUER MICHAEL S & AUDREY F
1205 ABERDEEN LANE
ROCKWALL, TX 75087

ECKWERT HI SUN
1205 CRESTCOVE DR
ROCKWALL, TX 75087

MORROW BILL & JUDY LIVING TR
WILBURN B & JUDITH TRUSTEES
1205 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

NEDRUD ERIK & JENNIFER B
1205 ISLEMERE DR
ROCKWALL, TX 75087

SCHROEDER DARYL
1205 LAKE GLEN CIRCLE
ROCKWALL, TX 75087

BALTHROP GREGORY M & SHANNON R
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HARTZKE FRED A ETUX
1205 RIDGE RD W
ROCKWALL, TX 75087

UTNAGE WILLIAM L & VIRGINIA L
12074 RIDGE RD
FORNEY, TX 75126

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1210 RIDGEWAY DR
ROCKWALL, TX 75087

CONSELMAN FRANK B & NICOLE S
1210 CRESTCOVE DR
ROCKWALL, TX 75087

MALLOU DENISE MAXWELL
1210 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

SHORES COUNTRY CLUB LLC
ATTN JOHN DUNN
1210 GLENWOOD
OKLAHOMA CITY, OK 73116

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DEBORAH A
1210 ISLEMERE DR
ROCKWALL, TX 75087

RAJ SANCHIN D
1210 POTTER AVE
ROCKWALL, TX 75087

QUINONEZ JASON AND HAYLEY
1210 RIDGE RD W
ROCKWALL, TX 75087

JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

JACKSON RONALD L &
LEEANN CROSSMAN
1215 ABERDEEN LANE
ROCKWALL, TX 75087

SOLOMON LAURA LEE
1215 COASTAL DR
ROCKWALL, TX 75087

RICHER JAMES E AND
DANIELLA TELLAM
1215 CRESTCOVE DRIVE
ROCKWALL, TX 75087

ELLIS CAMERON AND GINA
1215 ISLEMERE DR
ROCKWALL, TX 75087

HAMMOND JAMES THOMAS AND KATHLEEN
HAVERIN
1215 POTTER AVE
ROCKWALL, TX 75087

BROOKS J CRAIG & LISA M
1215 RIDGE ROAD WEST
ROCKWALL, TX 75087

COLLYEAR DEWITT & KIMBERLY
1215 SHORES BLVD
ROCKWALL, TX 75087

ERIC R AND MARIAH D FRANCIS FAMILY TRUST
ERIC R FRANCIS AND MARIAH D FRANCIS- CO
TRUSTEES
12171 BLUE RIDGE DR
FRISCO, TX 75033

RONALD J BOTT AND EILEEN P BOTT 2000
REVOCABLE TRUST
RONALD J BOTT AND EILEEN P BOTT-
COTRUSTEES
12172 GAY RIO DR
LAKESIDE, CA 92040

RESIDENT
1220 POTTER AVE
ROCKWALL, TX 75087

RESIDENT
1220 RIDGEWAY DR
ROCKWALL, TX 75087

COATS CASEY AND LAUREN
1220 CRESTCOVE DRIVE
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BIZO LLC
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

WILLMON RENEA MARGARET AND JOEL
THOMAS
1220 ISLEMERE DR
ROCKWALL, TX 75087

SALINAS ROBERT RHONDA
1220 RIDGE RD W
ROCKWALL, TX 75087

RESIDENT
1225 SHORES BLVD
ROCKWALL, TX 75087

ERICKSON DAVID L
1225 COASTAL DR
ROCKWALL, TX 75087

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

CONFIDENTIAL
1225 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WOODHAM SIM AND BRANDI G
1225 ISLEMERE DR
ROCKWALL, TX 75087

TIAN PETER PIREN AND LISA YUMEI LU
1225 LADY DE VANCE LN
LEWISVILLE, TX 75056

FIGERT ALEX P & ERIN M
1225 POTTER AVE
ROCKWALL, TX 75087

THOMPSON JACK E & BARBARA E
1225 RIDGE RD W
ROCKWALL, TX 75087

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

HOUSER CHRISTIAN & LAURA
1230 ISLEMERE DR
ROCKWALL, TX 75087

GILCREASE JACKIE EUGENE & SANDY ANNE
1230 POTTER AVE
ROCKWALL, TX 75087

DEMARCO DOUGLAS & CHERYLE
1230 RIDGE RD W
ROCKWALL, TX 75087

RESIDENT
1235 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1235 POTTER AVE
ROCKWALL, TX 75087

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

TOWNSEND MICHAEL G AND MICHELLE G
1235 FAIRLAKES POINTE
ROCKWALL, TX 75087

WHITFIELD JAMES H & SHARON
1235 ISLEMERE DR
ROCKWALL, TX 75087

NORTON CHARLES CHRISTOPHER
1235 RIDGE WEST RD
ROCKWALL, TX 75087

FRERICHS KENNY J & DAVID BUSH
1235 SHORES BLVD
ROCKWALL, TX 75087

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

RESIDENT
1240 ISLEMERE DR
ROCKWALL, TX 75087

DEMIEN ARLIE & TIFFANY
1240 COASTAL DR
ROCKWALL, TX 75087

FLANAGAN SHEREE L
1240 FAIRLAKES POINTE DRIVE
ROCKWALL, TX 75087

DASILVA WAGNER E AND
DAWN M BUSKE DASILVA
1240 POTTER AVENUE
ROCKWALL, TX 75087

GOUCHER DUSTY
1240 RIDGE RD W
ROCKWALL, TX 75087

RESIDENT
1245 POTTER AVE
ROCKWALL, TX 75087

MCGILL MARK & CHERI
1245 CRESTCOVE DR
ROCKWALL, TX 75087

BREWER ANNETTE
1245 CRESTWAY DR
ROCKWALL, TX 75087

HUMPHREY MICHAEL D AND KONNI D
1245 ISLEMERE DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

PUMMILL ZACHARY L AND MELISSA A
1245 RIDGE ROAD W
ROCKWALL, TX 75087

MANIS KATHRYN D
1245 SHORES BLVD
ROCKWALL, TX 75087

TAYEM ALEXANDER G & CINDY SIKES
1245 WALES DR
ROCKWALL, TX 75032

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

ZEPP JENNIFER AND
MARK PHELPS
1250 CRESTCOVE
ROCKWALL, TX 75087

NARVID ANDREA MURPHY AND JUSTIN C
1250 POTTER AVENUE
ROCKWALL, TX 75087

MCCUNE DAVID CHARLES AND PAMELA
1250 RIDGE ROAD WEST
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

JAMES DONA D
1255 CRESTCOVE DR
ROCKWALL, TX 75087

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

MITCHELL JASON N & AMELIA KATRINA
1255 POTTER AVENUE
ROCKWALL, TX 75087

GOFF JAMES AND TIFFANY
1255 RIDGE ROAD WEST
ROCKWALL, TX 75087

TAUZIN MICHAEL JAMES
1255 SHORES BOULEVARD
ROCKWALL, TX 75087

WANG JESSE AND
LESLIE C ROACH
1257 MISSION DR
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

COMINGORE J ANDREW AND M KATIE
1260 CRESTCOVE DR
ROCKWALL, TX 75087

KEY JENNIFER V AND JOSHUA
1260 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

MELTON RICHARD E AND ELIZABETH S
1260 SHORES CT
ROCKWALL, TX 75087

RESIDENT
1263 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1264 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1265 CRESTCOVE DR
ROCKWALL, TX 75087

RESIDENT
1265 CRESTWAY DR
ROCKWALL, TX 75087

RESIDENT
1265 GRANDVIEW DR
ROCKWALL, TX 75087

RESIDENT
1265 SHORES BLVD
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

DASGUPTA ROSHNI & AJAY VISVANATHAN
1270 COASTAL DR
ROCKWALL, TX 75087

COOK BRETT AND LISA
1270 CRESTCOVE DRIVE
ROCKWALL, TX 75087

PEYROVAN PEYMAN & MANDANA HAKIMI
1270 GRANDVIEW
ROCKWALL, TX 75087

A WILLIAM AND SANDRA LINGNELL REVOCABLE TRUST
1270 SHORES CT
ROCKWALL, TX 75087

RWC HILLCREST SHORES THREE HOMEOWNERS ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
12700 PARK CENTRAL DRIVE, SUITE 600
DALLAS, TX 75251

MUMPER MATT A AND PAMELA J
1274 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1275 CRESTWAY DR
ROCKWALL, TX 75087

RESIDENT
1275 GRANDVIEW DR
ROCKWALL, TX 75087

RESIDENT
1275 MISSION DR
ROCKWALL, TX 75087

FARROW DOUGLAS & LYNN
1275 CRESTCOVE DR
ROCKWALL, TX 75087

DALSTON JEAN R & JANICE M
1275 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1280 SHORES CT
ROCKWALL, TX 75087

IGLESIA MIRIAM
1280 COASTAL DR
ROCKWALL, TX 75087

SCICLUNA JON
1280 CRESTCOVE DR
ROCKWALL, TX 75087

LOPEZ FRANKLIN AND AMBER
1280 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

MCCORMICK LINDA
1280 GRANDVIEW DR
ROCKWALL, TX 75087

RESIDENT
1281 MISSION DR
ROCKWALL, TX 75087

ROGERS DEBORAH R
1284 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1285 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
1285 CRESTCOVE DR
ROCKWALL, TX 75087

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

GONZALEZ FERNANDO
1285 GRANDVIEW
ROCKWALL, TX 75087

RESIDENT
1287 MISSION 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

THELEN ROMAN
1290 FAIRLAKES DR
ROCKWALL, TX 75087

SMITH JAMES R
1290 GRANDVIEW DR
ROCKWALL, TX 75087

CUPPETT BRYAN S & LISA H
1290 SHORES BLVD
ROCKWALL, TX 75087

HARTWIG FENTON WILLIAM & BETSY S
1290 SHORES CT
ROCKWALL, TX 75087

ARDEN JOSEPH R AND
LISA M STEWART ARDEN
1292 HIGHLAND DR
ROCKWALL, TX 75087

CHANDLER JEFFREY & KIMBERLY
1293 MISSION DR
ROCKWALL, TX 75087

RESIDENT
1295 GRANDVIEW DR
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

DUPLECHAIN REVOCABLE TRUST
RODNEY J DUPLECHAIN AND SUE A
DUPLECHAIN- COTRUSTEES
1295 SHORES BOULEVARD
ROCKWALL, TX 75087

GUANCIAL JOSEPH LOUIS AND SOPHIA XUAN VO
1299 MISSION DR
ROCKWALL, TX 75087

HOLDER JANICE
1300 CHAMPIONS DRIVE
ROCKWALL, TX 75087

HATHCOCK LANA & CHRISTOPHER
1300 GOLD COAST DRIVE
ROCKWALL, TX 75087

SORENSEN DOUG AND SUSAN
1300 MEANDERING WAY
ROCKWALL, TX 75087

YANCY CHRISTOPHER BURNS & KATHY ELAINE
1300 SCARBORO HILLS LN
ROCKWALL, TX 75087

PITLIK MARTIN & LUANN
1300 SHORES BLVD
ROCKWALL, TX 75087

SCOTT MICHAEL & MANUELA
1300 SHORES CIR
ROCKWALL, TX 75087

CONFIDENTIAL
1303 SHORES CIR
ROCKWALL, TX 75087

KELLY JAMES H IV & DAO
1305 CHAMPIONS DRIVE
ROCKWALL, TX 75087

DUNN KENT AND AMBER
1305 CLEARMEADOW COURT
ROCKWALL, TX 75087

HALL TIMOTHY ROBERT
1305 CRESTWAY DR
ROCKWALL, TX 75087

VANDERPOOL ANDREA T
1305 GOLD COAST DR
ROCKWALL, TX 75087

BELL CHARLES ELMER
1305 MEANDERING WAY
ROCKWALL, TX 75087

WARD COLIN & SHELBY
1305 SHORES BLVD
ROCKWALL, TX 75087

HAND WESLEY C AND KARLIE J
1307 SHORES CIRCLE
ROCKWALL, TX 75087

HARDY DAMON AND JODIE
1309 BRIMWOOD DR
MCKINNEY, TX 75070

KOPINSKI CLIFFORD & BERNIECE B
1309 MEANDERING WAY
ROCKWALL, TX 75087

HEATH RENTAL PROPERTIES LLC
1309 MORAINE PLACE
HEATH, TX 75032

RESIDENT
1310 SHORES BLVD
ROCKWALL, TX 75087

MCCORMACK RODNEY LEE & JULIA
1310 CHAMPIONS DR
ROCKWALL, TX 75087

FIELDSMITH ROBERT NATHAN
1310 CLEARMEADOW COURT
ROCKWALL, TX 75087

HUNT PRISCILLA AND DARREN
1310 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

CANTWELL PATRICK L & JENNY M
1310 GOLD COAST DRIVE
ROCKWALL, TX 75087

PRUITT ROBERT A & NANCY N
1310 MEANDERING WAY
ROCKWALL, TX 75087

DERIEMAECKER JESSICA AND THOMAS
1310 SCARBORO HILLS LN
ROCKWALL, TX 75087

KIDD STEVEN D & GAYLE R
1310 SHORES CIR
ROCKWALL, TX 75087

WALTERS MICHAEL F & DAWN A
1311 SHORES CIRCLE
ROCKWALL, TX 75087

KIM DANIELLE RENEE & JOHN SUB
1313 MEANDERING WAY
ROCKWALL, TX 75087

RESIDENT
1315 CLEARMEADOW CT
ROCKWALL, TX 75087

MCCALL STEVEN A & MARYANN HALL
1315 CHAMPIONS DRIVE
ROCKWALL, TX 75087

WORSHAM BRAD AND RAEGAN
1315 CRESTWAY DR
ROCKWALL, TX 75087

WRIGHT DAVID A AND JENEE P
1315 SHORES BOULEVARD
ROCKWALL, TX 75087

HICKSON SAM M & DEBORAH
1315 SHORES CIR
ROCKWALL, TX 75087

2019 K.B. OREGAN REVOCABLE TRUST
KEITH JAMES OREGAN & BARBARA LINDSAY
TRUSTEES
1317 MEANDERING WAY
ROCKWALL, TX 75087

LAWHON THOMAS E & DEBORAH J
1319 SHORES CIR
ROCKWALL, TX 75087

JENKS KAREN SUE
1320 CHAMPIONS DRIVE
ROCKWALL, TX 75087

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

CLEMENTS PHILLIP & AMY
1320 COLONIAL CT
ROCKWALL, TX 75087

WILDING DAVID AND MICHELLE
1320 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

SCHWARTZ DAVID M AND CHERYL D
1320 GOLD COAST DR
ROCKWALL, TX 75087

CUNNINGHAM ELIZABETH M
1320 MEANDERING WAY
ROCKWALL, TX 75087

SOTOODEH ALI & NARGES KABIRI
1320 SCARBORO HILLS LANE
ROCKWALL, TX 75087

LANCASTER JERRY GLEN
1320 SHORES BLVD
ROCKWALL, TX 75087

HEJKE K MICHAEL
1320 SHORES CIR
ROCKWALL, TX 75087

RESIDENT
1325 CLEARMEADOW CT
ROCKWALL, TX 75087

RESIDENT
1325 PETALUMA DR
ROCKWALL, TX 75087

RESIDENT
1325 SHORES CIR
ROCKWALL, TX 75087

RESIDENT
1325 TANGLEVINE DR
ROCKWALL, TX 75087

CLARK JAMES RONALD & MARCIA E
1325 CHAMPIONS DR
ROCKWALL, TX 75087

SMITH DAVID & ANDREA
1325 GOLD COAST DRIVE
ROCKWALL, TX 75087

TAYLOR JAMES R
1325 HILLWAY DRIVE
ROCKWALL, TX 75087

GINGERICH PHILIP R & DIANE L
1325 MEANDERING WAY
ROCKWALL, TX 75087

JONES HERMAN B
1325 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1330 CLEAR MEADOW CT
ROCKWALL, TX 75087

RESIDENT
1330 MEANDERING WAY
ROCKWALL, TX 75087

MUNCY WILLARD DON AND NORMA
MCCALLUM
1330 CHAMPIONS DR
ROCKWALL, TX 75087

BOTT ERIC & JULIE
1330 COASTAL DR
ROCKWALL, TX 75087

PEREZ FERDINANDO
1330 CRESTWAY DR
ROCKWALL, TX 75087

DAVIS DARIN L AND LORILYN R
1330 SCARBORO HILLS LN
ROCKWALL, TX 75087

BRITT SUSAN JANETTE
1330 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
1330 SHORES CIR
ROCKWALL, TX 75087

SIMS BENJAMIN D
1335 CHAMPIONS DRIVE
ROCKWALL, TX 75087

SELF DAVID & DEBRA
1335 CLEAR MEADOW COURT
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

ACKERMAN KRISTA J
1335 GOLD COAST DR
ROCKWALL, TX 75087

ABDELSHAHIED MAHER &
ROSE MARIE
1335 MEANDERING WAY
ROCKWALL, TX 75087

BINGHAM WAYNE DOUGLAS & MARY KATHRYN
1335 SHORES BLVD
ROCKWALL, TX 75087

KELLY KEVIN B ETUX
1335 SHORES CIR
ROCKWALL, TX 75087

WALTER PAMELA H
1335 TANGLEVINE LN
ROCKWALL, TX 75087

BASINGER RICHARD R AND MARY D
1340 CHAMPIONS DR
ROCKWALL, TX 75087

SPIERS TERRY L & ANA P
1340 CLEAR MEADOW COURT
ROCKWALL, TX 75087

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

SEARCY LAURA L
1340 COLONIAL CT
ROCKWALL, TX 75087

WILLIAMS LETA A
1340 CRESTWAY DR
ROCKWALL, TX 75087

NORVELL RONNIE L & ROBBIE L
1340 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

TUCKER PATRICIA ANN
1340 MEANDERING WAY
ROCKWALL, TX 75087

DWORKIN ROBERT E AND PATRICIA M
1340 SCARBORO HILLS LN
ROCKWALL, TX 75087

EDDIE AND EDITH FRAZIER REVOCABLE TRUST
EDDIE LEON FRAZIER AND EDITH ANN FRAZIER-
COTRUSTEES
1340 SHORES BLVD
ROCKWALL, TX 75087

SCHWANEKE EDWARD E ETUX
1340 SHORES CIR
ROCKWALL, TX 75087

WALKER LEONARD A JR & TRESSIA Y
1340 TANGLEVINE LN
ROCKWALL, TX 75087

TRESHOCK WILLIAM AND EMILY ANN MATSON
1341 SCARBORO HILLS LANE
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

RESIDENT
1345 CLEARMEADOW CT
ROCKWALL, TX 75087

MUSSER ROGER L & CAROL E
1345 CHAMPIONS DR
ROCKWALL, TX 75087

RODEN JERRY & SHARON
1345 CLUBHILL DR
ROCKWALL, TX 75087

JORDAN ROY L & STACY L
1345 GOLD COAST DR
ROCKWALL, TX 75087

FISHER JENNIFER A
1345 HILLWAY DR
ROCKWALL, TX 75087

ULLMANN JOSEPH J & ELIZABETH
1345 MEANDERING WAY
ROCKWALL, TX 75087

SACHSE JUSTIN & LISA M
1345 PEBBLE HILLS DR
ROCKWALL, TX 75087

NICHOL CHARLES T & KAREN R
1345 SHORES BLVD
ROCKWALL, TX 75087

KRIKORIAN RICHARD N & KATHERINE S
1345 SHORES CIR
ROCKWALL, TX 75087

JESTER IRVING P & ALICE
1345 TANGLEVINE LN
ROCKWALL, TX 75087

RESIDENT
1350 CLEARMEADOW CT
ROCKWALL, TX 75087

RESIDENT
1350 WHITE SAND DR
ROCKWALL, TX 75087

BROESKE JASON S AND CRISTINA
1350 CHAMPIONS DR
ROCKWALL, TX 75087

FIKES JAY S
1350 COASTAL DR
ROCKWALL, TX 75087

IRWIN CHARLES H & WILMA K
1350 COLONIAL CT
ROCKWALL, TX 75087

PRATER CHRISTOPHER WARREN & MEREDITH
1350 LEEWARD DR
ROCKWALL, TX 75087

SANSOM TED & ANN
1350 MEANDERING WAY
ROCKWALL, TX 75087

PIKE FAMILY TRUST
1350 MISTY COVE
ROCKWALL, TX 75087

RANDOLPH LARRY L & CHARLOTTE
1350 PEBBLE HILLS DR
ROCKWALL, TX 75087

GOAD JOHN C
1350 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

PARNELL BRIAN AND BRIANA
1350 SCARBORO HILLS LANE
ROCKWALL, TX 75087

LINDSEY WAYNE III
1350 SHORES BLVD
ROCKWALL, TX 75087

HOFMANN SASCHA FRANZ & MARIA E
1350 SHORES CIRCLE
ROCKWALL, TX 75087

ELLIS LAKE AND ELIZABETH
1351 COASTAL DR
ROCKWALL, TX 75087

BROWN BENJAMIN AND MAURA H D
1351 LEEWARD DR
ROCKWALL, TX 75087

ASBELL JOHN C & PAMELA K
1351 MISTY CV
ROCKWALL, TX 75087

RIPPY REVOCABLE TRUST
1351 SCARBORO HILLS LN
ROCKWALL, TX 75087

HUNTER JERRY & KIM
1351 WHITE SAND DRIVE
ROCKWALL, TX 75087

RESIDENT
1355 TANGLEVINE DR
ROCKWALL, TX 75087

SANDERS BRIAN PETER AND CASSANDRA ALICE
1355 CLEAR MEADOW CT
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

STURKIE DONNA AND DAVID
1355 COLONIAL CT
ROCKWALL, TX 75087

LYONS JONATHAN D AND HOLLY E
1355 SHORES BOULEVARD
ROCKWALL, TX 75087

NEWSOM RUSSELL AND OLIVIA
1355 SHORES CIRCLE
ROCKWALL, TX 75087

BROZE GREGORY J & KATHLEEN K
1360 CHAMPIONS DR
ROCKWALL, TX 75087

STERLING MICHAEL C & KENYATTA T
1360 CLUBHILL ROAD
ROCKWALL, TX 75087

COLE CHARLES C AND
LADONNA L IMMKEN
1360 COASTAL DR
ROCKWALL, TX 75087

BLACKWELL GILBERT & MICHELLE
1360 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

LEDE' HOWARD G AND ANNETTE M
1360 GOLD COAST DRIVE
ROCKWALL, TX 75087

VAN MAREL CARL J REV TR
CARL J & SARA S VAN MAREL CO TRUSTEES
1360 LEEWARD DR
ROCKWALL, TX 75087

LAZORKO JACK & BRENDA G
1360 MEANDERING WAY
ROCKWALL, TX 75087

MURREY JOHN & ROSA
1360 MISTY COVE
ROCKWALL, TX 75087

NEECE SCOTT AND CARA
1360 RIVERSIDE OAK DR
ROCKWALL, TX 75087

MAGILL MICHAEL
1360 SCARBORO HILLS LANE
ROCKWALL, TX 75087

BROSIG DANIEL & DANIELA
1360 SHORES BOULEVARD
ROCKWALL, TX 75087

JANENE MAXINE SHANKS REVOCABLE TRUST
JANENE MAXINE SHANKS- TRUSTEE
1360 SHORES CIRCLE
ROCKWALL, TX 75087

THOMPSON BENJAMIN R & COURTNEY B
1360 SOUTHERN PINES
ROCKWALL, TX 75087

CARBAUGH KEVAN J AND ALICIA REBECA
1360 TANGLEVINE LANE
ROCKWALL, TX 75087

RAY MICHAEL AND ASHLEY
1360 WHITE SAND DR
ROCKWALL, TX 75087

ENGLISH SCOTT T & GRETCHEN
1361 COASTAL DR
ROCKWALL, TX 75087

NUYTTEN CHRISTOPHER C AND
KATHLEEN T NUYTTEN
1361 LEEWARD DR
ROCKWALL, TX 75087

NEYLAND MATTHEW AARON AND TAMSYN
ALICIA
1361 MISTY COVE DR
ROCKWALL, TX 75087

POSEY STEPHEN
1361 RIVERSIDE OAKS DRIVE
ROCKWALL, TX 75087

SAMPLES KEVIN W & AMANDA J
1361 SCARBORO HILLS LN
ROCKWALL, TX 75087

MOSELEY JULIA BETH AND CODY ALLEN
1361 WHITE SAND DR
ROCKWALL, TX 75087

RESIDENT
1365 CLEARMEADOW CT
ROCKWALL, TX 75087

RESIDENT
1365 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1365 SOUTHERN PINES DR
ROCKWALL, TX 75087

GALLANDER TYSON & SUSAN
1365 CLUBHILL DRIVE
ROCKWALL, TX 75087

TRAIL MARK A & DIANE P
1365 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

UUSITALO JOUNI
1365 PEBBLE HILLS DR
ROCKWALL, TX 75087

HARTE REBECCA J & MICHAEL D
1365 SHORES CIR
ROCKWALL, TX 75087

RAYSHELL DRAKE M & SHELBY M
1365 TANGLEVINE LANE
ROCKWALL, TX 75087

RESIDENT
1370 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

RESIDENT
1370 TANGLEVINE DR
ROCKWALL, TX 75087

PLUMMER JAROD AND HOLLY
1370 CHAMPIONS DR
ROCKWALL, TX 75087

VANDERVER WES A & SARA A
1370 CLEAR MEADOW COURT
ROCKWALL, TX 75087

STARK KELLY
1370 COASTAL DR
ROCKWALL, TX 75087

HALLFORD BARON & STEPHANIE
1370 GOLD COAST DR
ROCKWALL, TX 75087

ROHRIG JAMES & LAURA
1370 LEEWARD DR
ROCKWALL, TX 75087

KARGAKIS GEORGIOS & LAURA COOKIE
SHAPIRO-KARGAKIS
1370 MEANDERING WAY
ROCKWALL, TX 75087

2022 S A SPROUL REVOCABLE TRUST
STACEY ANN SPROUL- TRUSTEE
1370 MISTY COVE
ROCKWALL, TX 75087

WELCH GERALD J AND ELIZABETH A
1370 PEBBLE HILLS DR
ROCKWALL, TX 75087

COOK DAVID L AND NANCY A
1370 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

WHATLEY KYLE THOMAS AND ERICA KRUEGER
1370 SCARBORO HILLS LN
ROCKWALL, TX 75087

GARRISON CHARLES AND SHASTA
1370 SHORES BLVD
ROCKWALL, TX 75087

THOMPSON MAURICE AND
PAT HARDEN
1370 SHORES CIRCLE
ROCKWALL, TX 75087

CUNDY ROBERT PETER & MILDRED ARLENE
1370 SOUTHERN PNES
ROCKWALL, TX 75087

PARKER PAUL G & ALEIDA G
1370 WHITE SAND DRIVE
ROCKWALL, TX 75087

RESIDENT
1371 COASTAL DR
ROCKWALL, TX 75087

ASBILL JOINT REVOCABLE LIVING TRUST
1371 LEEWARD DR
ROCKWALL, TX 75087

CURRY RUSSELL E & HYON C
1371 MISTY CV
ROCKWALL, TX 75087

TEDDER PAUL BURTON AND JANET
1371 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

COOK MICHAEL D & TERESA
1371 SCARBORO HILLS LN
ROCKWALL, TX 75087

NAUERT MELANIE BLISS
1371 WHITE SAND DRIVE
ROCKWALL, TX 75087

MELLODY-CAMACHO GERARD AND CASEY
13734 BRAMBOROUGH ROAD
HUNTERSVILLE, NC 28078

RESIDENT
1375 CLEARMEADOW CT
ROCKWALL, TX 75087

SANFORD JOSHUA K
1375 CLUBHILL DR
ROCKWALL, TX 75087

ZOUTMAN DEBRA LYNN
1375 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

HAYEK CAROLINE C
1375 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

DURAN EMILIO AND BARBARA
1375 SHORES BLVD
ROCKWALL, TX 75087

JOHNSEN AMANDA AND KENNETH
1375 SHORES CIR
ROCKWALL, TX 75087

RESIDENT
1380 MEANDERING WAY
ROCKWALL, TX 75087

RESIDENT
1380 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

MASELLA JOSHUA DANIEL
1380 CLUBHILL DR
ROCKWALL, TX 75087

NOWACZYK DARREN
1380 COASTAL DRIVE
ROCKWALL, TX 75087

MARTINSON ERIC AND CINDY
1380 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

JARMUSCH KIRSTEN PATRICE
1380 GOLD COAST DR
ROCKWALL, TX 75087

GOBER COURTNEY AND DEVYN
1380 LEEWARD DR
ROCKWALL, TX 75087

MCINTIRE ROBERT AND SUSAN
1380 MISTY COVE DR
ROCKWALL, TX 75087

PETERSON MATTHEW DAVID AND KEELY ANNE
1380 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

MORRIS TAYLOR AND AMBER
1380 SCARBORO HILLS LM
ROCKWALL, TX 75087

MISHOU STEPHANIE COLBERT
1380 SHORE BLVD
ROCKWALL, TX 75087

MCKEE MARCUS D & GENA
1380 SHORES CIR
ROCKWALL, TX 75087

LOCKWOOD RYAN
1380 SOUTHERN PINES
ROCKWALL, TX 75087

LANGFORD JAMES GORDON
1380 TANGLEVINE LANE
ROCKWALL, TX 75087

CONFIDENTIAL
1380 WHITE SAND DR
ROCKWALL, TX 75087

MIX B CLAIRE
1380 WHITNEY LAKES DR
ROCKWALL, TX 75087

YATES MICHAEL CHRISTOPHER AND
AMIE CHEATHAM
1381 COASTAL DRIVE
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

EVANS KRIS AND AMANDA
1381 MISTY COVE DR
ROCKWALL, TX 75087

JONES IAN D AND CASSANDRA R
1381 RIVERSIDE OAKS DRIVE
ROCKWALL, TX 75087

DICKERSON JODY AND
ASHWORTH JEFFREY D
1381 SCARBORO HILLS LANE
ROCKWALL, TX 75087

KEARNS WILLIAM JOSEPH JR
1381 WHITE SAND DR
ROCKWALL, TX 75087

RESIDENT
1385 TANGLEVINE DR
ROCKWALL, TX 75087

RESIDENT
1385 WHITNEY LAKES DR
ROCKWALL, TX 75087

GAGE DONALD R & GAIL M
1385 CLUBHILL DR
ROCKWALL, TX 75087

MORROW SHANNON AND CHRISTOPHER
1385 FAIRLAKES POINTE DRIVE
ROCKWALL, TX 75087

BROWN HUBERT E & NORMA J
1385 PEBBLE HILLS DR
ROCKWALL, TX 75087

SMITH MICHAEL D & KELLYE M
1385 SHORES BLVD
ROCKWALL, TX 75087

WEBB KAMI W & JASON M
1385 SHORES CIRCLE
ROCKWALL, TX 75087

ANDERSON VERNON & HARRIET
1385 SOUTHERN PNES
ROCKWALL, TX 75087

DUNCAN JEFFREY A & NANCY S
139 HUNTER LN
SAVANNAH, GA 31405

CAMPOS BENJAMIN & TRACY
139 WAGON TRAIL
ROCKWALL, TX 75032

DUNIGAN FRANK C
1390 COASTAL DR
ROCKWALL, TX 75087

JOHNSON GREGORY DON
1390 GOLD COAST DR
ROCKWALL, TX 75087

SMITH FRANKLIN & ARMENIA
1390 LEEWARD DR
ROCKWALL, TX 75087

FLETCHER PATRICK D & LINDA D
1390 MEANDERING WAY
ROCKWALL, TX 75087

TARANGO HERCULES & MARIA
1390 MISTY CV
ROCKWALL, TX 75087

GIARDINO ANDREW AND ANNE
1390 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

DIVITA PAUL S & D LYNNE
1390 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

ALBRECHT ERIC W & STEPHANIE L
1390 SCARBORO HILLS LN
ROCKWALL, TX 75087

VALENTINE H WAYNE
1390 SHORES BLVD
ROCKWALL, TX 75087

JONES SUNNY & MICHAEL BRENT
1390 SOUTHERN PINES
ROCKWALL, TX 75087

NEECE DAVID W SR & LYNNE MARIE
1390 TANGLEVINE LN
ROCKWALL, TX 75087

LLAVONA RAMON J AND LAURA M
1390 WHITE SAND DR
ROCKWALL, TX 75087

ADAMS INNA AND DAVID M
1390 WHITNEY LAKES DRIVE
ROCKWALL, TX 75087

ALPERT SHIRLEY
1391 COASTAL DR
ROCKWALL, TX 75087

ROTH DOUGLAS R & HEATHER Z
1391 LEEWARD DR
ROCKWALL, TX 75087

BURNS EDWARD E III AND JULI
1391 MISTY COVE
ROCKWALL, TX 75087

CHIDESTER RONALD C JR & MONIDA LA TERISA
1391 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

BROOKS CECIL S III & KARLY E
1391 SCARBORO HILLS LN
ROCKWALL, TX 75087

STONE STEVEN T
1391 WHITE SAND DR
ROCKWALL, TX 75087

RESIDENT
1395 CLEARMEADOW CT
ROCKWALL, TX 75087

JIMMIE MCKENNEY LIFE ESTATE AND
MARIA VICTORIA BARTSCH
1395 CLUBHILL DRIVE
ROCKWALL, TX 75087

CROCKER MICHAELA C AND
LEE A BAESLER
1395 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

RATTLER NEKITHA TOSHEA
1395 SHORES BLVD
ROCKWALL, TX 75087

STUART MICHAEL D AND REBECCA
1395 SOUTHERN PINES
ROCKWALL, TX 75087

SOUTH STACY M AND STACEY M
1395 WHITNEY LAKES DR
ROCKWALL, TX 75087

KURUVILA JACOB KUNNIRICKAL AND SUJAMMA
14 NUGENT STREET
NEW HYDE PARK, NY 11040

RESIDENT
1400 CHAMPIONS DR
ROCKWALL, TX 75087

QUILL DAVID
1400 CLUBHILL DR
ROCKWALL, TX 75087

TRAXLER DEBRA
1400 COASTAL DR
ROCKWALL, TX 75087

ESTRIDGE RONALD D & KAREN D
1400 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

LOWRANCE ROBERT L & CHRISTINE J
1400 GOLD COAST DR
ROCKWALL, TX 75087

MUMFORD BLAKE
1400 LEEWARD DRIVE
ROCKWALL, TX 75087

MERRITT CHRISTOPHER S
1400 MEANDERING WAY
ROCKWALL, TX 75087

JOHNSON RUTH A
1400 MISTY CV
ROCKWALL, TX 75087

BOEHM JEFFREY S & LISA
1400 PLUMMER DR
ROCKWALL, TX 75087

MILLS SEAN & CATHERINE
1400 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

WILEY JEFFREY J & MARCELLA I
1400 SCARBORO HILLS LN
ROCKWALL, TX 75087

ALEXANDER WILLIAM JACKSON
1400 SOUTHERN PINES DR
ROCKWALL, TX 75087

WILSON ANDREW AND CARRI
1400 TANGLEVINE LANE
ROCKWALL, TX 75087

PUGSLEY RICHARD D & KIM M
1400 WHITE SAND DR
ROCKWALL, TX 75087

TROWBRIDGE LEROY
1400 WHITNEY LAKES DR
ROCKWALL, TX 75087

BROUILLETTE DON PAUL & NICOLE K
1401 COASTAL DR
ROCKWALL, TX 75087

CUELLAR CRISTINA & SALOMON
1401 LEEWARD DR
ROCKWALL, TX 75087

SLINKARD TREY AND JACKIE
1401 MISTY COVE
ROCKWALL, TX 75087

BOWLES ANTHONY W AND KELSEY M
1401 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

YOUNG HENRY & KATHLEEN
1401 SCARBORO HILLS LN
ROCKWALL, TX 75087

WILHELM DEBRA LYN & STEVEN D
1401 WHITE SAND DR
ROCKWALL, TX 75087

KABOBEL GRANT PETER AND
NICOLE RAMONITA MORENO
1403 SAN BRUNO COURT
ROCKWALL, TX 75087

RESIDENT
1405 PEBBLE HILLS DR
ROCKWALL, TX 75087

RESIDENT
1405 SHORES BLVD
ROCKWALL, TX 75087

BACH GEORGE L & JANE K
1405 CLUBHILL DRIVE
ROCKWALL, TX 75087

SHEFFIELD CLAYTON AND ANGELA SLAWINSKI
1405 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

DAY LISA R
1405 MEADOWS DR
ROCKWALL, TX 75087

DINNELL AMANDA AND ROBERT JOHN
1405 MEANDERING WAY
ROCKWALL, TX 75087

WALES JUSTIN TYLER
1405 PLUMMER DRIVE
ROCKWALL, TX 75087

KHIEN TY & SEYLA EANG
1405 SOUTHERN PINE DRIVE
ROCKWALL, TX 75087

MCGUIRE JAMES CASE AND PAULA
1405 WHITNEY LAKES DR
ROCKWALL, TX 75087

JONES LAURENT & ROBIN
14069 DOVE CANYON DR
RIVERSIDE, CA 92503

VOGT NATHANIEL HENRY AND JENNIFER R
1407 SAN BRUNO COURT
ROCKWALL, TX 75087

FIRST UNITED METHODIST CHURCH
1408 S GOLIAD ST
ROCKWALL, TX 75087

SUDBOROUGH IVAN HAL &
LINDA MORALES
1410 COASTAL DR
ROCKWALL, TX 75087

DUE KEITH & SHERRI
1410 GOLD COAST DR
ROCKWALL, TX 75087

TRIGO KIMBERLY E AND RONALD D
1410 LEEWARD DR
ROCKWALL, TX 75087

CONFIDENTIAL
1410 MEANDERING WAY
ROCKWALL, TX 75087

SHEPARD DARLA J
1410 MERION DR
ROCKWALL, TX 75087

MORGAN CHAD D AND MAEGAN S
1410 MISTY COVE
ROCKWALL, TX 75087

MATTSON MARK W & DOMONIE
1410 PEBBLE HILLS DR
ROCKWALL, TX 75087

PARKER H WAYNE JR & PATRICIA
1410 PLUMMER DR
ROCKWALL, TX 75087

CEDAR ROBERT K & PAULA S
1410 RIVERSIDE OAKS DRIVE
ROCKWALL, TX 75087

NELSON ALAN G & LINDA J
1410 SCARBORO HILLS LN
ROCKWALL, TX 75087

BRINKLEY JESSE K
1410 TANGLEVINE DR
ROCKWALL, TX 75087

LEFF RYAN R AND SUSAN K
1410 WHITE SAND DR
ROCKWALL, TX 75087

KOKARAM VICTORIUS AND
MARGARET A MCBRIDE
1410 WHITNEY LAKES DRIVE
ROCKWALL, TX 75087

NOFZIGER SCOTT
1411 COASTAL DR
ROCKWALL, TX 75087

AKRIDGE SHERRIE ANN
1411 LEEWARD DR
ROCKWALL, TX 75087

MORRIS BRANDON K & JAN P
1411 MISTY CV
ROCKWALL, TX 75087

TAWADROUS ZAKARIA AND MARIANA
1411 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

SANCHEZ LUIS
1411 WHITE SAND
ROCKWALL, TX 75087

BINGHAM KURT D AND BRENDA R
1415 CLUBHILL DR
ROCKWALL, TX 75087

ROLLINS DEBORAH & BILLY
1415 MEADOWS DR
ROCKWALL, TX 75087

KING SHAUN BUCKLEY AND MARY CLAIRE
1415 MEANDERING WAY
ROCKWALL, TX 75087

SULLIVAN TIMOTHY E & JOYCE
1415 PLUMMER DR
ROCKWALL, TX 75087

ARCENEAUX WAYNE T
1415 SHORES BOULEVARD
ROCKWALL, TX 75087

FATHKE AMANDA AND ROBERT DWAYNE
1415 SOUTHERN PNES
ROCKWALL, TX 75087

BROWN ANGELA
1415 WHITNEY LAKES DR
ROCKWALL, TX 75087

SMITH ELIZABETH & IAN J
1420 CLUBHILL DRIVE
ROCKWALL, TX 75087

CONIGLIO CHRISTOPHER & BRANDIE
1420 COASTAL DRIVE
ROCKWALL, TX 75087

SULLIVAN BRIAN AND GABRIELLA
1420 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

GARRETT GARY R AND HOLLY L
1420 GOLD COAST DR
ROCKWALL, TX 75087

BURNETT SARAHA E & GARY W
1420 LEEWARD DRIVE
ROCKWALL, TX 75087

HOLLOWAY TY W
1420 MEANDERING WAY
ROCKWALL, TX 75087

RIMMER J DUANE & ALEXIA W
1420 MERION DR
ROCKWALL, TX 75087

TAYLOR MELISSA S
1420 MISTY COVE DRIVE
ROCKWALL, TX 75087

MITCHELL LETHA DANIELLE
1420 PLUMMER DR
ROCKWALL, TX 75087

PARKER BRYAN L & DENISE R
1420 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

FISCHER JASON AND STEPHANIE M
1420 SCARBORO HILLS LN
ROCKWALL, TX 75087

SHOLTIS EUGENE J JR AND SHANNON L
1420 TANGLEVINE LN
ROCKWALL, TX 75087

PITCHLYN DEANO M & LYNETTE A
1420 WHITE SAND DR
ROCKWALL, TX 75087

ATTEBERRY KELLE
1421 COASTAL DRIVE
ROCKWALL, TX 75087

MCLEOD KIMBERLY
1421 MISTY COVE DRIVE
ROCKWALL, TX 75087

CRAIN RONNIE R AND LAURA K
1421 RIVERSIDE OAK DR
ROCKWALL, TX 75087

STARR NATHAN
1421 SCARBORO HILLS LANE
ROCKWALL, TX 75087

YANG SIMON AND
FANG JUNG YEH
1421 WHITE SAND DRIVE
ROCKWALL, TX 75087

ALAN J WONSOWSKI REVOCABLE TRUST &
FRANCES H WONSOWSKI REVOCABLE TRUST
ALAN J WONSOWSKI AND FRANCES H
WONSOWSKI- TRUSTEES
1425 CARMEL DRIVE
ROCKWALL, TX 75087

LUTZEL TED W & GENNY
1425 CLUBHILL DR
ROCKWALL, TX 75087

CARRASCO CHRIS AND KIMBERLY
1425 FAIRLAKES POINTE
ROCKWALL, TX 75087

CARTER ELIAS J
1425 MEADOWS DRIVE
ROCKWALL, TX 75087

HENSLEY ALBERT R
1425 MEANDERING WAY
ROCKWALL, TX 75087

LINDSAY RICHARD H AND DEBRA K LIVING
TRUST
1425 PEBBLE HILLS DR
ROCKWALL, TX 75087

CARMICHAEL GLENN JAMES JR
1425 PLUMMER DR
ROCKWALL, TX 75087

PARKS AMY E
1425 WHITNEY LAKES DRIVE
ROCKWALL, TX 75087

MICHAELS DONNA LORETTA GAIL
1430 CLUB HILL DRIVE
ROCKWALL, TX 75087

SPERLICH ROLAND & JENNIFER
1430 COASTAL DRIVE
ROCKWALL, TX 75087

SUMMERS JILL ANN
1430 GOLD COAST DR
ROCKWALL, TX 75087

BARNETT JOHN ROBERT ETUX
1430 MEANDERING WAY
ROCKWALL, TX 75087

REEDER JOHN KARL
1430 MERION DR
ROCKWALL, TX 75087

ELSIK SCOT & KIMBERLY
1430 MISTY CV
ROCKWALL, TX 75087

MATTHYS CHARLES D & JANIS E
1430 PEBBLE HILLS DR
ROCKWALL, TX 75087

MINO MICHAEL P AND JACI S
1430 PLUMMER DR
ROCKWALL, TX 75087

COX SHULER P & KATHALYN
1430 RIVERSIDE OAKS DR
ROCKWALL, TX 75087

WOMACK TIMOTHY R & AMY E
1430 SCARBORO HILLS LN
ROCKWALL, TX 75087

LOVE PRESTON AND SHANNON
1430 WHITE SAND DR
ROCKWALL, TX 75087

TAN FELECIA
14300 CERVANTES AVE
GERMANTOWN, MD 20874

COFFMAN THOMAS E &
LINDA DARNELL
1431 COASTAL DR
ROCKWALL, TX 75087

COFFMAN THOMAS E & LINDA
1431 COASTAL DR
ROCKWALL, TX 75087

BADER THOMAS WILLIAM AND MARGARET
ABIGAIL URBAN-BADER
1431 MISTY COVE
ROCKWALL, TX 75087

WARREN LINCOLN E III & NANCY BRANDON
1431 RIVERSIDE OAKS
ROCKWALL, TX 75087

AMICK ROBERT L & SANDRA S
1431 SCARBORO HILLS LN
ROCKWALL, TX 75087

ABREGO DARRIN K & DARLA R
1431 WHITE SAND DRIVE
ROCKWALL, TX 75087

MARTINEZ JOSE GONZALEZ
1435 CARMEL DRIVE
ROCKWALL, TX 75087

QUARTRONE WILLIAM B JR AND JULIE A
1435 CLUBHILL DR
ROCKWALL, TX 75087

PORTER ELIZABETH B
1435 MEADOWS DR
ROCKWALL, TX 75087

WOODSON THOMAS D
1435 MEANDERING WAY
ROCKWALL, TX 75087

HAMILTON SHAWN & SANDRA
1435 PEBBLE HILLS DRIVE
ROCKWALL, TX 75087

WEATHERS THERESA
1435 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1440 MISTY COVE DR
ROCKWALL, TX 75087

RESIDENT
1440 TANGLEVINE DR
ROCKWALL, TX 75087

CONFIDENTIAL
1440 CLUBHILL DRIVE
ROCKWALL, TX 75087

CLEMENT CHRISTOPHER ROBERT
1440 COASTAL DR
ROCKWALL, TX 75087

CAREY KACIE L & MICHAEL D
1440 FAIRLAKES POINTE DRIVE
ROCKWALL, TX 75087

BARKER ROBERT BRUCE RICHARD AND DANICA BRYN
1440 GOLD COAST DRIVE
ROCKWALL, TX 75087

OLTMANNS RICHARD E & MARY
1440 MEANDERING WAY
ROCKWALL, TX 75087

ROBERT FITZGERALD REVOCABLE TRUST
ROBERT FITZGERALD-TRUSTEE
1440 MERION DRIVE
ROCKWALL, TX 75087

JACKSON ALAN P & CYNTHIA W
1440 PLUMMER DR
ROCKWALL, TX 75087

POWELL LINDSEY AND ROBERT RAINER
1440 SCARBORO HILLS LANE
ROCKWALL, TX 75087

WALKER JEFFREY LEE
1440 WHITE SAND DR
ROCKWALL, TX 75087

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

WANTTAJA KEITH F
1441 COASTAL DRIVE
ROCKWALL, TX 75087

MUNDEN MICHAEL D & LOUANNE B
1441 MISTY CV
ROCKWALL, TX 75087

HAINLINE WILLIAM AND LORI
1441 RIVERSIDE OAK DR
ROCKWALL, TX 75087

TORRE DANIEL ALEJANDRO DE LA AND NAOMI CAROL DE LA
1441 WHITE SASND DR
ROCKWALL, TX 75087

RESIDENT
1445 CLUBHILL DR
ROCKWALL, TX 75087

SINGLETON MICHAEL AND LYMEDA
1445 CARMEL DRIVE
ROCKWALL, TX 75087

ANDREWS DARRIN
1445 FAIRLAKES POINTE DRIVE
ROCKWALL, TX 75087

ILAOA BARBARA
1445 MEADOWS DR
ROCKWALL, TX 75087

COOK JONATHAN EMERY & REBECCA ANN
1445 MEANDERING WAY
ROCKWALL, TX 75087

COLLINS HARVEY
1445 PEBBLE HILLS DR
ROCKWALL, TX 75087

CUTLER VIVIAN M
1445 PLUMER DR
ROCKWALL, TX 75087

RESIDENT
1450 PLUMMER DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

BOYKIN MADELYN AND JACK
1450 CLUBHILL DR
ROCKWALL, TX 75087

2016 S H STEVENSON REVOCABLE TRUST
1450 COASTAL DRIVE
ROCKWALL, TX 75087

HURD DEBORAH
1450 MEANDERING WAY
ROCKWALL, TX 75087

JACKSON DAVID B & CONSTANCE
1450 MERION DR
ROCKWALL, TX 75087

HUBER LEE M
1450 MISTY CV
ROCKWALL, TX 75087

BROWN CHRISTOPHER W AND JAMIE L
1450 WHITE SAND DR
ROCKWALL, TX 75087

ZEARES MELINDA A
1451 COASTAL DR
ROCKWALL, TX 75087

DUTTA KANWAL N & MATTIE K
1451 WHITE SAND DR
ROCKWALL, TX 75087

ABDULLA OSAMA AND
SHAHAD MOHAMMED
1452 CARMEL DRIVE
ROCKWALL, TX 75087

DRISCOLL GREGORY D JR
1455 CARMEL DRIVE
ROCKWALL, TX 75087

HILGER CHARLES EDWARD AND DENISE MARIE
SAADI
1455 CLUBHILL DRIVE
ROCKWALL, TX 75087

KREYMER TIMMY RAY & ROBIN
1455 MEADOWS DR
ROCKWALL, TX 75087

BAKER MARK Q
1455 MEANDERING WAY
ROCKWALL, TX 75087

FLAIG ANNA-ROSE AND RICHARD GLEN
1455 PEBBLE HILLS DR
ROCKWALL, TX 75087

MURRAY ROBERT AND JENNIFER
1455 PLUMMER DR
ROCKWALL, TX 75087

BELL JOINT REVOCABLE LIVING TRUST
EARL WAYNE BELL AND AMINA JUMA BELL -
TRUSTEES
1456 CARMEL DRIVE
ROCKWALL, TX 75087

RESIDENT
1459 CARMEL DR
ROCKWALL, TX 75087

RESIDENT
1460 ASHBOURNE DR
ROCKWALL, TX 75087

RESIDENT
1460 PLUMMER DR
ROCKWALL, TX 75087

LINCECUM TIMOTHY B AND KIMBERLY M
EDWARDS
1460 CARMEL DR
ROCKWALL, TX 75087

WEATHERFORD JASON S & KATHRYN N
1460 COASTAL DR
ROCKWALL, TX 75087

GARRISON GARY & KARLA
1460 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

OLVERA JOSE &
LESLIE ZAVALA
1460 MEANDERING WAY
ROCKWALL, TX 75087

ZIMMERMAN KARL J AND KARLA J
1460 MERION DR
ROCKWALL, TX 75087

YARBROUGH BRUCE AND JOANNE
1460 MISTY COVE DR
ROCKWALL, TX 75087

HILES KIMBERLY S
1460 WHITE SAND DR
ROCKWALL, TX 75087

SALTER GREGORY SCOTT
1461 COASTAL DRIVE
ROCKWALL, TX 75087

FERNANDEZ JAMES P & AMY E
1461 WHITE SAND DR
ROCKWALL, TX 75087

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

YOON SEUNG WON AND
JOHYUN KIM
14620 FALLING LEAF DRIVE
FRISCO, TX 75035

STALLINS HOLLY
1463 CARMEL DR
ROCKWALL, TX 75087

ROBINSON STACEY
1464 CARMEL DRIVE
ROCKWALL, TX 75087

DETHLOFF RAYMOND P JR
1465 AVONLEA DR
ROCKWALL, TX 75087

PARKS JAMES AND LAURIE
1465 CLUBHILL DRIVE
ROCKWALL, TX 75087

MARCHAND SAMUEL JOHN AND OLGA
1465 MEADOWS DRIVE
ROCKWALL, TX 75087

CANTRELL ROBERT D AND DEBORAH M
1465 MEANDERING WAY
ROCKWALL, TX 75087

DARKAZANLI AMMAR
1465 PLUMMER DRIVE
ROCKWALL, TX 75087

WILLIAMS LARRY J AND CLAUDIA H
1465 SHORES BLVD
ROCWALL, TX 75087

FLUITT MARCUS LEE AND
ANAIS CHAVEZ
1467 CARMEL DR
ROCKWALL, TX 75087

RAYAS SANDY MELENDEZ AND JUAN C
MELENDEZ-RAYAS
1468 CARMEL DR
ROCKWALL, TX 75087

RESIDENT
1470 PLUMMER DR
ROCKWALL, TX 75087

SMITH JEFFREY R
1470 ASHBOURNE DR
ROCKWALL, TX 75087

LEE JEONG HEE
1470 COASTAL DR
ROCKWALL, TX 75087

EAST LLOYD C & CAROLYN T
1470 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

KEPNER JOHN D AND ESTHER
1470 MEANDERING WAY
ROCKWALL, TX 75087

COOK MARY F & WALLACE C
1470 MERION DR
ROCKWALL, TX 75087

EASTERWOOD CHET & AMANDA
1470 MISTY CV
ROCKWALL, TX 75087

PETERSON JUSTIN H
1470 S JOHN KING BLVD #1207
ROCKWALL, TX 75032

KONGER CHAD AND CAITLIN REESE
1470 WHITE SAND DR
ROCKWALL, TX 75087

RESIDENT
1471 WHITE SAND DR
ROCKWALL, TX 75087

LYONS WILLIAM CHRISTOPHER & ANGELA
RENEE
1471 COASTAL DR
ROCKWALL, TX 75087

TOWNSEND SCOTT DAVID AND
NUBIA A CARVAJAL
1475 ASHBOURNE DRIVE
ROCKWALL, TX 75087

WAGGONER STEVEN AND PERRI
1475 AVONLEA DR
ROCKWALL, TX 75087

BRUCE JAY R AND TAYLOR L
1475 PLUMMER DRIVE
ROCKWALL, TX 75087

LUBURICH DENNIS JACK
1475 SHORES BLVD
ROCKWALL, TX 75087

SERNA ALBERT T
1480 ASHBOURNE DRIVE
ROCKWALL, TX 75087

ANSTEAD CHARLOTTE & CLIFF
1480 AVONLEA DR
ROCKWALL, TX 75087

THE CELLI FAMILY TRUST
SARA SUE CELLI AND ROBERT H JR CELLI
TRUSTEES
1480 COASTAL DR
ROCKWALL, TX 75087

SCOTT JASON AND CASEY
1480 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

BURROWS PATRICIA R AND CYNTHIA R RAMIREZ
1480 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
1480 SHORES BLVD
ROCKWALL, TX 75087

WILLIAMS MICHAEL P & PIPER A
1480 WHITE SAND DR
ROCKWALL, TX 75087

PWBG LIVING TRUST
TYLER D GROSS AND TABATHA O'HARE GROSS-TRUSTEES
1481 COASTAL DR
ROCKWALL, TX 75087

MOORE MARK T & JAN L
1481 WHITE SAND DR
ROCKWALL, TX 75087

COLE JANICE & CURT COLE
1485 ASHBOURNE DR
ROCKWALL, TX 75087

CHILDRESS FRANCES S
1485 AVONLEA DRIVE
ROCKWALL, TX 75087

TAVANAEI MARY E
1485 PLUMMER
ROCKWALL, TX 75087

MOON JASON
1485 SHORES BOULEVARD
ROCKWALL, TX 75087

RESIDENT
1490 ASHBOURNE DR
ROCKWALL, TX 75087

COLLINS PETER F AND CHRIS
1490 AVONLEA DR
ROCKWALL, TX 75087

AUGURSON CORNELIUS & VICTORIA
1490 COASTAL DRIVE
ROCKWALL, TX 75087

CORDRAY CHRIS AND ERIN
1490 WHITE SAND DR
ROCKWALL, TX 75087

MORREN JAMES DAVID & ELIZABETH ANN
1491 COASTAL DRIVE
ROCKWALL, TX 75087

CHEEK JAMES & HALEY
1491 WHITE SAND DR
ROCKWALL, TX 75087

EIDE ANDREW
1495 ASHBOURNE DR
ROCKWALL, TX 75087

WHATLEY LEAMON TODD AND KAREN K
1495 AVONLEA DR
ROCKWALL, TX 75087

CULLINS JO ANN
1495 PLUMMER DR
ROCKWALL, TX 75087

DAVIS SUSAN PATRICIA
1500 ASHBOURNE DRIVE
ROCKWALL, TX 75087

LUIZ ZACHARY AND COURTNEY SHLENSKY
1500 AVONLEA DR
ROCKWALL, TX 75087

SHARP J W
1500 CHAMPIONS DR
ROCKWALL, TX 75087

WIMS DANNY J & KRISTY E
1500 COASTAL DRIVE
ROCKWALL, TX 75087

ANDERSON REBECCA LYNNE & DAVID JAY
1500 MEADOWS CIR
ROCKWALL, TX 75087

SIMON KIMBERLY
1501 BURLINGAME DR
ROCKWALL, TX 75087

MILLER PAUL JOSEPH
1501 CARMEL DRIVE
ROCKWALL, TX 75087

GRUBBS GREGG & WENDEE
1501 COASTAL DRIVE
ROCKWALL, TX 75087

AYALA JOSE A II & KRYSTAL
1502 BURLINGAME DRIVE
ROCKWALL, TX 75087

ADAMS CANDACE
1503 BURLINGAME DR
ROCKWALL, TX 75087

RESIDENT
1505 AVONLEA DR
ROCKWALL, TX 75087

RESIDENT
1505 BURLINGAME DR
ROCKWALL, TX 75087

ARMSTRONG BRAD ROSS
1505 ASHBOURNE DRIVE
ROCKWALL, TX 75087

PARKS KALEB AND MACKENZIE
1505 CARMEL DRIVE
ROCKWALL, TX 75087

FITZGERALD JAMES V & SHIRLEY A
FITZGERALD LIVING TRUST
1505 PLUMMER DR
ROCKWALL, TX 75087

THOMAS ROBIN
1506 BURLINGAME DR
ROCKWALL, TX 75087

MCCORMICK GENEVIEVE M
1509 BURLINGAME DRIVE
ROCKWALL, TX 75087

RESIDENT
1510 AVONLEA DR
ROCKWALL, TX 75087

BUTLER CONSTANCE (CONNIE) L
1510 ASHBOURNE DR
ROCKWALL, TX 75087

MILSTEAD AMY O AND MATTHEW C
1510 BURLINGAME DRIVE
ROCKWALL, TX 75087

DILLARD ANDY C
1510 CHAMPIONS DR
ROCKWALL, TX 75087

CONGER DAVID & DEBRA
1510 COASTAL DR
ROCKWALL, TX 75087

WINKLER JIMMY B & MARY A
1510 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

TOWNES KEVIN AND JAN
1511 COASTAL DRIVE
ROCKWALL, TX 75087

RESIDENT
1515 ASHBOURNE DR
ROCKWALL, TX 75087

RESIDENT
1515 AVONLEA DR
ROCKWALL, TX 75087

FISHER STEVEN TROY & DONNA C
1515 PLUMMER DR
ROCKWALL, TX 75087

ANTON DAVID G AND BAMBI A
1517 BURLINGAME DRIVE
ROCKWALL, TX 75087

MARES RODOLFO AND
ALICIA CEDENO
1518 BURLINGAME DRIVE
ROCKWALL, TX 75087

RESIDENT
1520 MEADOWS CIR
ROCKWALL, TX 75087

BARNHILL ALEXANDER & SHAWN FAZEKAS
1520 ASHBOURNE DRIVE
ROCKWALL, TX 75087

COPENHAVER CRYSTALINE AMBER & GARY
RICHARD
1520 AVONLEA DR
ROCKWALL, TX 75087

RAY RHONDA G & TOMMY L
1520 CHAMPIONS DR
ROCKWALL, TX 75087

FISCHER PAUL A & JOY A TRUSTEES
FISCHER FAMILY TRUST
1520 COASTAL DR
ROCKWALL, TX 75087

PERKINS MAC H & SHIRLEY A
1520 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

MCGUIRE PATRICK A AND JOANN L
1521 BURLINGAME DR
ROCKWALL, TX 75087

OLGIN SHANNON D AND MARK
1522 BURLINGAME DRIVE
ROCKWALL, TX 75087

RESIDENT
1523 TELEGRAPH DR
ROCKWALL, TX 75087

JOHNSON TODD CHRISTIAN & NOEL DENISE
SAUL
1524 BAY VALLEY CIRCLE
HEATH, TX 75032

WILLS DALANA JEANE
1525 ASHBOURNE DR
ROCKWALL, TX 75087

WILLIAMS RICHARD D III AND CAITLYN M
1525 TELEGRAPH DRIVE
ROCKWALL, TX 75087

RAIBOURN JAMES C
1529 TELEGRAPH DRIVE
ROCKWALL, TX 75087

RESIDENT
1530 AVONLEA DR
ROCKWALL, TX 75087

PRIMROSE ANTHONY LEON & TAMMY ELAINE
1530 ASHBOURNE DR
ROCKWALL, TX 75087

HART CHARLETTE RENE AND
RONZE HART
1530 CHAMPIONS DR
ROCKWALL, TX 75087

BOUCHER RICHARD K & OLYMPIA T
1530 COASTAL DRIVE
ROCKWALL, TX 75087

CAVIN KYLE ANDREW & KELLEY LYNN
1530 FAIRLAKES POINTE DRIVE
ROCKWALL, TX 75087

TERRY MARGARET JOAN
1530 MEADOWS CIR
ROCKWALL, TX 75087

RIVERA ROGELIO JR
1531 COASTAL DR
ROCKWALL, TX 75087

CONFIDENTIAL
1533 TELEGRAPH DRIVE
ROCKWALL, TX 75087

NUNEZ MARIO
1535 ASHBOURNE DR
ROCKWALL, TX 75087

BOERNER DANIEL AND KELSEY
1537 TELEGRAPH DRIVE
ROCKWALL, TX 75087

SMITH MICHAEL L & AMY
BURNETT CAROL & JOHN
1540 ASHBOURNE DR
ROCKWALL, TX 75087

FERGUSON KENNETH R & CHEREE L
1540 AVONLEA DR
ROCKWALL, TX 75087

MINNISH JAMES E AND ROXANNE W
1540 CHAMPIONS DR
ROCKWALL, TX 75087

KARDA BRUCE AND DONNA
1540 COASTAL DR
ROCKWALL, TX 75087

TAYLOR COLEMAN DAVID & SARA DIANE
1540 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

WRIGHT ANTHONY AND CLAUDIA N
1541 COASTAL DR
ROCKWALL, TX 75087

WALLE VANESSA AND MERA
1541 TELEGRAPH DRIVE
ROCKWALL, TX 75087

HAMBLIN ADRIENNE AND KEVIN
1545 ASHBOURNE DR
ROCKWALL, TX 75087

GRAND HOMES 2014 LP
15455 DALLAS PARKWAY SUITE 1000

BARTON BRIAN
1550 ASHBOURNE DR
ROCKWALL, TX 75087

REYES JULIO C & CECILIA F
1550 AVONLEA DRIVE
ROCKWALL, TX 75087

ANGUISH ROBERT H ET UX
1550 CHAMPIONS DR
ROCKWALL, TX 75087

BURTON THOMAS G AND PEGGY W
1550 COASTAL DR
ROCKWALL, TX 75087

CANNAVO GENE GARY
1550 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

CHAFFIN DAVID AND JOANN
1550 MEADOWS CIR
ROCKWALL, TX 75087

ROLLINS ROBBY AND JAMI
1550 WATER WAY COURT
ROCKWALL, TX 75087

DARE BENJAMIN R & KATHERINE L
1551 COASTAL DRIVE
ROCKWALL, TX 75087

PULATIE EARL JAMES JR
1554 CHAMPIONS CT
ROCKWALL, TX 75087

DANAHY KATHLEEN & JOHN M
1555 CHAMPIONS CT
ROCKWALL, TX 75087

CLEM DONALD & MINDY
1555 FAIRLAKES CT
ROCKWALL, TX 75087

RESIDENT
1560 MEADOWS CIR
ROCKWALL, TX 75087

2018 R M LOVETT REVOCABLE TRUST
RANDALL JAY LOVETT AND MELANIE NICHOLE
LOVETT- TRUSTEES
1560 CHAMPIONS DRIVE
ROCKWALL, TX 75087

COLTON DUDLEY TEEPELL AND KAREN SUE
1560 COASTAL DR
ROCKWALL, TX 75087

ACHENBACH WILLIAM M & REBECCA A
1560 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

TACAZON MARK
1560 WATER WAY COURT
ROCKWALL, TX 75087

BARTHOLD FRED L
1561 COASTAL DRIVE
ROCKWALL, TX 75087

LINTER PAUL R &
LORETTA M LINTER
1561 WATER WAY CT
ROCKWALL, TX 75087

TORRES RICHARD R
1564 CHAMPIONS CT
ROCKWALL, TX 75087

CANTRELL RICHARD D & CYNTHIA P
1565 CHAMPIONS COURT
ROCKWALL, TX 75087

VANARSDALL EDNA MAE
1565 CHAMPIONS CT
ROCKWALL, TX 75087

LANG WILLIAM J & JILL A
1565 FAIRVIEW DR
ROCKWALL, TX 75087

GONZALEZ EDUARDO H
1570 CHAMPIONS DRIVE
ROCKWALL, TX 75087

CADDELL LYLE AND CATHERINE
1570 COASTAL DRIVE
ROCKWALL, TX 75087

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

LEEK LEONARD R
1570 FAIRLAKES CT
ROCKWALL, TX 75087

GRUBBS DAVID F JR & SHANNON
1570 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

WEIR ROBERT & MELANIE
1570 FAIRVIEW DR
ROCKWALL, TX 75087

WESTMORELAND SHELLEY
1570 WATER WAY CT
ROCKWALL, TX 75087

ALHUSSEINI MAZEN
1571 COASTAL DRIVE
ROCKWALL, TX 75087

GLUCK STEFAN & ELIZABETH ASHLEY
1571 WATER WAY CT
ROCKWALL, TX 75087

SMITH AMY DIANE & ANTHONY DAVID
1574 CHAMPIONS CT
ROCKWALL, TX 75087

CARROLL JUDY AND RICHARD
1575 CHAMPIONS COURT
ROCKWALL, TX 75087

COGGINS MICHAEL AND BRITTAIN
1575 FAIRLAKES COURT
ROCKWALL, TX 75087

LAMBRETH CHARLES & SUSAN
1575 FAIRVIEW DR
ROCKWALL, TX 75087

RESIDENT
1580 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

CLAGGETT STEVEN B
1580 CHAMPIONS DRIVE
ROCKWALL, TX 75087

BASSILI ANTHONY AND MELANIE
1580 COASTAL DRIVE
ROCKWALL, TX 75087

JONES KEVIN AND JILL
1580 FAIRVIEW DR
ROCKWALL, TX 75087

REID MICHAEL E & SUZANNE
1580 WATER WAY CT
ROCKWALL, TX 75087

RAPP ANDREW AND WHITNEY
1581 COASTAL DRIVE
ROCKWALL, TX 75087

GROOP GARY A & CINDY
1581 WATER WAY CT
ROCKWALL, TX 75087

VICTOR B MILLER AND SUSAN D MILLER 2017
REVOCABLE TRUST
15815 INDIAN VALLEY RD
JAMAL, CA 91935

KENNETH J FOLEY AND MARGARET S FOLEY
FAMILY TRUST
KENNETH J AND MARGARET S FOLEY- TRUSTEES
1584 CHAMPIONS COURT
ROCKWALL, TX 75087

BAUER DONALD G AND DEE ANN
1585 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

FISHER CHARLES H & DONNA M
1585 FAIRVIEW DR
ROCKWALL, TX 75087

SWITZER KEVIN & NICOLE
1590 CHAMPIONS DR
ROCKWALL, TX 75087

BURKE MARK P
1590 COASTAL DR
ROCKWALL, TX 75087

BARFIELD JOHN E & RACHEL M
1590 WATER WAY CT
ROCKWALL, TX 75087

VONDERHOYA SALLY
1600 CHAMPIONS DR
ROCKWALL, TX 75087

DUREN MATTHEW L AND JENNIFER RENEE
1600 COASTAL DR
ROCKWALL, TX 75087

NELSON MICHAEL S AND SUSAN B
1600 FAIRLAKES CT
ROCKWALL, TX 75087

KALASH JAMES AND SUSAN
1600 FAIRVIEW DR
ROCKWALL, TX 75087

GLOSSUP VERNON R AND MARY ANNE
1600 PLUMMER DR
ROCKWALL, TX 75087

ALLEN CLAUDIS
1600 WATER WAY CT
ROCKWALL, TX 75087

PATTERSON BRANDON E AND JASMINE
1601 COASTAL DRIVE
ROCKWALL, TX 75087

BOMKAMP TONYA ANN
1605 ASHBOURNE DR
ROCKWALL, TX 75087

EVAN E COCHRANE IRREVOCABLE TRUST
PATRICIA L COCHRANE TRUSTEE
1605 FAIRLAKES COURT
ROCKWALL, TX 75087

ELAM BRAD S & KATHLEEN A
1605 FAIRVIEW DRIVE
ROCKWALL, TX 75087

PUCKETT MARY
1605 PLUMMER DR
ROCKWALL, TX 75087

STANLEY SHIRLEY AND KEVIN
1605 SHORES BLVD
ROCKWALL, TX 75087

NORMAN GREGORY
1610 ASHBOURNE DRIVE
ROCKWALL, TX 75087

MARTINEZ JOHN C & TONNIE
1610 CHAMPIONS DR
ROCKWALL, TX 75087

MORELAN RICHARD P & SANDRA L
1610 COASTAL DRIVE
ROCKWALL, TX 75087

THURLKILL BILLY RAY II AND MARIE KAY
1610 FAIRLAKES POINT DR
ROCKWALL, TX 75087

BOGGS JOHN S
1610 PLUMMER DR
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS
1610 SHORES BLVD
ROCKWALL, TX 75087

LUKOWSKY DENISE DANIELLE
1610 WATER WAY CT
ROCKWALL, TX 75087

SIVATHARMAN NATHAN & GOWRY
1611 COASTAL DR
ROCKWALL, TX 75087

RESIDENT
1615 SHORES BLVD
ROCKWALL, TX 75087

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

SCOTT JAMES DAVID & JOLAINE MARIE
1615 FAIRLAKES POINT DR
ROCKWALL, TX 75087

WATKINS JAMES C JR & LYDIA
1615 PLUMMER DR
ROCKWALL, TX 75087

ELKINS MATTHEW AND KATHARINE
1620 ASHBOURNE DRIVE
ROCKWALL, TX 75087

SARPONG JOSEPH F
1620 AVONLEA DRIVE
ROCKWALL, TX 75087

HESLER ROBERT L & LYNN B
1620 CHAMPIONS DR
ROCKWALL, TX 75087

STANESIC FRANK L AND CHRISTINE Z
1620 COASTAL DR
ROCKWALL, TX 75087

STROHMEYER NANCY & JAMES
1620 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

FULMER BETTY L
1620 PLUMMER DR
ROCKWALL, TX 75087

LAWS DON MICHAEL
1620 SHORES BLVD
ROCKWALL, TX 75087

RHODES TERRY E
1620 WATER WAY CT
ROCKWALL, TX 75087

MCGARY DONALD
1621 COASTAL DRIVE
ROCKWALL, TX 75032

SPARKS M JANE
1625 ASHBOURNE DR
ROCKWALL, TX 75087

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

CROOM FORREST D & KAREN M
1625 FAIRLAKES POINTE DRIVE
ROCKWALL, TX 75087

GROARK MICHAEL H & CONSTANCE M
1625 PLUMMER DR
ROCKWALL, TX 75087

MILLER RYAN ROGER WILLIAM
1625 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1630 ASHBOURNE DR
ROCKWALL, TX 75087

MELINDA STARKEY ODOM REVOCABLE TRUST
MELINDA STARKEY ODOM- TRUSTEE
1630 AVONLEA DRIVE
ROCKWALL, TX 75087

IRIS BELK SMITH REVOCABLE TRUST
IRIS BELK SMITH- TRUSTEE
1630 COASTAL DRIVE
ROCKWALL, TX 75087

MORGAN CHAD AND NICOLE
1630 PLUMMER DRIVE
ROCKWALL, TX 75087

SHULMAN STEVEN MARC AND
VICTORIA OLIVE DREW
1630 SHORES BLVD
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

WOFFORD REVOCABLE LIVING TRUST
JOHN WILLIAM WOFFORD AND LINDA SUE
WOFFORD TRUSTEES
1635 PLUMMER DRIVE
ROCKWALL, TX 75087

SOLOMON HAROLD E & SANDRA S
1635 SHORES BLVD
ROCKWALL, TX 75087

KENNEDY JUAN AND ANDREA
1640 ASHBOURNE DRIVE
ROCKWALL, TX 75087

MIAN JASMINE AND SAMI
1640 COASTAL DRIVE
ROCKWALL, TX 75087

BARNETT AARON AND KATESSA
1640 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1645 CRESTHILL DR
ROCKWALL, TX 75087

JAHNER ERIC
1645 ASHBOURNE
ROCKWALL, TX 75087

BIRKHOLZ LYNELLE KAYE HILL-
1645 PLUMMER DRIVE
ROCKWALL, TX 75087

BAUGHIER BARRY G & STEPHANIE L
1645 SHORES BLVD
ROCKWALL, TX 75087

HERB LOUIS L & MICHELE R
THE LOUIS L HERB & MICHELE R HERB
REVOCABLE LIVING TRUST
1650 ASHBOURNE DRIVE
ROCKWALL, TX 75087

HAGENY MARY & MATTHEW
1650 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1655 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
1655 ASHBOURNE DR
ROCKWALL, TX 75087

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

HUGHES DAVID H AND
BRENDA SUE FIELD
1655 PLUMMER DRIVE
ROCKWALL, TX 75087

COOK RUSSELL E & AMANDA L
1660 ASHBOURNE DR
ROCKWALL, TX 75087

ANDERSON DONALD S & LINDA T
1660 PLUMMER DR
ROCKWALL, TX 75087

GRESHAM BRENT & MELINDA
1665 ASHBOURNE DR
ROCKWALL, TX 75087

VRANA CAITLIN & ALEXANDER
1665 CRESTHILL DRIVE
ROCKWALL, TX 75087

MIXON JAMES
1665 PLUMMER DR
ROCKWALL, TX 75087

WALL DOUGLAS G AND
DEANA C WALL
1665 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1670 ASHBOURNE DR
ROCKWALL, TX 75087

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

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

SEED DANIEL BRUCE & BARBARA A
1670 PLUMMER
ROCKWALL, TX 75087

SEED DANIEL B & BARBARA A
1670 PLUMMER DR
ROCKWALL, TX 75087

WEST JIMMIE C AND CAROLYN O
16710 TELGE ROAD
CYPRESS, TX 77429

KING JENNIFER
1675 ASHBOURNE DR.
ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE
EAVONNE
1675 AVONLEA DRIVE
ROCKWALL, TX 75087

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

RIGGINS JOSH DAVID AND
MEGHAN HARRIS
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

COLWELL DAVID
1675 PLUMMER DRIVE
ROCKWALL, TX 75087

CECIL WILLIAM R ETUX
1675 SHORES BLVD
ROCKWALL, TX 75087

BURNS JOE W & DEBORAH
1680 ASHBOURNE DR
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

HUYNH SANG T
1680 PLUMMER DRIVE
ROCKWALL, TX 75087

RESIDENT
1685 CRESTHILL DR
ROCKWALL, TX 75087

EFENEY W MICHAEL JR & AMY LYNN
1685 LAKE BROOK CIR
ROCKWALL, TX 75087

PRODAHL DALE AND KAREN
1685 PLUMMER DR
ROCKWALL, TX 75087

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

KING CLYDE A & VICKIE
1685 SHORES BLVD
ROCKWALL, TX 75087

CHEEK CHARLES M & JUNE M
1690 ASHBOURNE DRIVE
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

BARTON ALLEN J SR &
STANA WHITE BARTON
1690 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1695 LAKE BROOK CIR
ROCKWALL, TX 75087

SHARTZER LEVI GENE & LAUREN NICHOLE
1695 LAKE FOREST DR
ROCKWALL, TX 75087

PARR JACOB AND ANGELA
1695 PLUMMER DRIVE
ROCKWALL, TX 75087

RESIDENT
1700 CRESTHILL DR
ROCKWALL, TX 75087

RESIDENT
1700 PLUMMER DR
ROCKWALL, TX 75087

SOWARDS DAVID E & EDNA M
1700 ASHBOURNE DRIVE
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

RESIDENT
1705 CRESTHILL DR
ROCKWALL, TX 75087

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

LEE KENNETH M AND TERRI LEE
1705 PLUMMER DR
ROCKWALL, TX 75087

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

RESIDENT
1709 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1710 ASHBOURNE DR
ROCKWALL, TX 75087

RESIDENT
1710 PLUMMER DR
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

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

LAWSHE G MICHAEL & SARAH E
1713 PLUMMER DR
ROCKWALL, TX 75087

PIPES CAMERON S AND
STEPHANIE P DUTY
1715 CRESTHILL DRIVE
ROCKWALL, TX 75087

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

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

JONES GARY
1717 PLUMMER DR
ROCKWALL, TX 75087

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

MCCUTCHEON JOHN C AND
MYCHEL L MACINNIS
1720 PLUMMER DR
ROCKWALL, TX 75087

HOLDMAN KRISTOPHER D AND SARAH A
1721 PLUMMER DRIVE
ROCKWALL, TX 75087

HERNANDEZ IGNACIO AND ELVIA
1725 CRESTHILL DR
ROCKWALL, TX 75087

JARCY EVAN
1725 LAKE FOREST DRIVE
ROCKWALL, TX 75087

BAUCHMAN MICHAEL & JEANETTE
1725 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1729 PLUMMER DR
ROCKWALL, 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

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

JEFFRESS TIMOTHY W & MICHELLE L
1730 PLUMMER DR
ROCKWALL, TX 75087

STARK ROBERT JR & KIMBERLY A
1730 WIND HILL RD
ROCKWALL, TX 75087

HILL MICHAEL G ETUX
1733 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1735 PLUMMER 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

CLARK CHARLES L & SANDRA J TRUSTEES
CHARLES L & SANDRA J CLARK FAMILY TRUST
1739 MORLEY STREET
SIMI VALLEY, CA 93065

RESIDENT
1740 CRESTHILL DR
ROCKWALL, TX 75087

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

ODOM STEVEN WILLIAM AND AMPARO
1740 PLUMMER DR
ROCKWALL, TX 75087

FONTENOT JORDAN L AND ALISON R
1740 WIND HILL ROAD
ROCKWALL, TX 75087

RESIDENT
1745 CRESTHILL DR
ROCKWALL, TX 75087

MARTIN DONALD
1745 LAKE FOREST DRIVE
ROCKWALL, TX 75087

WEGHORST ALLAN & NANETTE
1745 PLUMMER DR
ROCKWALL, TX 75087

CONFIDENTIAL
1750 CRESTHILL DR
ROCKWALL, TX 75087

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

CRAFT REID L AND ELIZABETH A WADE
1750 PLUMMER DR
ROCKWALL, TX 75087

RESIDENT
1755 CRESTHILL DR
ROCKWALL, TX 75087

FAWCETT BRIAN P & THERESA E
1755 PLUMMER DRIVE
ROCKWALL, TX 75087

SOUTH KIMBERLY GAIL
1760 CRESTHILL DRIVE
ROCKWALL, TX 75087

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

MINO MADISON AND ADRIANA
1760 PLUMMER DRIVE
ROCKWALL, TX 75087

DOLLINS JUSTIN RYAN AND LISA NOEL
1760 WIND HILL ROAD
ROCKWALL, TX 75087

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

BAAS DENNIS R & MITZI K
1765 LAKE FOREST DR
ROCKWALL, TX 75087

CORDELL JOSEPH AND APRIL
1765 PLUMMER DR
ROCKWALL, TX 75087

ATHEY PATSY R
1770 PLUMMER DRIVE
ROCKWALL, TX 75087

CUTLER STEVEN R
1770 WIND HILL RD
ROCKWALL, TX 75087

WHITE BONNIE SUE
1775 LAKE FOREST DRIVE
ROCKWALL, TX 75087

COLLIER DARBY AND
CASEY JAMES COLLIER
1775 PLUMMER DRIVE
ROCKWALL, TX 75087

RESIDENT
1780 WIND HILL RD
ROCKWALL, TX 75087

WEIGAND THOMAS MATTHEW AND JOANNA
1780 LAKE FOREST
ROCKWALL, TX 75087

DYE KATIE
1780 PLUMMER DR
ROCKWALL, TX 75087

KING CLIFTON C & ROBBI LINN
1790 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
1800 LYNCH CT
ROCKWALL, TX 75087

KULA THOMAS W & JEANNETTE G
1800 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
1801 ISLE ROYALE DR
ROCKWALL, TX 75087

STEPHENS BRIAN SCOTT & MARGARET
JOSEPHINE
1801 LYNCH COURT
ROCKWALL, TX 75087

WRIGHT MELINDA M
1805 RANDOM OAKS DR
ROCKWALL, TX 75087

PALLONE JOSEPH & MONIKA
1805 WIND HILL RD
ROCKWALL, TX 75087

METCALF-KELLY KEVIN P
1810 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
1811 ISLE ROYALE DR
ROCKWALL, TX 75087

DEHART KEVIN D & LEE ANN
1811 LYNCH CT
ROCKWALL, TX 75087

ULSRUD TAREN A & JASON ULSRUD
1811 RANDOM OAKS DR
ROCKWALL, TX 75087

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

PERKINS STEVEN M & LISA M
1815 WIND HILL RD
ROCKWALL, TX 75087

HUGHES COLE
1817 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1820 LYNCH CT
ROCKWALL, TX 75087

GIBSON JASON D AND LEILA D
1820 HIDDEN HILLS
ROCKWALL, TX 75087

BROWN CHARLES W & AMBERLY A
1820 WINDHILL RD
ROCKWALL, TX 75087

BROWNING JAMES O & JAN RAMEY BROWNING
REVOCABLE TRUST
JAMES O & JAN R BROWNING TRUSTEES
1821 ISLE ROYALE DRIVE
ROCKWALL, TX 75087

LYNCH JOSEPH P & CONSTANCE J
1821 LYNCH CT
ROCKWALL, TX 75087

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

NICHOLS MONTE C & SHERRI E
1823 RANDOM OAKS DR
ROCKWALL, TX 75087

KOOB F PAUL & CAROLE A
1825 WIND HILL RD
ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY
1829 HAINESWORTH DR
ROCKWALL, TX 75087

FOSNIGHT PETER AND MELISSA
1829 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

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

KLEIN MAX E JR & GLENDA M
1830 HIDDEN HLS
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D
1830 OAK BEND DRIVE
ROCKWALL, TX 75087

PERSER JOHN R ETUX
1830 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
1831 HAINSWORTH DR
ROCKWALL, TX 75087

TAYLOR DAVID C AND HEATHER
1831 ISLE ROYALE DR
ROCKWALL, TX 75087

AVENETTI QUINT D & BRENDA
1831 LYNCH CT
ROCKWALL, TX 75087

RESIDENT
1833 HAINSWORTH DR
ROCKWALL, TX 75087

LAABS MICHAEL AND HAYLEY
1835 HIDDEN HILL
ROCKWALL, TX 75087

BOBACK STEPHEN P & DONNA A
1835 RANDOM OAKS DR
ROCKWALL, TX 75087

OSTROWSKI JOHN J SR & VITA M
1835 WIND HILL RD
ROCKWALL, TX 75087

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

MONTGOMERY BARRY A AND MARY R
1838 OAK BEND DR
ROCKWALL, TX 75087

NARRAVULA SUNDEEP AND
VENKATA N CHINTALA
18380 CLEMSON AVE
SARATOGA, CA 95070

RESIDENT
1839 OAK BEND DR
ROCKWALL, TX 75087

RESIDENT
1840 WIND HILL RD
ROCKWALL, TX 75087

GARCIA MANUEL DE JESUS AND MONICA J
1840 CLUBVIEW DRIVE
ROCKWALL, TX 75087

IVEY CRAIG & NICOLE
1840 CRESTLAKE DR
ROCKWALL, TX 75087

OWENS MARLENE SANDERS
1840 HIDDEN HILLS
ROCKWALL, TX 75087

KUNHARDT CARL J & JULIA E
1841 ISLE ROYAL DRIVE
ROCKWALL, TX 75087

HUSTON BRIAN AND SUSAN
1841 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

MULLET STEPHEN PAUL
1844 OAK BEND DR
ROCKWALL, TX 75087

COX RAEUL G JR & SUSAN
1845 HIDDEN HLS
ROCKWALL, TX 75087

RAKOW DONALD E JR & RHONDA
1845 OAK BEND DR
ROCKWALL, TX 75087

LAMBERT THOMAS & JULIE
1847 RANDOM OAKS DR
ROCKWALL, TX 75087

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

BYROM ROBERT M & JANET R
1850 HIDDEN HLS
ROCKWALL, TX 75087

PENCE RICHARD G & SHELLEY R
1850 LA GRANDE DR
ROCKWALL, TX 75087

GREEN CHRISTOPHER AND JULIE
1850 OAK BEND DRIVE
ROCKWALL, TX 75087

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

FKH SFR PROPCO A LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

SUNDERSON JOHN MAURICE JR & GWENDOLYN B
1850 WIND HILL RD
ROCKWALL, TX 75087

PECORARO LUIGI AND JULIE
1851 OAK BEND DRIVE
ROCKWALL, TX 75087

COWDEN DIANE S
1853 RANDOM OAKS DR
ROCKWALL, TX 75087

FOWLER JEREMEY & DALAIH
1855 CRESTLAKE DR
ROCKWALL, TX 78087

BARNETT JOSEPH R & LADONNA K
1855 HIDDEN HLS
ROCKWALL, TX 75087

TOKUZ MAHMUT & BARBARA LYNN
1855 WIND HILL RD
ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE
1856 OAK BEND DR
ROCKWALL, TX 75087

LOPEZ CECILIA LIZETH MENDEZ
1857 OAK BEND DR
ROCKWALL, TX 75087

BARTLEY JOSHUA AND ASHLEY
1859 RANDOM OAKS DR
ROCKWALL, TX 75087

MOORE HEATHER & STEVEN
1859 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

ELY MINNIE E
1860 CLUBVIEW DR
ROCKWALL, TX 75087

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

WIEDEMANN MATTHEW
1860 LA GRANDE DRIVE
ROCKWALL, TX 75087

DOBIYANSKI JOHN WILLIAM & DORIS MAILLOUX
1860 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
1862 OAK BEND DR
ROCKWALL, TX 75087

GARCIA RACHELLE N
1863 OAK BEND DR
ROCKWALL, TX 75087

KAMINSKI CHERYL L
1865 CRESTLAKE DR
ROCKWALL, TX 75087

WHITE TRACY ALANE
1865 HILLCROFT DR
ROCKWALL, TX 75087

SMITH PATRICK R & KIMBERLY
1865 RANDOM OAKS DR
ROCKWALL, TX 75087

NIKKARI MELISSA R
1865 WIND HILL ROAD
ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI
1868 OAK BEND DRIVE
ROCKWALL, TX 75087

RESIDENT
1869 OAK BEND DR
ROCKWALL, TX 75087

GEGENHEIMER MARLENE
1870 CLUBVIEW DRIVE
ROCKWALL, TX 75087

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

MIZE JAMES M AND JULIE K
1870 HILLCROFT DRIVE
ROCKWALL, TX 75087

FERGUSON TRAVIS & MELISSA
1870 WIND HILL CIR
ROCKWALL, TX 75087

ASBILL PAULA L
1871 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1875 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
1875 OAK BEND DR
ROCKWALL, TX 75087

HERVEY CLAY AND ANNIE
1876 OAK BEND DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1877 RANDOM OAKS DR
ROCKWALL, TX 75087

HOPKINS GARY L & GRETCHEN C
1880 CRESTLAKE DR
ROCKWALL, TX 75087

HILL CHRISTOPHER AND SHELLEY
1880 WIND HILL CIRCLE
ROCKWALL, TX 75087

STEPHENS KENNETH & HOLLY
1885 CLUBVIEW DR
ROCKWALL, TX 75087

STEWART NATHAN A & BRITTANY T, TRUSTEES
OF NATHAN &
BRITTANY STEWART LIVING TRUST
1885 CREEKSIDE DRIVE
ROCKWALL, TX 75087

FOSTER MARCIA M
1885 CRESTLAKE DRIVE
ROCKWALL, TX 75087

NASUFI ZIKRI & TEUTA
1885 HILLCROFT DR
ROCKWALL, TX 75087

I&G SFR II BORROWER LLC
1887 WHITNEY MESA DRIVE #3380
HENDERSON, NV 89014

TURNER FAMILY TRUST
GARY & DANA TURNER CO-TRUSTEES
1890 CLUBVIEW DR
ROCKWALL, TX 75087

SANTANA ALBERTO J
1890 CRESTLAKE DRIVE
ROCKWALL, TX 75087

BILLUPS RYAN & REBECCA
1890 HILLCROFT DRIVE
ROCKWALL, TX 75087

STONE WARREN C
1890 WIND HILL CIR
ROCKWALL, TX 75087

RESIDENT
1895 CRESTLAKE DR
ROCKWALL, TX 75087

RHYNER KENNETH R & VALERIE L
1895 CREEKSIDE DR
ROCKWALL, TX 75087

BUNCH HAROLD GARY & LAUREN ANN
1895 HILLCROFT DRIVE
ROCKWALL, TX 75087

ROJAS PEDRO & SANDRA
1900 CLUB LAKE CIR
ROCKWALL, TX 75087

LOWHORN JEREMIAH AND BROOKE
1900 CREEKSIDE DRIVE
ROCKWALL, TX 75087

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

LOCKETTE RAGAN FRANKLIN AND DONNA ANN
1900 HILLCROFT DRIVE
ROCKWALL, TX 75087

GODFREY CHRISTIAN & MONICA M SAWAYA
1900 MONT CASCADES DR
ROCKWALL, TX 75087

WANDREY DANIEL E
1900 WIND HILL CIRCLE
ROCKWALL, TX 75087

RESIDENT
1905 HIDDEN VALLEY
ROCKWALL, TX 75087

LOWKE LYNDIA CAROL
1905 CLUB LAKE CIR
ROCKWALL, TX 75087

BAILEY MANA COX AND
LINDA LOVVORN
1905 CLUBVIEW DR
ROCKWALL, TX 75087

TURLEY NANCY C AND GEORGE D
1905 CREEKSIDE DR
ROCKWALL, TX 75087

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

MERTENS ANDREW J & TIFFANY R
1905 HILLCROFT DR
ROCKWALL, TX 75087

LEAHY STEVEN AND JENNIFER
1905 MURIFIELD AVE
ROCKWALL, TX 75087

HORN DONALD O & STEPHANIE L
1905 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1910 CREEKSIDE DR
ROCKWALL, TX 75087

SHEERAN PATRICK K AND JANE E
1910 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

KIM DO BAE & JUNG KYU PARK
1910 CLUBVIEW DR
ROCKWALL, TX 75087

ANDERSON A JEANETTE
1910 CRESTLAKE DR.
ROCKWALL, TX 75087

GIROD DEVIN AND ANGELICA
1910 HILLCROFT DRIVE
ROCKWALL, TX 75087

NELSON KAREN S
1910 MURIFIELD AVE
ROCKWALL, TX 75087

SCHULTZ JENNIFER S & ERIC
1910 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

BOWHALL ELMER F ET UX
1910 RIDGE CREST PL
ROCKWALL, TX 75087

SHIBLEY DAVID W ET UX
1910 WIND HILL CIR
ROCKWALL, TX 75087

RESIDENT
1911 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1915 CLUBVIEW DR
ROCKWALL, TX 75087

NABORS MARTIN E AND LEAANN
1915 CLUB LAKE CIR
ROCKWALL, TX 75087

PEARRE CHARLES W & JANET L
1915 CREEKSIDE DR
ROCKWALL, TX 75087

COPELAND DONNA
1915 CRESTLAKE DR
ROCKWALL, TX 75087

HOLMAN JANICE K
1915 HIDDEN VALLEY
ROCKWALL, TX 75087

CATER CARL & DEBORAH
1915 HILLCROFT DR
ROCKWALL, TX 75087

REEVES RUSSELL A & SARA
1915 MURIFIELD AVENUE
ROCKWALL, TX 75087

ORR J STEVEN & KAY LISA BOHLS
1915 WIND HILL RD
ROCKWALL, TX 75087

WEYGANDT DEBORA ANN
1918 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

PETERSEN MICHAEL P & JANICE D
1919 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1920 CRESTLAKE DR
ROCKWALL, TX 75087

MOLINAR JOHN L & KATHY B
1920 CLUB LAKE CIR
ROCKWALL, TX 75087

NATAL ERIC AND SUSAN
1920 CLUBVIEW DRIVE
ROCKWALL, TX 75087

GUILFOYLE JOANNE AND HENRY PASTERCZYK
1920 CREEKSIDE DR
ROCKWALL, TX 75087

CHRISTENSEN SHIRLEY AND
BETHANY TERRY
1920 HILLCROFT DRIVE
ROCKWALL, TX 75087

DRUMMOND REBECCA AND
BRENDA COX
1920 MURIFIELD AVE
ROCKWALL, TX 75087

FERINA JAKE VICTOR
1920 RIDGE CREST PLACE
ROCKWALL, TX 75087

JONES ROBERT & JANET
1920 WIND HILL
ROCKWALL, TX 75087

DENSON CODY WAYNE AND NATALIE JENAE
1925 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

STONE ROBERT BRIAN AND
KIMBERLY ANN STONE
1925 CLUBVIEW DRIVE
ROCKWALL, TX 75087

CAGLE CHRISTOPHER
1925 CREEKSIDE DR
ROCKWALL, TX 75087

RIDDLE ANDREW G
1925 CRESTLAKE DRIVE
ROCKWALL, TX 75087

COUCH RICHARD A & ELISA
1925 HIDDEN VALLEY
ROCKWALL, TX 75087

NORTRIDGE SUSAN J
1925 HILLCROFT DRIVE
ROCKWALL, TX 75087

HOWARD SCOTT E & LISA A
1925 MURIFIELD AVENUE
ROCKWALL, TX 75087

WILLS GARTH C ET UX
1925 WIND HILL RD
ROCKWALL, TX 75087

WITT ANYA ELLEN
1927 RANDOM OAKS DR
ROCKWALL, TX 75087

MCDONALD KRISTOPHER AND LYDIANNE
1930 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

GRASSO SUZAN E AND MARK A
1930 CLUBVIEW DR
ROCKWALL, TX 75087

ISON CHARLES R & SANDRA D
1930 CREEKSIDE DRIVE
ROCKWALL, TX 75087

DORINSKI DAVID ALAN
1930 CRESTLAKE DRIVE
ROCKWALL, TX 75087

HARDING ROBERT TATUM AND SHELLEY ANN
1930 HIDDEN VALLEY
ROCKWALL, TX 75087

ROSE DAVID & KAREN R
1930 HILLCROFT DRIVE
ROCKWALL, TX 75087

GORDON DANNY & LINDA
1930 MURIFIELD AVE
ROCKWALL, TX 75087

JOSEPH AND WENDY COLES REVOCABLE TRUST
JOSEPH R COLES III AND WENDY ALLYCE COLES,
CO-TRUSTEES
1930 RIDGE CREST PLACE
ROCKWALL, TX 75087

SHAVER BRADLEY AND KENDRA
1930 WIND HILL RD
ROCKWALL, TX 75087

SMITH OWEN R AND HOLLIE M
1935 CLUB LAKE CIRCLE
ROCKKWALL, TX 75087

VALENTINE VICTORIA
1935 CLUBVIEW DR
ROCKWALL, TX 75087

PRESCOTT BYRON C
1935 CREEKSIDE DR
ROCKWALL, TX 75087

PRESCOTT BYRON C AND WENDI D
1935 CREEKSIDE DR
ROCKWALL, TX 75087

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

GRAND-LIENARD JACOB E
1935 HIDDEN VALLEY
ROCKWALL, TX 75087

CAMPBEL WILLIAM M & JO G
1935 HILLCROFT DR
ROCKWALL, TX 75087

CATINCHI RODOLFO J
1935 MURIFIELD AVE
ROCKWALL, TX 75087

HEIN AMANDA LORRAINE
1935 MURIFIELD AVE
ROCKWALL, TX 75087

PRINCE STEPHEN AND JESSICA
1935 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

JORGENSEN HARRIS HOLT & DONNA T
1935 WIND HILL RD
ROCKWALL, TX 75087

JAMES JAY & VALERIE
1940 CLUB LAKE CIR
ROCKWALL, TX 75087

CHASE BRANDON P
1940 CREEKSIDE DR
ROCKWALL, TX 75087

BRINDOCK ANDREW J ETUX
1940 HIDDEN VLY
ROCKWALL, TX 75087

ALI VANESA ELIZABETH
1940 MURIFIELD AVE
ROCKWALL, TX 75087

RESIDENT
1940 N LAKESHORE RD
ROCKWALL, TX 75087

WOODS THOMAS M ETUX
1940 RIDGE CREST PL
ROCKWALL, TX 75087

RAMIREZ ANTHONY A & CYNTHIA R
1940 WIND HILL RD
ROCKWALL, TX 75087

HOWELLS TYLER LEE
1941 RANDOM OAKS DR
ROCKWALL, TX 75087

JONES PETER W AND WHITNEY M JONES LIVING TRUST
PETER W JONES AND WHITNEY M JONES TRUSTEES
1945 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

HAZLEWOOD TAD D & MICHELLE D
1945 CREEKSIDE DRIVE
ROCKWALL, TX 75087

HOLSTROM GAIL AND JERRY
1945 HIDDEN VALLEY
ROCKWALL, TX 75087

CONVERSE CODY E
1945 MURIFIELD AVENUE
ROCKWALL, TX 75087

SULLINS BRIAN AND CRYSTAL
1945 WIND HILL ROAD
ROCKWALL, TX 75087

CLARY AUDREY BLAIR AND KENNETH LEE
1947 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

RESIDENT
1950 HIDDEN VALLEY
ROCKWALL, TX 75087

WOON FAMILY TRUST
RICHARD T WOON AND DIANE M WOON-COTRUSTEES
1950 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

KROPP CLIFTON M & LESLIE
1950 CREEKSIDE DR
ROCKWALL, TX 75087

TORRIERO STEVE OTTO
1950 LAKE FOREST DR
ROCKWALL, TX 75087

HEIMER BRAD RYAN & SHANNON
1950 MURIFIELD AVE
ROCKWALL, TX 75087

FLETCHER ROBERT L & PATRICIA
1950 RIDGE CREST PL
ROCKWALL, TX 75087

GURAWALE MAKARAND G AND ASHWINI GURWALE
1950 WIND HILL ROAD
ROCKWALL, TX 75087

ZEPEDA NORA E
1953 RANDOM OAKS DRIVE
ROCKWALL, TX 75087

BROWN LARRY W & DIANE
1954 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1955 HIDDEN VALLEY
ROCKWALL, TX 75087

RESIDENT
1955 WIND HILL RD
ROCKWALL, TX 75087

GENTZLER STEPHEN M
1955 CLUB LAKE CIR
ROCKWALL, TX 75087

SCHILLING BRANDON S AND ANGELIQUE
1955 CREEKSIDE DR
ROCKWALL, TX 75087

ROORDA DIRK J & ASTAIRE H
1955 MURIFIELD AVENUE
ROCKWALL, TX 75087

LEE JEANNE YU-HAN & EDWARD MARTIN SCOTT
1960 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

LEE JEANNE YU-HAN & EDWARD MARTIN SCOTT
1960 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

FARROW DOUGLAS E & REBECCA B
1960 CREEKSIDE DR
ROCKWALL, TX 75087

HOLT TRACYE NELSON AND MICHAEL ROY
1960 HIDDEN VALLEY
ROCKWALL, TX 75087

SANDERS MARK LINDSAY AND PIPER NICOLE
1960 LAKE FOREST DR
ROCKWALL, TX 75087

PETERSON LAURA C.
1960 MURIFIELD AVE
ROCKWALL, TX 75087

LOPEZ JUAN S AND JENNIFER KNICKERBOCKER
1960 RANDOM OAKS
ROCKWALL, TX 75087

SUMNERS ROY L & DEBBIE K
1960 RIDGE CREST PL
ROCKWALL, TX 75087

CHASTAIN JEREMY M AND SARAH
1960 WIND HILL ROAD
ROCKWALL, TX 75087

RESIDENT
1961 RANDOM OAKS DR
ROCKWALL, TX 75087

ALBERS STEPHEN & MITZI
1965 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

LAYMAN NICHOLAS AND AMY
1965 CREEKSIDE DR
ROCKWALL, TX 75087

LOVELESS WYMAN D & LINDA G
1965 HIDDEN VLY
ROCKWALL, TX 75087

MOODY JONITA
1965 MURIFIELD AVE
ROCKWALL, TX 75087

DAVIS CHRISTOPHER & CHRISTINE
1965 WIND HILL RD
ROCKWALL, TX 75087

PEREZ JOHN & BRITANIE
1966 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1967 RANDOM OAKS DR
ROCKWALL, TX 75087

RESIDENT
1970 RIDGE CREST PL
ROCKWALL, TX 75087

GOODEN-ANDERSON TAMECKA C AND EARNTY T ANDERSON
1970 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

SLEDGE CHAD
1970 CREEKSIDE DR
ROCKWALL, TX 75087

HOLT CHARLES W JR & CLAUDIA
1970 HIDDEN VLY
ROCKWALL, TX 75087

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

TWILLEY EDWARD GLEN & KATHERINE ANN
1970 MURIFIELD AVENUE
ROCKWALL, TX 75087

FINCH DANIEL JOSEPH SR AND CHERI LYNN
1970 WINDHILL RD
ROCKWALL, TX 75087

TWOMEY WESTON AND VALERIE
1975 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

BOHNER NICHOLAS B AND MISHAWNA K
1975 CREEKSIDE DRIVE
ROCKWALL, TX 75087

GORE ELTON & JEANNE
1975 HIDDEN VLY
ROCKWALL, TX 75087

VENT GEORGE L JR
1975 MURIFIELD AVENUE
ROCKWALL, TX 75087

RESIDENT
1980 CREEKSIDE DR
ROCKWALL, TX 75087

BRADDOCK JAMES A AND SARAH J
1980 CLUB LAKE CIR
ROCKWALL, TX 75087

VERVALIN MARY
1980 HIDDEN VALLEY
ROCKWALL, TX 75087

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

CURRY LISA RAE AND MARK
1980 MURIFIELD AVENUE
ROCKWALL, TX 75087

GAYLE PHILIP D AND PAMELA F DUNNING
1980 RIDGE CREST PL
ROCKWALL, TX 75087

FORD MARILYN J
1980 WIND HILL RD
ROCKWALL, TX 75087

BUSKIRK DERECK F AND YESENIA J
1985 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

REESE DEREK DENNIS AND KARA LEE
1985 CREEKSIDE DRIVE
ROCKWALL, TX 75087

KEEN JAMES D JR AND CYNTHIA A
1985 HIDDEN VALLEY
ROCKWALL, TX 75087

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

TUMA BRITTANY HINES & CHRISTOPHER GEORGE
1985 MURIFIELD AVE
ROCKWALL, TX 75087

DURST STEVEN P
1990 CLUB LAKE CIR
ROCKWALL, TX 75087

AFROIMSKY LAURA
EDWARD AFROIMSKY
1990 CREEKSIDE DR
ROCKWALL, TX 75087

BENNETT BYRON R & STACEY L
1990 MURIFIELD AVE
ROCKWALL, TX 75087

PATTERSON WALTER F II AND CARRIE E
1990 RIDGE CREST PLACE
ROCKWALL, TX 75087

OREFICE ALDO & RITA A
1990 WIND HILL RD
ROCKWALL, TX 75087

RESIDENT
1995 MURIFIELD AVE
ROCKWALL, TX 75087

WICKHAM ROBERT O II & MITA P
1995 CLUB LAKE CIR
ROCKWALL, TX 75087

HULBEN REVOCABLE LIVING TRUST
STANLEY GEORGE HULBEN AND KIMBERLY ANN HULBEN- COTRUSTEES
1995 CREEKSIDE DRIVE
ROCKWALL, TX 75087

ROYALL DWIGHT FRANK
1995 HIDDEN VLY
ROCKWALL, TX 75087

MORRISON WARD C
1998 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2000 MURIFIELD AVE
ROCKWALL, TX 75087

BUTLER EDWARD J VI AND MELISSA
2000 BERKDALE LN
ROCKWALL, TX 75087

THAI TONG HOA & CHRISTINE UYEN
2000 CLUB LAKE CIR
ROCKWALL, TX 75087

GARRETT KATHY
2000 GLENCOE DR
ROCKWALL, TX 75087

ARAUZ CARLOS
2000 LAKE FOREST DR
ROCKWALL, TX 75087

MOORE NICHOLAS AND KERRI-ANN
2000 RIDGE CREST PL
ROCKWALL, TX 75087

OLSON GREG & CHARLENE
2001 WHITNEY BAY DR
ROCKWALL, TX 75087

RESIDENT
2005 HEATHER GLEN DR
ROCKWALL, TX 75087

GARZA JUAN M
2005 BERKDALE LN
ROCKWALL, TX 75087

CONFIDENTIAL
2005 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

PIERCE PATRICK AND MARLA
2005 LAKE FOREST DRIVE
ROCKWALL, TX 75087

TANGLEVINE SERIES, A SERIES OF CA & LA, LLC
201 GOLD STREET SUITE 300
GARLAND, TX 75042

EGANRIDGE SERIES
A SERIES OF CA & LA LLC
201 GOLD STREET SUITE 300
GARLAND, TX 75042

RESIDENT
2010 GLENCOE DR
ROCKWALL, TX 75087

RESIDENT
2010 HEATHER GLEN DR
ROCKWALL, TX 75087

FULLERTON ELVIN R & DIANNA D
2010 ASHBOURNE DRIVE
ROCKWALL, TX 75087

HANSEN HOLGER B
2010 BERKDALE LN
ROCKWALL, TX 75087

LONG SCOTT E
2010 CLUB LAKE CIR
ROCKWALL, TX 75087

BERENSON MITCHELL & ROBERTA
2010 CRESTLAKE DR
ROCKWALL, TX 75087

CALVERT MYRNA
2010 HILLCROFT DRIVE
ROCKWALL, TX 75087

FLECK CORY M & LINDSEY
2011 WHITNEY BAY DRIVE
ROCKWALL, TX 75087

HUFFMAN MELISSA ANN AND JOHN EDWIN
2015 BERKDALE LANE
ROCKWALL, TX 75087

MINOR TIMOTHY & JENNIFER
2015 CLUB LAKE CIR
ROCKWALL, TX 75087

BJORKLUND ROBERT PAUL AND LAURA LYNN
2015 CLUBVIEW DR
ROCKWALL, TX 75087

SMITH STEPHEN C & HELEN S
2015 HEATHER GLEN DRIVE
ROCKWALL, TX 75087

KAMPMAN STEVEN & JANIS
2015 HILLCROFT DR
ROCKWALL, TX 75087

RESIDENT
2020 BERKDALE LN
ROCKWALL, TX 75087

RESIDENT
2020 HILLCROFT DR
ROCKWALL, TX 75087

SMITH DAN R & DEBORAH D
2020 ASHBOURNE DR
ROCKWALL, TX 75087

HUGHES LARRY AND DONABEL
2020 CLUB LAKE CIRCLE
ROCKWALL, TX 75087

SCOTT HERBERT & JILL
2020 CLUBVIEW DR
ROCKWALL, TX 75087

MAY STEPHEN AND MELANIE
2020 GLENCOE DR
ROCKWALL, TX 75087

ROSS MICHAEL C & PAULA FRASSINETTI
2020 HEATHER GLEN DRIVE
ROCKWALL, TX 75087

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

RESIDENT
2021 WHITNEY BAY DR
ROCKWALL, TX 75087

ROPER DAN A & TINA P
2025 BERKDALE LN
ROCKWALL, TX 75087

RUTHERFORD KAREN
2025 CLUB LAKE CIR
ROCKWALL, TX 75087

KING ROGER AND JULIA
2025 HEATHER GLEN DR
ROCKWALL, TX 75087

RANDLE MICHAEL & REBECCA
2025 HILLCROFT DR
ROCKWALL, TX 75087

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

DAWSON PAULA G
2030 ASHBOURNE DRIVE
ROCKWALL, TX 75087

CRUMRINE MICHAEL V & ANDREA L
2030 BERKDALE LANE
ROCKWALL, TX 75087

HURT TYRONE & BARBARA
2030 CRESTLAKE DR
ROCKWALL, TX 75087

MCCOLLOM JOE A & MARCINE G
2030 GLENCOE DR
ROCKWALL, TX 75087

DRAPER LESLIE WIENHOLD
2030 HEATHER GLEN DR
ROCKWALL, TX 75087

WILK TERESA HALEY
2030 LAKE FOREST DR
ROCKWALL, TX 75087

DOUGLAS DARYL
2035 BERKDALE LN
ROCKWALL, TX 75087

LOTZ BRADY CHRISTOPHER CHARLENE R
2035 CLUBLAKE CIRCLE
ROCKWALL, TX 75087

PRUIETT CHARLES S & ANGELA
2035 CLUBVIEW DRIVE
ROCKWALL, TX 75087

CAMPBELL BRADLEY M AND VICKY J
2035 HEATHER GLEN DRIVE
ROCKWALL, TX 75087

SANCHEZ ARTURO M & DIANNE M
2035 HILLCROFT DR
ROCKWALL, TX 75087

RESIDENT
2040 CLUBVIEW DR
ROCKWALL, TX 75087

BALEK JENNIFER AND CHARLES
2040 ASHBOURNE DRIVE
ROCKWALL, TX 75087

MCCLAIN MAURICE & LAKISHA
2040 BERKDALE LN
ROCKWALL, TX 75087

DUFFY JUSTIN
2040 GLENCOE DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
2040 HEATHER GLEN DR
ROCKWALL, TX 75087

SWINGER JEFFREY A &
KIMBERLY A
2040 HILLCROFT DR
ROCKWALL, TX 75087

SWINFORD STEVE
2040 LAKE FOREST DR
ROCKWALL, TX 75087

ZAESKE ROGER A JR & BRIDGET
2040 WHITNEY BAY
ROCKWALL, TX 75087

RESIDENT
2041 ASHBOURNE DR
ROCKWALL, TX 75087

RESIDENT
2041 WHITNEY BAY DR
ROCKWALL, TX 75087

VALLE JAMES JUAN
2041 GLENCOE DRIVE
ROCKWALL, TX 75087

MCGOVERN MARTIN ORVILLE & TAMMY STARK
2045 BERKDALE LANE
ROCKWALL, TX 75087

STURGEON DENNIS J & KAREN S
2045 CLUB LAKE CIR
ROCKWALL, TX 75087

LEE JUSTIN V AND CHRISTINA
2045 CLUBVIEW DR
ROCKWALL, TX 75087

SLAYTON MICHAEL AND CYNTHIA
2045 HEATHER GLEN DR
ROCKWALL, TX 75087

WOODUL LEX E & KIMBERLY M
2045 HILLCROFT DRIVE
ROCKWALL, TX 75087

ATTERBURY ANDREW J
2045 LAKE FOREST DRIVE
ROCKWALL, TX 75087

WILLIAMS CEMETERY
C/O MIKE PHEMISTER
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2050 BELFRY CT
ROCKWALL, TX 75087

RESIDENT
2050 GLENCOE DR
ROCKWALL, TX 75087

BOTERO JUAN AND OLGA ARCINIEGAS
2050 ASHBOURNE DR
ROCKWALL, TX 75087

MORRIS CYNTHIA
2050 BERKDALE LN
ROCKWALL, TX 75087

PARDUE JASON AND SUZAN
2050 GARDEN CREST DR.
ROCKWALL, TX 75087

URRUTIA DIANA M AND FLAVIO
DALLAGASPERINA
2050 HEATHER GLEN DR
ROCKWALL, TX 75087

ARMON STEVEN J & LETICIA
2050 WHITNEY BAY DR
ROCKWALL, TX 75087

AMMER MARK E & ROSANNE M
2051 ASHBOURNE DR
ROCKWALL, TX 75087

BIRK STEPHEN J AND ALISON L
2051 GLENCOE DR
ROCKWALL, TX 75087

CLARK MICHAEL D AND
LESLIE ANN GRIFFIN
2051 WHITNEY BAY DRIVE
ROCKWALL, TX 75087

RESIDENT
2055 BERKDALE LN
ROCKWALL, TX 75087

RESIDENT
2055 CLUB LAKE CIR
ROCKWALL, TX 75087

SCHULTER SUSAN
2055 CRESTLAKE DR
ROCKWALL, TX 75087

WILSON JEFFREY A AND DANIELLE L
2055 GARDEN CREST DR
ROCKWALL, TX 75087

GRIM MELODY
2055 HEATHER GLEN DR
ROCKWALL, TX 75087

RESIDENT
2060 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2060 HILLCROFT DR
ROCKWALL, TX 75087

HENDERSON MARKHAM L
2060 ABERDEEN LN
ROCKWALL, TX 75087

DENNY LARRY A II AND ERIN
2060 ASHBOURNE DR
ROCKWALL, TX 75087

PARKER BROC & CRYSTAL
2060 BELFRY COURT
ROCKWALL, TX 75087

CLARK KENNETH P
2060 BERKDALE LN
ROCKWALL, TX 75087

JOHNSON JAMES E & CYNTHIA A
2060 GLENCOE DR
ROCKWALL, TX 75087

MCCUTCHEON TERESA
2060 HEATHER GLEN DR
ROCKWALL, TX 75087

GARABEDIAN EUGENE C & COURTNEY
2060 WHITNEY BAY DR
ROCKWALL, TX 75087

RESIDENT
2061 BELFRY CT
ROCKWALL, TX 75087

SAETZ JESSE W & BARBARA
2061 ASHBOURNE DR
ROCKWALL, TX 75087

ROTH JASON AND STEPHANIE
2061 GLENCOE DRIVE
ROCKWALL, TX 75087

BARNES GREGORY B & HOLLY T
2061 WHITNEY BAY
ROCKWALL, TX 75087

RESIDENT
2065 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
2065 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
2065 HEATHER GLEN DR
ROCKWALL, TX 75087

COLMENERO ROSA
2065 BERKDALE LN
ROCKWALL, TX 75087

SWARINGEN STEPHEN NEAL
2065 CLUB LAKE CIR
ROCKWALL, TX 75087

JORDAN GORDON AND ANNE-MARIE
2065 HILLCROFT DRIVE
ROCKWALL, TX 75087

CARROLL BOBBY & CAROLYN
2065 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2069 BELFRY CT
ROCKWALL, TX 75087

NHUAN HUU HOANG
HOAN T NGUYEN
2069 BELFRY CT
ROCKWALL, TX 75087

MEYER KEVIN J AND JULIE E
2070 ABERDEEN LN
ROCKWALL, TX 75087

BOLDEN WILLIE II & JENNIFER L
2070 ASHBOURNE DR
ROCKWALL, TX 75087

DUNKLAU BRENT & TAMIE
2070 BELFRY CT
ROCKWALL, TX 75087

RITLAND AMY
2070 BERKDALE LN
ROCKWALL, TX 75087

SISKA PATRICIA DAWN
2070 GARDEN CREST DR
ROCKWALL, TX 75087

RUTLEDGE RONNIE & KAREN
2070 GLENCOE DR
ROCKWALL, TX 75087

MCDERMOTT ERIN M
2070 HEATHER GLEN DR
ROCKWALL, TX 75087

STRONZA JOSEFINA
2070 WHITNEY BAY DR
ROCKWALL, TX 75087

MATHIS SUMMER
2071 ASHBOURNE DRIVE
ROCKWALL, TX 75087

GREEN TYE
2071 GLENCOE DRIVE
ROCKWALL, TX 75087

PATEL ASISH & SMRUTI
2071 WHITNEY BAY DR
ROCKWALL, TX 75087

RESIDENT
2075 CRESTLAKE DR
ROCKWALL, TX 75087

RESIDENT
2075 GARDEN CREST DR
ROCKWALL, TX 75087

HAYNES SCOTT A & RHONDA
2075 BERKDALE LN
ROCKWALL, TX 75087

HORN JAN AND JULI
2075 CLUBLAKE CIR
ROCKWALL, TX 75087

CAMPMAN LAYNE & CINDY
2075 LAKE FOREST DR
ROCKWALL, TX 75087

BROWN DONALD K
2079 BELFRY CT
ROCKWALL, TX 75087

RESIDENT
2080 GLENCOE DR
ROCKWALL, TX 75087

MANN DEEDRA D
2080 ABERDEEN LN
ROCKWALL, TX 75087

DANIELS CURTIS LEON AND KENYA RENEE
2080 ASHBOURNE DRIVE
ROCKWALL, TX 75087

FLORES PETER
2080 BELFRY CT
ROCKWALL, TX 75087

ALVES CHRISTIAN S & LISA D
2080 BERKDALE LN
ROCKWALL, TX 75087

GREGA JON C
2080 GARDEN CREST DR
ROCKWALL, TX 75087

DAVIS DONALD EUGENE AND GRACE MARIA
2080 HEATHER GLEN DR
ROCKWALL, TX 75087

SINK JERRY D AND HESTER
2081 ABERDEEN LN
ROCKWALL, TX 75087

RICE DAVID AND
ELIZABETH PEREZ
2081 ASHBOURNE DR
ROCKWALL, TX 75087

SEED DANIEL BLAKE
2081 GLENCOE DR
ROCKWALL, TX 75087

MCCONNELL KAITLYN AND
BRAZOS ELKINS
2081 WHITNEY BAY DR
ROCKWALL, TX 75087

HARRIS VINCENT AND FANTASIA
2085 BERKDALE LANE
ROCKWALL, TX 75087

BEARDEN GABRIEL
2085 CLUB LAKE CIR
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

VELEZ CARLOS E
2085 HEATHER GLEN DR
ROCKWALL, TX 75087

KANE HUGH AND JANET
2089 BELFRY CT
ROCKWALL, TX 75087

RESIDENT
2090 GARDEN CREST DR
ROCKWALL, TX 75087

BULLOCK JAKE W & NICOLE
2090 ABERDEEN LANE
ROCKWALL, TX 75087

RICHMOND THOMAS R III
2090 ASHBOURNE DR
ROCKWALL, TX 75087

COCK ROBERT T & KIMBERLY M
2090 BELFRY COURT
ROCKWALL, TX 75087

TABER JAMES E
2090 BERKDALE LANE
ROCKWALL, TX 75087

HOLLOWELL DAVID L & JULIE K
2090 GLENCOE DRIVE
ROCKWALL, TX 75087

RUSHIN ASHLEY R
2090 HEATHER GLEN DR
ROCKWALL, TX 75087

SMITH MICHAEL AND KAMIA
2090 WHITNEY BAY DR
ROCKWALL, TX 75087

ANKEBRANT BRANDON LEE &
WHITNEY DENISE ROCKEY
2091 ASHBOURNE DR
ROCKWALL, TX 75087

SAILORS THOMAS L AND ALBERTA J
2091 GLENCOE DRIVE
ROCKWALL, TX 75087

GLAZIER JOSHUA KENT & ANDREA
2091 WHITNEY BAY DRIVE
ROCKWALL, TX 75087

MCCARTHY ROBERT M & DEBORAH M
2095 BERKDALE LN
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

CONFIDENTIAL
2100 ABERDEEN LN
ROCKWALL, TX 75087

RICH WILLIAM ANDRE
2100 BERKDALE LANE
ROCKWALL, TX 75087

COURTNEY ZACK AND MICHELLE
2100 CLUBVIEW DRIVE
ROCKWALL, TX 75087

KENNETH L GRANGER FAMILY TRUST
KENNETH L GRANGER- TRUSTEE
2100 GARDEN CREST DRIVE
ROCKWALL, TX 75087

SIMONETTI LISA JOYCE AGNEW
2100 GLENCOE DR
ROCKWALL, TX 75087

JOSIAH ANDRE R AND BRIDGET D
2100 HEATHER GLEN DR
ROCKWALL, TX 75087

BERTOLINI SUSAN
2100 HILLCROFT DR
ROCKWALL, TX 75087

CROWDER KENNETH C & JAN L
2100 LACEBARK LN
ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE
2100 TWIN CREEK LN
ROCKWALL, TX 75087

RESIDENT
2101 LACEBARK LN
ROCKWALL, TX 75087

RESIDENT
2101 TWIN CREEK LN
ROCKWALL, TX 75087

GILBERT NATHAN C & ELAINE T
2101 GLENCOE DR
ROCKWALL, TX 75087

RESIDENT
2105 GARDEN CREST DR
ROCKWALL, TX 75087

2022 M.J. MITCHELL REVOCABLE TRUST
MICHAWL JAMES MITCHELL AND JANINE
KIMBERLY MITCHELL
2105 BERKDALE LANE
ROCKWALL, TX 75087

HOWELL MARCUS JR AND EMILY
2105 CLUBVIEW DRIVE
ROCKWALL, TX 75087

KUPONIYI OLANREWAJU AND FUNMILAYO
2105 CRESTLAKE DR
ROCKWALL, TX 75087

JONES CHRISTINA N & BRANDON S
2105 HILLCROFT DRIVE
ROCKWALL, TX 75087

BRAMLETT D KYLE & DEIDRE
2105 LAKE FOREST DR
ROCKWALL, TX 75087

STILWELL DEBORAH
2106 LACEBARK LN
ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA
2106 TWIN CREEK LANE
ROCKWALL, TX 75087

ISTEL DONALD III AND KRISHA
2107 LACEBARK LANE
ROCKWALL, TX 75087

BEASLEY WILLIAM KENNETH AND JENNIFER D
2110 BERKDALE LN
ROCKWALL, TX 75087

ARLAUSKAS ROBERT AND MILDA
2110 CLUBVIEW DRIVE
ROCKWALL, TX 75087

BENNETT PATTI
2110 GARDEN CREST DR
ROCKWALL, TX 75087

BRIDGES JOHN MARCUS JR & HYUNJU
2110 HEATHER GLEN DR
ROCKWALL, TX 75087

WANG YUAN CHUAN CHAD &
HUI CHIN CHENG WANG
2110 HILLCROFT DR
ROCKWALL, TX 75087

SCHRAP JOHANN M & WANDA
2112 LACEBARK LN
ROCKWALL, TX 75087

AJAM HANI AND
ZAHRA ELHANOUN
2112 TWIN CREEK LN
ROCKWALL, TX 75087

JOHNSTON BENJAMIN AND CHASARETH
2113 LACEBARK LN
ROCKWALL, TX 75087

JOSEPH AND NAOMI WRIGHT REVOCABLE
TRUST
JOSEPH PATTEN WRIGHT- TRUSTEE
2114 BARLASS DRIVE
ROCKWALL, TX 75087

ROBERTSON JEFFREY MICHAEL & ALEXANDRA
HANSARD
2115 CLUBVIEW DRIVE
ROCKWALL, TX 75087

SMITH CAROL ANN
2115 CRESTLAKE DR
ROCKWALL, TX 75087

HOANG WAYNE N
2115 GARDEN CREST DR
ROCKWALL, TX 75087

YOON SAM HEE & HYANG SOOK
2115 HILLCROFT DR
ROCKWALL, TX 75087

HIBBS DANIEL AARON AND JENNIFER ANGELA
2115 LAKE FOREST DR
ROCKWALL, TX 75087

CONFIDENTIAL
2116 BARLASS DRIVE
ROCKWALL, TX 75087

BRAUN LISA AND BRIAN
2118 BARLASS DR
ROCKWALL, TX 75087

MORGAN DEVON OLIVIA AND WILLIAM RILEY
2118 LACEBARK LN
ROCKWALL, TX 75087

LAPARE DENNIS E & RENEE E
2118 TWIN CREEK LN
ROCKWALL, TX 75087

SMITH JEFFERY D & JANIC R
2119 LACEBARK LN
ROCKWALL, TX 75087

RESIDENT
2120 BERKDALE LN
ROCKWALL, TX 75087

RESIDENT
2120 CRESTLAKE DR
ROCKWALL, TX 75087

CAVAZOS BRUNO
2120 BARLASS DRIVE
ROCKWALL, TX 75032

ZINK EDMUND D AND DEBORAH K
2120 CLUBVIEW DR
ROCKWALL, TX 75087

BRADY CHRISTOPHER
2120 GARDEN CREST DR
ROCKWALL, TX 75087

BURNS MARK A AND ASHLEY R
2120 HEATHER GLEN DR
ROCKWALL, TX 75087

LAFFERTY STEPHEN K & CHRISTINA A
2120 HILLCROFT DR
ROCKWALL, TX 75087

RESIDENT
2124 TWIN CREEK LN
ROCKWALL, TX 75087

MANAK PAUL W & LINDA L
2125 CLUBVIEW 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

DELURINTU CRISTIANA AND
WILEY JACKSON JR
2125 HEATHER GLEN DRIVE
ROCKWALL, TX 75087

SCHIFFMANN RAPHAEL
2125 HILLCROFT DR
ROCKWALL, TX 75087

PARDUE SUZAN LEIGH LUX
2125 LAKE FOREST DR
ROCKWALL, TX 75087

LANG NEAL & TAMMY
2127 LACEBARK LN
ROCKWALL, TX 75087

NICHOLS KESNEY
2130 BERKDALE LANE
ROCKWALL, TX 75087

LEWIS JONATHAN
2130 CLUBVIEW DRIVE
ROCKWALL, TX 75087

DIAZ FRANCISCO C AND ANDREA SILVA
2130 CRESTLAKE DR
ROCKWALL, TX 75087

TURNER ROBERT LINCOLN III AND JOSEFINA C
2130 GARDEN CREST DRIVE
ROCKWALL, TX 75087

MAJORS NATHAN & MICHELLE
2130 HEATHER GLEN DR
ROCKWALL, TX 75087

PENNISTON GAROLD J & BETTYE J
2130 HILLCROFT DR
ROCKWALL, TX 75087

COLLINS KIT J
2130 TWIN CREEK LN
ROCKWALL, TX 75087

PAULSEN ROBERT ALLAN III AND KATHRYN
BLAIR
2135 CLUBVIEW DRIVE
ROCKWALL, TX 75087

CAMPION ANGELA D
2135 CRESTLAKE DRIVE
ROCKWALL, TX 75087

DAVIS RANDAL R
2135 GARDEN CREST DR
ROCKWALL, TX 75087

PIERCE KRISTEN
2135 HEATHER GLEN DRIVE
ROCKWALL, TX 75087

HUGHES BARTON B AND CATHERINE H
2135 HILLCROFT DR
ROCKWALL, TX 75087

KABA GAZMENT & SHQIPE
2135 LAKE FOREST DR
ROCKWALL, TX 75087

RESIDENT
2136 TWIN CREEK LN
ROCKWALL, TX 75087

LEE-GRAHAM WENDY
214 HEATHER GLEN DR
ROCKWALL, TX 75087

STELMAR THOMAS E JR
TRACY J STELMAR
2140 CLUBVIEW DR
ROCKWALL, TX 75087

SHAW KIRK D & MELISSA M
2140 CRESTLAKE DRIVE
ROCKWALL, TX 75087

DELANEY JIMMY
2140 GARDEN CREST DR
ROCKWALL, TX 75087

LEE-GRAHAM WENDY
2140 HEATHER GLEN DR
ROCKWALL, TX 75087

BOREK RICHARD J II AND OLGA
2140 HILLCROFT DR
ROCKWALL, TX 75087

PERCEFUL LARRY P
2140 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2145 CRESTLAKE DR
ROCKWALL, TX 75087

GARCIA LAURA AND AMANDA SUSTAITA
2145 CLUBVIEW DRIVE
ROCKWALL, TX 75087

ROBINSON RAY & BARBARA
2145 GARDEN CREST DR
ROCKWALL, TX 75087

KOTWAL MICHAEL CHAD
2145 HEATHER GLEN DR
ROCKWALL, TX 75087

BAUCOM KERRY E & CHRISTOPHER S
2145 HILLCROFT DRIVE
ROCKWALL, TX 75087

HAENFTLING JOHN E & TAMMY J
2150 CLUBVIEW DR
ROCKWALL, TX 75087

OP SPE PHX1 LLC
2150 E GERMANN RD SUITE #1
CHANDLER, AZ 85286

PACOT MICHELLE BROUSSARD & SCOTT
2150 GARDEN CREST DR
ROCKWALL, TX 75087

DEMUTH RAYMOND P & MARY E
2150 HEATHER GLEN DR
ROCKWALL, TX 75087

LI SHIYOU
2150 HILLCROFT DR
ROCKWALL, TX 75087

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

BALL JUSTIN D
2155 CLUBVIEW DRIVE
ROCKWALL, TX 75087

LEAF SHOENE J & WILLIAM F II
2155 CRESTLAKE DR
ROCKWALL, TX 75087

TANKERSLEY LUTHER
2155 GARDEN CREST
ROCKWALL, TX 75087

VOGELMAN EUGENE R AND JENNIFER H
2155 HILLCROFT DRIVE
ROCKWALL, TX 75087

ROOF STEPHEN
2155 LAKE FOREST DR
ROCKWALL, TX 75087

DEAN LANTY W & MARY F
216 W QUAIL RUN RD
ROCKWALL, TX 75087

KING TRAVIS S & BRIDGETTE K
2160 CLUBVIEW 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

SCHEETZ STEPHEN P & CARLA J
2160 HILLCROFT DR
ROCKWALL, TX 75087

WRIGHT REBEKAH R & KEVIN P
2160 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2165 GARDEN CREST DR
ROCKWALL, TX 75087

WILLIAMS RANDY
2165 CLUBVIEW DR
ROCKWALL, TX 75087

WILCOX RICHARD C
2165 CRESTLAKE DR
ROCKWALL, TX 75087

SMITH KENNETH D &
DENISE M DUNCAN SMITH
2165 HILLCROFT DR
ROCKWALL, TX 75087

WANG GUONENG AND HUI SUN
2165 HOLLYHOCK CT
GILROY, CA 95020

GLADNEY CAROL
2170 CRESTLAKE DR
ROCKWALL, TX 75087

BALLENGER DANIEL & JULIE
2170 GARDEN CREST DR
ROCKWALL, TX 75087

GREEN WILLIAM M AND LINDSAY
2170 HILLCROFT DR
FATE, TX 75087

CONFIDENTIAL
2175 CLUBVIEW DR
ROCKWALL, TX 75087

FISCHER SARA
2175 CRESTLAKE DR
ROCKWALL, TX 75087

CHILDERS JOHN & EMILY A
2175 GARDEN CREST DR
ROCKWALL, TX 75087

JOSE JEFFRIN &
LINDA THOMAS
2175 HILLCROFT DRIVE
ROCKWALL, TX 75087

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

HYDE TRENT D & DEBRA A
218 W QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2180 GARDEN CREST DR
ROCKWALL, TX 75087

SCHILLE JOSHUA AND ALISHA
2180 HILLCROFT DR
ROCKWALL, TX 75087

FLORES ANGEL O & GENISE J
2180 LAKE FOREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2185 CLUBVIEW DR
ROCKWALL, TX 75087

RESIDENT
2185 CRESTLAKE DR
ROCKWALL, TX 75087

LUX MARGERY S
2185 GARDEN CREST DRIVE
ROCKWALL, TX 75087

KEISER ANDREW B AND ELIZABETH M
2185 HILLCROFT DR
ROCKWALL, TX 75087

MCKENZIE DONALD & SHELBIE
2185 LAKE FOREST DR
ROCKWALL, TX 75087

CARREIRO DENNIS
2190 GARDEN CREST DR
ROCKWALL, TX 75087

HEFFNER STEPHEN D & DEBORAH L
2190 HILLCROFT 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

WINSON PETER & THERESA TRAN
2195 HILLCROFT DR
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D
220 W QUAIL RUN RD
ROCKWALL, TX 75087

MOORE KENNETH S & JENNIFER R
2200 CRESTLAKE DR
ROCKWALL, TX 75087

THONG SUNNARAK & PHAL K
2200 HILLCROFT DR
ROCKWALL, TX 75087

ROPER PATTY
2205 FALLS VIEW DRIVE
ROCKWALL, TX 75087

WHITE LARRY & JANETLYN
2205 GARDEN CREST DRIVE
ROCKWALL, TX 75087

WEIN ROBERT T & YULIA
2205 HILLCROFT DR
ROCKWALL, TX 75087

RESIDENT
2210 GARDEN CREST DR
ROCKWALL, TX 75087

FOUTZ DONALD L & DEBORA L
2210 HILLCROFT DR
ROCKWALL, TX 75087

ARZYMBETOV RUSTEM
2210 THOMAS JEFFERSON DR
RENO, NV 89509

GARDNER SUZANNE ROGERS
2215 CRESTLAKE DR
ROCKWALL, TX 75087

LEE RYAN AND CHRISTINA
2215 FALLS VIEW DRIVE
ROCKWALL, TX 75087

FORD FRANK G & RHYS O
2215 GARDEN CREST DR
ROCKWALL, TX 75087

HARPER JOHN R & RINA N
2215 HILLCROFT DR
ROCKWALL, TX 75087

ESTATE OF OEXMAN ALVIN & JOHNNIE
222 DAISE LN
LINDALE, TX 75771

LEE MARK AND KIMBERLY
222 EAGLES BLUFF BLVD
BULLARD, TX 75757

GORDON CECILIA A
222 W QUAIL RUN RD
ROCKWALL, TX 75087

RESIDENT
2220 GARDEN CREST DR
ROCKWALL, TX 75087

MCKELROY KENNETH G AND LORI
2220 BARLASS DRIVE
ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA
2224 BARLASS DR
ROCKWALL, TX 75087

RESIDENT
2225 GARDEN CREST DR
ROCKWALL, TX 75087

ARANYOS JOSEPH AND KESHETTE BURTON
2225 FALLS VIEW DR
ROCKWALL, TX 75087

VELA IGNACIO
2225 HILLCROFT DR
ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE
2226 BARLASS DR.
ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA
2228 BARLASS DR
ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M
2230 BARLASS DR
ROCKWALL, TX 75087

BOND MARK A
2230 GARDEN CREST DRIVE
ROCKWALL, TX 75087

BALLARD LINDA A
2232 BARLASS DRIVE
ROCKWALL, TX 75087

ROHLF DWAYNE C & KIMBERLY L
2235 FALLS VIEW DR
ROCKWALL, TX 75087

DUNNE ELIZABETH
2235 GARDEN CREST DR
ROCKWALL, TX 75087

RESIDENT
224 W QUAIL RUN RD
ROCKWALL, TX 75087

WALKER MERVIN NELSON AND NELDA DARLENE
2240 GARDEN CREST DR
ROCKWALL, TX 75087

CONFIDENTIAL
2240 SHORECREST DR
ROCKWALL, TX 75087

JONES STEVEN H AND MARY R
2240 WATER WAY
ROCKWALL, TX 75087

HILTON W DARRELL &
MELINDA G HILTON
2245 FALLS VIEW DR
ROCKWALL, TX 75087

VITIELLO KRISTINE A & DAN F
2245 GARDEN CREST DR
ROCKWALL, TX 75087

TOWER MATTHEW C AND CANDACE ELAINE
2245 SHORECREST DRIVE
ROCKWALL, TX 75087

FRANCES B STINNETT REVOCABLE TRUST
FRANCES BELK STINNETT- TRUSTEE
2250 GARDEN CREST DRIVE
ROCKWALL, TX 75087

COERVER HOLLY H
2250 WATER WAY
ROCKWALL, TX 75087

MIKOLASEK FAMILY TRUST
RICHARD A AND TIMARIE A MIKOLASEK
22535 S BRAMBLE HILL RD
JOLIET, IL 60404

PEACOCK DONALD AND MEGAN
2255 FALLS VIEW DR
ROCKWALL, TX 75087

GLENN JOHN AND CHRISHTAN
2255 GARDEN CREST DR
ROCKWALL, TX 75087

CONFIDENTIAL
2260 GARDEN CREST DR
ROCKWALL, TX 75087

THOMAS NATHAN & APRIL
2260 SHORECREST DRIVE
ROCKWALL, TX 75087

RADCLIFF DAVID M & MICHELLE L
2260 WATER WAY
ROCKWALL, TX 75087

GRIMES OTIS M
2265 FALLS VIEW DR
ROCKWALL, TX 75087

KRATZ WILLIAM
2265 GARDEN CREST DR
ROCKWALL, TX 75087

NESKOVIC BRANO & RADA
2265 SHORECREST DR
ROCKWALL, TX 75087

PORTOFINO DRIVE LLC
2266 LAFAYETTE LANDING
HEATH, TX 75032

CORBELL TAMMIE
2270 GARDEN CREST DR
ROCKWALL, TX 75087

GARCIA MARY A
2270 SHORECREST DR
ROCKWALL, TX 75087

VAZQUEZ EDWIN J
2270 WATER WAY
ROCKWALL, TX 75087

BOOKER JON
2271 LAFAYETTE LANDING
ROCKWALL, TX 75032

BUSTOS SONYA
2275 FALLS DRIVE
ROCKWALL, TX 75087

FALETTO DARRYL D
2275 GARDEN CREST DR
ROCKWALL, TX 75087

MIZE CAROLYN
2275 SHORECREST DR
ROCKWALL, TX 75087

RESIDENT
2280 GARDEN CREST DR
ROCKWALL, TX 75087

MORGAN WILLIAM E & MARIAN G
2280 SHORECREST DR
ROCKWALL, TX 75087

SEATON GREGORY B AND KAYLA E
2280 WATER WAY
ROCKWALL, TX 75087

WISEMAN CAREY S AND REBECCA
2285 FALLS VIEW DR
ROCKWALL, TX 75087

WISEMAN CAREY STEPHEN AND REBECCA
DENESE
2285 FALLS VIEW DRIVE
ROCKWALL, TX 75087

KRAWIETZ LUKE & CYNTHIA
2285 GARDEN CREST DR
ROCKWALL, TX 75087

HOLLOWAY GREGORY & TERRY
2285 SHORECREST DR
ROCKWALL, TX 75087

RESIDENT
2290 GARDEN CREST DR
ROCKWALL, TX 75087

CHRISTIAN JOHN CASEY
2290 WATER WAY
ROCKWALL, TX 75087

CRUMP ERIKA B & ALRED T IV
2295 FALLS VIEW DRIVE
ROCKWALL, TX 75087

WAGNER STACY L
2295 GARDEN CREST DR
ROCKWALL, TX 75087

POLK JEREMY DON & JENNIFER SHAE
2300 GOLD COAST COURT
ROCKWALL, TX 75087

MORGENTHALER EDWARD P
2300 SHOAL CREEK LN
ROCKWALL, TX 75087

KNIGHT KENNY
2300 WATER WAY
ROCKWALL, TX 75087

FISCHER PAUL A II AND JANE
2301 WATER WAY
ROCKWALL, TX 75087

ALBRECHT ALEXANDER
2301 WHITNEY BAY DR
ROCKWALL, TX 75087

RESIDENT
2305 FALLS VIEW 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

SILVA DAVID & SHEILA
2305 GOLD COAST CT
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

ROBERT J MINBIOLE & ROSEMARY S MINBIOLE
REVOCABLE LIVING TRUST
ROBERT J MINBIOLE & ROSEMARY S MINBIOLE,
TRUSTEES
2305 SHOAL CREEK LANE
ROCKWALL, TX 75087

RESIDENT
2310 GOLD COAST CT
ROCKWALL, TX 75087

RESIDENT
2310 SHOAL CREEK LN
ROCKWALL, TX 75087

BEHNE DONALD P & LISA R
2310 WATER WAY
ROCKWALL, TX 75087

RICH JOANNA AND
ADAM RICH
2311 WATER WAY
ROCKWALL, TX 75087

MILNER LYNNE HARBART
2312 SERENITY LN
ROCKWALL, TX 75032

RESIDENT
2315 FALLS VIEW DR
ROCKWALL, TX 75087

RESIDENT
2315 GARDEN CREST DR
ROCKWALL, TX 75087

BENTON JOHN
2315 CRESTLAKE DRIVE
ROCKWALL, TX 75087

SIEG JEFFREY P AND REBECCA L
2315 GOLD COAST CT
ROCKWALL, TX 75087

MCMILLAN MICHAEL T
2315 SHOAL CREEK LANE
ROCKWALL, TX 75087

BAILEY JOHN BRANDON & MARESA RAMOS
2320 GOLD COAST COURT
ROCKWALL, TX 75087

CALHOUN JACKIE III & JOY
2320 SHOAL CREEK LANE
ROCKWALL, TX 75087

FREEMAN ROBERT PEYTON & TERESA L
2320 WATER WAY
ROCKWALL, TX 75087

OBRYAN LINDA
2321 WATER WAY
ROCKWALL, TX 75087

BRISCOE OIL INC
2323 STEVENS RD
ROCKWALL, TX 75032

RESIDENT
2325 FALLS VIEW DR
ROCKWALL, TX 75087

RESIDENT
2325 SHOAL CREEK LN
ROCKWALL, TX 75087

MILLIGAN GINGER LYNNETTE & ROBERT WILLIAM
2325 CRESTLAKE DR
ROCKWALL, TX 75087

LIPPEL EVERRETT AND DANA
2325 DESERT FALLS
ROCKWALL, TX 75087

CONFIDENTIAL
2325 GARDEN CREST DR
ROCKWALL, TX 75087

ALCORN DAVID E AND DAYSHA A CRAIN
2325 GOLD COAST COURT
ROCKWALL, TX 75087

RICHEY MICHAEL D AND TAMIE L
233 RIDGE POINT DR
HEATH, TX 75126

TOWLES JEFFREY AND STEPHANIE TOWLES
2330 DESERT FALLS LANE
ROCKWALL, TX 75087

HOLT DAYLAN & JENNIFER
2330 GOLD COAST COURT
ROCKWALL, TX 75087

TWEDELL ELIZABETH AND MATTHEW
2330 SHOAL CREEK LN
ROCKWALL, TX 75087

BROWN AARON ETUX
2330 SHORECREST DR
ROCKWALL, TX 75087

BARSOUM GABRIEL AND BARAAT JAMIEL ALFAHEL
2330 WATER WAY
ROCKWALL, TX 75087

RESIDENT
2331 WATER WAY
ROCKWALL, TX 75087

KING JON JOSHUA
2335 CRESTLAKE DRIVE
ROCKWALL, TX 75087

ENGLE ROBERT AND SHANNON
2335 DESERT FALLS LANE
ROCKWALL, TX 75087

PACOT SCOTT TREVOR AND MICHELLE BROUSSARD-PACOT
2335 FALLS VIEW DR
ROCKWALL, TX 75087

BROWN CINDY AND ROBERT
2335 SHOAL CREEK
ROCKWALL, TX 75087

HOLMES JOHN ROGER & MARILYN L
2335 SHORECREST DR
ROCKWALL, TX 75087

SWANSON AARON J & PRISCILLA
2340 DESERT FALLAS LN
ROCKWALL, TX 75087

CERVANTES JOSE AND ALEJANDRA
2340 SHOAL CREEK LN
ROCKWALL, TX 75087

FORMAN JOSEPH & ELIZABETH
2340 SHORECREST DR
ROCKWALL, TX 75087

ENGLAND JESSE AND MEREDITH
2340 WATER WAY
ROCKWALL, TX 75087

NORTHCUTT TERRY C & JANET R
2341 WATER WAY
ROCKWALL, TX 75087

BARKELEW JOSEPH MATTHEW
2345 CRESTLAKE DR
ROCKWALL, TX 75087

HICKEY COLIN P & CAROLYN G
2345 DESERT FALLS LANE
ROCKWALL, TX 75087

CONDREN ROBERT & SHEILA
2345 FALLS VIEW DR
ROCKWALL, TX 75087

REESE DENNIS P & GLORIA K
2345 LAKE FOREST DR
ROCKWALL, TX 75087

MARTIN PHYLLIS A
2345 SHOAL CREEK LN
ROCKWALL, TX 75087

CDEBACA CHRISTI W & BRIAN P
2345 SHORECREST DR
ROCKWALL, TX 75087

COKER SUZANNE & WESLEY C
2350 DESERT FALLS LN
ROCKWALL, TX 75087

DANIEL ANDREW AND KATHARINE
2350 SHOAL CREEK
ROCKWALL, TX 75087

WEIR STEVEN CRAIG
2350 SHORECREST DR
ROCKWALL, TX 75087

SAMARAS GREGORY S & MEREDITH D
2351 WATER WAY
ROCKWALL, TX 75087

MCGEE CHARLES E AND SHANNON L
2355 DESERT FALLS LANE
ROCKWALL, TX 75087

WHITE BRADY D AND SARAH E
2355 FALLS VIEW DRIVE
ROCKWALL, TX 75087

DECKER JOE & ELIZABETH
2355 SHOAL CREEK LN
ROCKWALL, TX 75087

GONZALEZ MARTIN N & ANGELA D
2355 SHORECREST DRIVE
ROCKWALL, TX 75087

JOHNSON BRIAN W & STEPHANIE KAHN
2360 DESERT FALLS LN
ROCKWALL, TX 75087

FITZPATRICK ADAM AND SARAH
2360 LAKE FOREST DRIVE
ROCKWALL, TX 75087

COUGHLIN JOHN & LYNETTE
2360 SHORECREST DR
ROCKWALL, TX 75087

DILLON JOSEPH W & TILLERI F
2360 WATER WAY
ROCKWALL, TX 75087

BORAWSKI PHILIP M AND TERRI R STCLAIR
2361 WATER WAY
ROCKWALL, TX 75087

WINKLER LIVING TRUST
MAGNOLIA L WINKLER- TRUSTEE
2365 DESERT FALLS LANE
ROCKWALL, TX 75087

RAGNO LINDA L
2365 FALLS VIEW DR
ROCKWALL, TX 75087

RAGNO LINDA L
2365 FALLS VIEW DR
ROCKWALL, TX 75087

HOLLOWAY WILLIAM DAVID & LISA K
2365 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KHATER CHARLES J
2368 E FM 552
ROCKWALL, TX 75087

PATTERSON DAVID W
2370 DESERT FALLS LN
ROCKWALL, TX 75087

CONFIDENTIAL
2370 SHORECREST DR
ROCKWALL, TX 75087

DONHAM BRENT L & ELESA H
2370 WATER WAY
ROCKWALL, TX 75087

SINUTKO JOHN & NANCY BEVERLY
2375 FALLS VIEW DRIVE
ROCKWALL, TX 75087

HOLT KELLY AND TAMARA LYNN
2375 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PERRY ALLEN D AND KAREN S
2380 DESERT FALLS LN
ROCKWALL, TX 75087

EDWARDS MORGAN AND
CHANCE WOOD
2380 SHORECREST DRIVE
ROCKWALL, TX 75087

YARBROUGH JAMES S
2380 WATER WAY
ROCKWALL, TX 75087

GEISINGER MATT D & JOYCE O
2385 FALLS VIEW DR
ROCKWALL, TX 75087

PINE ROBERT E & ELLEN R
2390 DESERT FALLS LN
ROCKWALL, TX 75087

REED CARA M
2390 SHORECREST DR
ROCKWALL, TX 75087

HUNT INES V & ROBERT W
2390 WATER WAY
ROCKWALL, TX 75087

HUNT ROBERT WESLEY & INES VALENTINA
2390 WATER WAY
ROCKWALL, TX 75087

COBLE JONATHAN B
2395 FALLS VIEW DR
ROCKWALL, TX 75087

AMH 2015-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

PINK DALLAS LLC
240 WILLOWCREST
ROCKWALL, TX 75032

RESIDENT
2400 DESERT FALLS LN
ROCKWALL, TX 75087

RAY DUSTIN K & JORDAN E
2400 SHORECREST DRIVE
ROCKWALL, TX 75087

LAMB KELLY
2400 WATER WAY
ROCKWALL, TX 75087

DUGGAN JOEL D & MELBA L
2405 FALLS VIEW DR
ROCKWALL, TX 75087

ARNEY TONI GALE AND
JEFFREY M FEYERHERM
2405 SHOAL CREEK LANE
ROCKWALL, TX 75087

RESIDENT
2410 SHORECREST DR
ROCKWALL, TX 75087

PORTER JON E & KAREN K
2410 DESERT FALLS LN
ROCKWALL, TX 75087

CONFIDENTIAL
2410 WATER WAY
ROCKWALL, TX 75087

SMITH STOVE L III AND AMY ONOFRIO-SMITH
2415 FALLS VIEW DR
ROCKWALL, TX 75087

RITTER DAVID AND HERMI
2415 SHOAL CREEK LANE
ROCKWALL, TX 75087

DANIEL BILLY AND SHERRY
2420 SHORECREST DR
ROCKWALL, TX 75087

STARR RICHARD
2420 WATER WAY
ROCKWALL, TX 75087

HAYES WILLIAM AND PATRICIA HAYES
2425 SHOAL CREEK LN
ROCKWALL, TX 75087

MATHSON KATHLEEN G
2430 SHORECREST DR
ROCKWALL, TX 75087

FASELER BRIAN J AND JENNIFER R
2430 WATER WAY
ROCKWALL, TX 75087

BARDWELL MICHAEL G & MARSHA L
2435 SHOAL CREEK LN
ROCKWALL, TX 75087

WARE WILSON G & CARRIE L
2440 SHORECREST DR
ROCKWALL, TX 75087

STRUNCK LYNDALL
2440 WATER WAY
ROCKWALL, TX 75087

FRITZ COREY F & SUSAN D
2445 SHOAL CREEK LN
ROCKWALL, TX 75087

STEVENSON BENJAMIN AND LAUREN
2450 SHORECREST DRIVE
ROCKWALL, TX 75087

RESIDENT
2460 SHORECREST DR
ROCKWALL, TX 75087

QUAN HONG
2469 SLEEPY HOLLOW TRL
FRISCO, TX 75034

KEITH MACKENZIE D & KERRY S
2470 SHORECREST DRIVE
ROCKWALL, TX 75087

PARKER CEMETERY
C/O BARBARA WILLESS
2471 FM 1141
ROCKWALL, TX 75087

MUNN ROBERT W & MARCIA C
2480 SHORECREST DR
ROCKWALL, TX 75087

DEVLIN MARY RACHEL
249 CRAFTS ST
NEWTON, MA 2460

WHITE RICHARD A
2490 SHORECREST DR
ROCKWALL, TX 75087

THE BRANCH OFFICE PROPERTIES LLC
C/O WILLIAM BRANCH
25 NOBLE COURT
HEATH, TX 75032

MCLAUGHLIN BRETT AND LEIGH
2500 DESERT FALLS LANE
ROCKWALL, TX 75087

NIEBLA OYUKI
2500 SHORECREST DRIVE
ROCKWALL, TX 75087

ELLIOTT JOEL S & SHARON KIM
2510 DESERT FALLS LANE
ROCKWALL, TX 75087

TETER ERIC JASON AND MELANIE ANN
2510 SHORECREST DRIVE
ROCKWALL, TX 75087

MEDINA MANUELA AND
MARIA DEL CARMEN MONTANA
2513 CHANTILLY CT
HEATH, TX 75032

RILEY TONY & KATHY
2520 SHORECREST DR
ROCKWALL, TX 75087

FREDERICKS GARY AND CHRISTINE
2530 SHORECREST DRIVE
ROCKWALL, TX 75087

COLON STEPHEN AND JULIENNE
2530 WATER WAY
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 DRIVE SUITE 100
PLANO, TX 75074

CUPP MARCUS D AND TRACY DEE KERR
2565 DESERT FALLS LN
ROCKWALL, TX 75087

LIECHTY HOMES INC
258 WINDY LN
ROCKWALL, TX 75087

BURKEY DARBY D
2585 DESERT FALLS LANE
ROCKWALL, TX 75087

GALLAGHER JAMES E & RENA J
2595 DESERT FALLS LN
ROCKWALL, TX 75087

RESIDENT
2600 CHAMPIONS DR
ROCKWALL, TX 75087

SCHAMBER DAVID & SORAYA
2600 DESERT FALLS LN
ROCKWALL, TX 75087

LOPEZ SYLVIA A
2600 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2601 NOVA PARK CT
ROCKWALL, TX 75087

YANG RICHARD
2605 DESERT FALLS LN
ROCKWALL, TX 75087

RESIDENT
2610 ARGYLE SHORE DR
ROCKWALL, TX 75087

STELZER PATTI J
2610 EGANRIDGE LN
ROCKWALL, TX 75087

MITCHELL AND AMY COOK LIVING TRUST
MITCHELL V COOK AND AMY V DAVIS COOK-
TRUSTEES
2610 MIRAGE LANE
ROCKWALL, TX 75087

RESIDENT
2611 NOVA PARK CT
ROCKWALL, TX 75087

BRIGGS THOMAS & KARLA
2615 DESERT FALLS LANE
ROCKWALL, TX 75087

RESIDENT
2620 NOVA PARK CT
ROCKWALL, TX 75087

BENDA LINDSEY ANN
2620 ARGYLE SHORE DRIVE
ROCKWALL, TX 75087

PEARSON JEREMY
2620 EGANRIDGE LANE
ROCKWALL, TX 75087

GORDON REVOCABLE TRUST
2620 MIRAGE LN
ROCKWALL, TX 75087

PEPPER-FARRIS JO ANN
2621 EGANRIDGE LN
ROCKWALL, TX 75087

TAUSS RYAN BENTON AND JENNIFER LYNN
2621 NOVA PARK CT
ROCKWALL, TX 75087

HIGGINS JACOB AND CORI SUZANNE
2625 DESERT FALLS LANE
ROCKWALL, TX 75087

RESIDENT
2630 NOVA PARK CT
ROCKWALL, TX 75087

GANT WENDY
2630 ARGYLE SHORE DRIVE
ROCKWALL, TX 75087

MCMULLIN GRANVILLE
2630 EGANRIDGE LN
ROCKWALL, TX 75087

SHELBURNE CHARLES J AND
STACY H SHELBURNE
2630 MIRAGE LANE
ROCKWALL, TX 75087

NEILL JEFFREY & ASHLEI C
2631 EGANRIDGE LN
ROCKWALL, TX 75087

FRANKENFIELD DIANA & JASON
2635 DESERT FALLS LANE
ROCKWALL, TX 75087

RIGGS ROBERT THOMAS & NOELLE MARIE
2640 ARGYLE SHORE DRIVE
ROCKWALL, TX 75087

SMITH KEVIN D
2640 EGANRIDGE LN
ROCKWALL, TX 75087

TRAHAN JASON
2640 MIRAGE LANE
ROCKWALL, TX 75087

EVANS MICHAEL J AND CHERYL A
2640 NOVA PARK COURT
ROCKWALL, TX 75087

HENRY MICHAEL & JENNIFER
2641 EGANRIDGE LN
ROCKWALL, TX 75087

HABER TRAVIS
2641 NOVA PARK CT
ROCKWALL, TX 75087

RESIDENT
2645 DESERT FALLS LN
ROCKWALL, TX 75087

RESIDENT
2650 ARGYLE SHORE DR
ROCKWALL, TX 75087

RESIDENT
2650 NOVA PARK CT
ROCKWALL, TX 75087

SHORES ON LAKE RAY HUBBARD
HOME OWNERS ASSOCIATION
2650 CHAMPIONS
ROCKWALL, TX 75087

THE SHORES ON LAKE RAY HUBBARD
OWNERS ASSOCIATION INC
2650 CHAMPIONS
ROCKWALL, TX 75087

WERCHAN CONNIE
2650 EGANRIDGE LN
ROCKWALL, TX 75087

DUNNIGAN MICHAEL
2650 FERN VALLEY LN
ROCKWALL, TX 75087

DINH KIM OANH THI &
KHOI NGUYEN DANG
2650 MIRAGE LN
ROCKWALL, TX 75087

RESIDENT
2651 EGANRIDGE LN
ROCKWALL, TX 75087

SCOTT CANDACE ANGELL RICHARDSON AND
WADE ASHLEY
2651 NOVA PARK CT
ROCKWALL, TX 75087

RESIDENT
2660 NOVA PARK CT
ROCKWALL, TX 75087

MUELLER LUCILLE M
2660 EGANRIDGE LANE
ROCKWALL, TX 75087

STOVALL HUGH & BETTY JO
2660 FERN VALLEY LN
ROCKWALL, TX 75087

LOUTHAN KELSEY N
2660 MIRAGE LANE
ROCKWALL, TX 75087

RESIDENT
2661 NOVA PARK CT
ROCKWALL, TX 75087

BRITT CHRISTINA S & HUGH A
2661 EGANRIDGE LN
ROCKWALL, TX 75087

YOUNG GARY L AND JENNIFER E CAWTHON
2665 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2670 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2670 FERN VALLEY LN
ROCKWALL, TX 75087

RESIDENT
2670 MIRAGE LN
ROCKWALL, TX 75087

BRIDGER CHRISTOPHER J AND WENDY L
2670 NOVA PARK COURT
ROCKWALL, TX 75087

RESIDENT
2671 NOVA PARK CT
ROCKWALL, TX 75087

CREBS TIFFANY MARY
2671 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2680 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2680 FERN VALLEY LN
ROCKWALL, TX 75087

FRANKS JOHN D & JESSICA
2680 NOVA PARK CT
ROCKWALL, TX 75087

MCKINNEY JUDY ANN LIPPERT
2681 EGANRIDGE LANE
ROCKWALL, TX 75087

WILLIAMS TAYLOR L AND GWENDOLYN E
2681 NOVA PARK CT
ROCKWALL, TX 75087

WEISS WALTER J & AURELIA JOANN
2685 FERN VALLEY LN
ROCKWALL, TX 75087

KOWALCYK NICHOLAS & RACHEL
2690 EGANRIDGE LN
ROCKWALL, TX 75087

MORGAN ELLEN IONE
2690 FERN VALLEY LN
ROCKWALL, TX 75087

JERNIGAN WILLIAM CHAD
2690 NOVA PARK COURT
ROCKWALL, TX 75087

RESIDENT
2691 EGANRIDGE LN
ROCKWALL, TX 75087

GALYON KELLY MELISSA
2691 NOVA PARK CT
ROCKWALL, TX 75087

RESIDENT
2700 EGANRIDGE LN
ROCKWALL, TX 75087

JOLLEY LOIS MAYNO
2700 FERN VALLEY LN
ROCKWALL, TX 75087

CARRIS RONALD WILLIAM
2700 NOVA PARK CT
ROCKWALL, TX 75087

RESIDENT
2701 EGANRIDGE LN
ROCKWALL, TX 75087

PARKS NADINE R
2701 NOVA PARK CT
ROCKWALL, TX 75087

COLLIER CASEY JAMES
2705 FERN VALLEY LANE
ROCKWALL, TX 75087

HAWKINS JIMMY & MARY ANN
2710 CLUBVIEW DR
ROCKWALL, TX 75087

CABALLERO MELISSA ANNE
2710 EGANRIDGE LANE
ROCKWALL, TX 75087

WOUDWYK TYLER AND ANDREA L CROASDALE WOUDWYK
2710 FERN VALLEY LN
ROCKWALL, TX 75087

THOMAS PATIENCE AND JAMES
2710 NOVA PARK
ROCKWALL, TX 75087

DILBECK JAMES SCOTT AND HILLARY ANN
2711 EGANRIDGE LN
ROCKWALL, TX 75087

MICHIE JOHN D & PHYLLIS R
2711 NOVA PARK CT
ROCKWALL, TX 75087

RESIDENT
2720 EGANRIDGE LN
ROCKWALL, TX 75087

MAXWELL KRISTIN R AND NATHANIEL A
2720 FERN VALLEY LN
ROCKWALL, TX 75087

IZAK MARY L
2720 NOVA PARK CT
ROCKWALL, TX 75087

PANOS HELEN
2721 EGANRIDGE LN
ROCKWALL, TX 75087

CARROLL CALVIN AND MARIA
2721 NOVA PARK COURT
ROCKWALL, TX 75087

RESIDENT
2730 EGANRIDGE LN
ROCKWALL, TX 75087

MATHEW DANIEL AND EMILIE MENDALA-MATHEW
2730 FERN VALLEY LANE
ROCKWALL, TX 75087

SAENZ RICHARD GEORGE AND BERNADINE
2730 NOVA PARK CT
ROCKWALL, TX 75087

NIEBUR ALAN R & COURTNEY
2731 EGANRIDGE LN
ROCKWALL, TX 75087

DELLA FRANK E II
2731 NOVA PARK COURT
ROCKWALL, TX 75087

RESIDENT
2740 EGANRIDGE LN
ROCKWALL, TX 75087

RICH JENNIFER A
2740 FERN VALLEY LN
ROCKWALL, TX 75087

NABI HOSNI A & LYNN
2740 NOVA PARK CT
ROCKWALL, TX 75087

WOODDELL SCOTT W AND DEBBIE L
2741 NOVA PARK CT
ROCKWALL, TX 75087

RESIDENT
2750 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2750 FERN VALLEY LN
ROCKWALL, TX 75087

POULSON LESLIE C & CAROL D
2760 FERN VALLEY LN
ROCKWALL, TX 75087

WEATHERFORD CONNIE
2770 FERN VALLEY LANE
ROCKWALL, TX 75087

LAWSON JAMES W & SARAH
2780 FERN VALLEY LANE
ROCKWALL, TX 75087

ABC FINANCING INVESTMENT & HOLDING LLC
28 RUE PRINCIPALE 67160 ALTENSTADT
FRANCE,

MERRILL NOLAN
2800 EGANRIDGE LN
ROCKWALL, TX 75087

HODGES BARBARA
2800 FERN VALLEY LANE
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
2802 EMBERWOOD DR
GARLAND, TX 75043

LAZORKO JACOB & SHAWNA LAZORKO
2820 EGANRIDGE LN
ROCKWALL, TX 75087

KECK MELISSA M
2825 EGANRIDGE LANE
ROCKWALL, TX 75087

LANGSTON ELAINA AND TIMOTHY
2830 EAGEN RIDGE LN
ROCKWALL, TX 75087

DOORNEK JORDAN
2835 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2840 EGANRIDGE LN
ROCKWALL, TX 75087

RESIDENT
2845 EGANRIDGE LN
ROCKWALL, TX 75087

GRUBBS BEN R & SHIRLEY J
2855 EGANRIDGE LN
ROCKWALL, TX 75087

BARRON RODOLFO & KRISTIN M
2860 EGANRIDGE LANE
ROCKWALL, TX 75087

RESIDENT
2865 EGANRIDGE LN
ROCKWALL, TX 75087

WESLEY RANDALL & CYNTHIA
2937 SAN DIEGO DRIVE
DALLAS, TX 75228

WATSON CAROLYN J
300 MCCREARY RD #2023
WYLIE, TX 75098

RESIDENT
3005 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3009 N GOLIAD
ROCKWALL, TX 75087

CUNNINGHAM CURTIS AND KIMBERLY
301 WOODED TRL
ROCKWALL, TX 75087

CLARK TROY & JANICE
3025 N GOLIAD ST
ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY
3027 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3029 N GOLIAD ST
ROCKWALL, TX 75087

GREER PATRICIA L
3031 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3031 N GOLIAD ST
ROCKWALL, TX 75087

GREER TIMOTHY K
3033 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
3045 N GOLIAD RD
ROCKWALL, TX 75087

LAM PROPERTY
3051 N GOLIAD ST
ROCKWALL, TX 75087

STONE DAVID
3053 N GOLIAD ST
ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C
DAVID W FERGUSON AS JOINT TENANTS
3055 N GOLIAD ST
ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M
3059 N GOLIAD STREET
ROCKWALL, TX 75087

MARKEE DAVID E & SUSAN M
3064 WILD ORCHID LN
BURTON, MI 48519

THE STEED FAMILY LIVING TRUST
JASON STEED AND NATALIE MARIE STEED - TRUSTEES
3065 N GOLIAD ST
ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

BURTON RICHARD E AND MARGARET H
3090 N GOLIAD ST #828102
ROCKWALL, TX 75087

PINEHURST SHORES LLC
3105 LIVE OAK DR
ROWLETT, TX 75088

MITCHELL STEPHEN NEAL & DEBORAH ELAINE
324 AME LANE
ROYSE CITY, TX 75189

STRACHAN GREGORY & CAITLYN
3300 ROSWELL RD NW UNIT 5324
ATLANTA, GA 30305

SHATSWELL RICHARD & CHRISTINE
3307 WHITELEY RD
WYLIE, TX 75098

WATTS ANGELA & DAVID
3345 SOUTHLAKE AVE
BATON ROUGE, LA 70810

M13 PROPERTIES LLC
3494 N STODGHILL RD
FATE, TX 75087

RESIDENT
350 DALTON ROAD
ROCKWALL, TX 75087

SULLIVAN PATRICK
3562 OAK CLIFF DR
FALLBROOK, CA 92028

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

MALCHEV CHARLES G & IVANKA
3635 NAVARRO WAY
FRISCO, TX 75034

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

GREENLEE JAMES JR AND ANTOINETTE
4047 I-30
CADDO MILLS, TX 75135

CARTER RICHARD W AND JODY
406 MCKINZIE PL
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
407 CASTLE PINES DRIVE
HEATH, TX 75032

RESIDENT
408 MCKINZIE PL
ROCKWALL, TX 75087

MASON KEITH AND
ANN MARIE MASON
410 MCKENZIE PLACE
ROCKWALL, TX 75087

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281

OPENDOOR PROPERTY TRUST I, A DELAWARE
STATUTORY TRUST
410 N SCOTTSDALE RD SUITE 1600
TEMPE, AZ 85281

OSBORNE JAMES
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

HAURY NORMAN L &
SHANNON R BOSTON
4186 RAVENBANK DR
ROCKWALL, TX 75087

BRYANT ROBERT W AND JANET R
420 BIRCH LANE
RICHARDSON, TX 75081

GODINES MANUEL & ANNA
4255 N HAMLIN AVE
CHICAGO, IL 60618

GU HUI
430 S 14TH ST
SAN JOSE, CA 95112

SANDERS DORIS A & JOE C
4400 BEACON PLACE PARKWAY APT 2806
TUSCALOOSA, AL 35405

RESIDENT
450 W QUAIL RUN RD
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

YANG BO AND
YUE HU
4651 S CUSTER ROAD #2211
MCKINNEY, TX 75070

SWAN DANIEL AND CAMILLE
471 MONTEREY DR
ROCKWALL, TX 75087

AFFINITY DEVELOPMENT COMPANY LLC
480 WILDWOOD FOREST DRIVE SUITE 801
THE WOODLANDS, TX 77380

MELARA RUTH AND
TATYANA VELASQUEZ
489 BENDING OAK TRAIL
ROCKWALL, TX 75087

NEIGHBORS LEONARD V AND LINDA L
490 BENDING OAKS
ROCKWALL, TX 75087

SIEGELMAN LORI GOODWIN
4936 COUNTY ROAD 312B
CLEBURNE, TX 76031

CONFIDENTIAL
495 BENDING OAKS TRL
ROCKWALL, TX 75087

TOWELL KEITH R AND MARTHA M
496 BENDING OAKS TRAIL
ROCKWALL, TX 75087

CURTIS JOSEPH & THERESA
500 SHADOW OAKS CT
ROCKWALL, TX 75087

ALTO ASSET COMPANY 2 LLC
5001 PLAZA ON THE LAKE SUITE 200
AUSTIN, TX 78746

RESIDENT
501 BENDING OAKS TR
ROCKWALL, TX 75087

ZOPP THOMAS M & MITZI ANN
502 BENDING OAKS TRL
ROCKWALL, TX 75087

2011 WILCOX-HYUM FAMILY TRUST
ERIC C WILCOX AND JENNY K HYUN
5037 RHONDA DRIVE
SAN JOSE, CA 95129

ARRIAGA HENRY
505 HIDDEN OAK LN
ROCKWALL, TX 75087

OPEN HOUSE TEXAS REALTY & INVESTMENTS
LLC
5050 QUORUM DR #225
DALLAS, TX 75254

HAYASHI MASATOSHI
5050 QUORUM DRIVE SUITE 225
DALLAS, TX 75254

RESIDENT
506 SHADOW OAKS CT
ROCKWALL, TX 75087

BORN SHELLEY L
507 BENDING OAKS TRAIL
ROCKWALL, TX 75087

HASSAN IBRAHIM AND LATIFAT
5090 BERLIN PLACE
DULLES, VA 20189

RESIDENT
510 BENDING OAKS TR
ROCKWALL, TX 75087

JASMAN JAMES BLAKE
511 HIDDEN OAK LN
ROCKWALL, TX 75087

SARMIENTO FAMILY LIV REV TRUST
FRANCIS H SARMIENTO - BENEFICIARY
513 BENDING OAKS TRL
ROCKWALL, TX 75087

JOHNSON NATALIE K
514 SHADOW OAKS COURT
ROCKWALL, TX 75087

PHAM DAN Q
5158 COUNTY ROAD 3115
CAMPBELL, TX 75422

RESIDENT
517 SHADOW OAKS CT
ROCKWALL, TX 75087

DAYMAN DENNIS & JENNIFER
519 CELLARS CT
ROCKWALL, TX 75087

MOORE RICHARD DOUGLAS AND CAROLYN ANN
519 EAST I-30 PMB 705
ROCKWALL, TX 75087

MURRAY NANCY J
519 HIDDEN OAK LN
ROCKWALL, TX 75087

ZANDOMENI GABRIELA M AND
ARIEL A QUIROGA
524 WILLOW SPRINGS DR
HEATH, TX 75032

RESIDENT
525 SHADOW OAKS CT
ROCKWALL, TX 75087

FITZGERALD GLORIA J MCWHIRTER & DON
525 HIDDEN OAK LANE
ROCKWALL, TX 75087

JUAREZ CORAL AND JOSE A
530 HIDDEN OAK LN
ROCKWALL, TX 75087

CORTEZ GERRE L
531 HIDDEN OAK LANE
ROCKWALL, TX 75087

BOSTROM DAVID MATTHEW & RACHEL
533 SHADOW OAKS CT
ROCKWALL, TX 75087

THIRION MARK P & ELIZABETH
533 TALL OAKS PL
ROCKWALL, TX 75087

SAPUTA DUANE & MONICA
536 HIDDEN OAK LN
ROCKWALL, TX 75087

HOLLAND RODNEY B
536 LOMA VISTA
HEATH, TX 75032

COLE MARK A
537 HIDDEN OAK LN
ROCKWALL, TX 75087

SCOTT WILLIAM F & PATRICIA R
538 TALL OAKS PL
ROCKWALL, TX 75087

WALN IRMA SUE
REVOCABLE LIVING TRUST
539 TALL OAKS PL
ROCKWALL, TX 75087

P V REAL ESTATE HOLDINGS SERIES LLC SERIES B
540 NANCE RD
SUNNYVALE, TX 75182

P V REAL ESTATE HOLDINGS SERIES LLC SERIES C
540 NANCE RD
SUNNYVALE, TX 75182

HAYES MELANIE S
542 HIDDEN OAK LN
ROCKWALL, TX 75087

FOSTER MICHAEL A
543 HIDDEN OAK LANE
ROCKWALL, TX 75087

NADIR LADONNA AND
BARBARA MATHIS
544 TALL OAKS PLACE
ROCKWALL, TX 75087

VASQUEZ GLORIA
545 TALL OAKS PL
ROCKWALL, TX 75087

RESIDENT
548 HIDDEN OAK LN
ROCKWALL, TX 75087

MARSH SABREANA SMITH AND MATTHEW W
549 HIDDEN OAK LN
ROCKWALL, TX 75087

S HAYS FAMILY PARTNERSHIP LTD
555 LONE RIDER CT
ROCKWALL, TX 75087

SALTZMAN DANIEL
5620 S COLONY BLVD APT 810
THE COLONY, TX 75056

ASHLEY MARGARET P
5805 YACHT CLUB
ROCKWALL, TX 75032

LALUMIA MICHAEL
6 LEE DRIVE
HEATH, TX 75032

COSTELLO LISA J
6000 SHEPHERD MOUNTAIN CV UNIT 301
AUSTIN, TX 78730

DELA TORRE KENNETH C & MARIA CHATU SERRA
6004 AUBURNDALE AVE APT C
DALLAS, TX 75205

CAMPBELL DUNCAN AND TIFFANY
629 ARCADIA WAY
ROCKWALL, TX 75087

BATEMAN ROBERT L, TRUSTEE
ROBERT L BATEMEN REVOCABLE LIVING TRUST
642 SUNCREST CT
SHERRARD, IL 61281

KSSMS LLC
6501 YELLOW FLOWER WAY
PLANO, TX 75024

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

CUMMINGS TERRENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

GEHAN MICHAEL P & AMY M
6613 SHADY POINT DR
PLANO, TX 75024

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

GROVES JOSEPH M & MARIE E
668 BRYN MAHR LN
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

RESIDENT
670 PRINCETON WAY
ROCKWALL, TX 75087

STUDENNIKOV VITALY AND
VLADIMIR STUDENNIKOV AND MARINA
STUDENNIKOVA
670 BRYN MAHR LN
ROCKWALL, TX 75087

DAVIS AARON F & AMANDA M
670 MISSION DRIVE
ROCKWALL, TX 75087

FORESEE MICHAEL D AND JEAN A
6709 BAROLO DRIVE
ROWLETT, TX 75088

COBB STEPHEN L & MELANIE E
671 BRYN MAHR
ROCKWALL, TX 75087

MEANS AMANDA & AARON
671 PRINCETON WAY
ROCKWALL, TX 75087

JOHNSTON KERRY A AND ELIZABETH A
672 BRYN MAHR
ROCKWALL, TX 75087

CALVIN AND EMILY CARTER REVOCABLE TRUST
CALVIN CARTER AND EMILY CARTER- TRUSTEES
672 PRINCETON WAY
ROCKWALL, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

BURKHOLDER DANIEL
673 PRINCETON WAY
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT MARK A & JOAN L TRUSTEES
FLYNT FAMILY LIVING TRUST
674 PRINCETON WAY
ROCKWALL, TX 75087

MATTESON TORY AND BRITTANY
674 SAINT JOHNS PLACE
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

NORVILLE HORACE SCOTT AND HEATHER JACKSON
676 BRYN MAHR LANE
ROCKWALL, TX 75087

KARRETT JAMES M JR AND RAFFAELA
676 PRINCETON WAY
ROCKWALL, TX 75087

NIELSEN MATTHEW GRIFFITH
676 SAINT JOHNS PL
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

DHAKAL PRABESH AND ALINA
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC
6807 OVERBROOK DR
PARKER, TX 75002

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

POWELL AMANDA AND DUANE
685 SHORES BLVD
ROCKWALL, TX 75087

CARROLL JEFF L & CANDY D
695 SHORES BLVD
ROCKWALL, TX 75087

MAYS RONALD E ETUX
704 LONESOME DOVE TRAIL
HURST, TX 76054

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

YANG BO AND
YUE HU
707-8633 CAPSTAN WAY
RICHMOND CANADA,

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

CONFIDENTIAL
709 W. RUSK ST. SUITE B-852
ROCKWALL, TX 75087

GREER PATRICIA L
710 BROOKFIELD DR
GARLAND, TX 75040

RESIDENT
7100 ODELL
ROCKWALL, TX 75087

BULLARD JUSTIN
JOLIE DAY
7100 HARLAN DRIVE
ROCKWALL, TX 75087

WAY BRAD G AND KELLY S
7100 HUNT LN
ROCKWALL, TX 75087

SCHULZE DAVID J & CYNTHIA K
7101 HARLAN DR
ROCKWALL, TX 75087

NABORS MIKE N ETUX JULIE
7101 HUNT LN
ROCKWALL, TX 75087

KOSMAS NICHOLAS AND SABRINA
7101 ODELL AVE
ROCKWALL, TX 75087

ANDERSON PATRICK STEVEN & ROSEANNE
7102 HARLAN DR
ROCKWALL, TX 75087

FRINK JOSEPH B & DIANA G
7102 HUNT LN
ROCKWALL, TX 75087

LAWRENCE KIMBERLY DALE LIVING TRUST
KIMBERLY DALE LAWRENCE TRUSTEE
7102 ODELL AVENUE
ROCKWALL, TX 75087

RESIDENT
7103 HARLAN DR
ROCKWALL, TX 75087

DOWNS MICHAEL
7103 HUNT LN
ROCKWALL, TX 75087

MCKINNEY TERRY L
7103 ODELL AVE
ROCKWALL, TX 75087

PATLAN MARIO JR AND AMY
7104 HARLAN DR
ROCKWALL, TX 75087

KELSO JAMES P & BLYSON R
7104 HUNT LN
ROCKWALL, TX 75087

LUNA ERIC AND ANNABELL
7104 ODELL AVENUE
ROCKWALL, TX 75087

RESIDENT
7105 HUNT LN <Null>
ROCKWALL, TX 75087

LOMBARD THOMAS E AND PAULA J
7105 HARLAN DRIVE
ROCKWALL, TX 75087

DREXLER PAUL E & TAMRA L
7105 ODELL AVE
ROCKWALL, TX 75087

RESIDENT
7106 ODELL AVE
ROCKWALL, TX 75087

BURKE AIMEE M
7106 HARLAN DR
ROCKWALL, TX 75087

MCWHIRTER SATHINA ANJEANNETTE
7106 HUNT LN
ROCKWALL, TX 75087

SHORES SUSAN RUTH
7107 HARLAN DRIVE
ROCKWALL, TX 75087

SEVERN POLLY JEAN
7107 HUNT LN
ROCKWALL, TX 75087

CEGELSKI ERIC & ASHLEY DICKENS
7107 ODELL AVENUE
ROCKWALL, TX 75087

ROMERO JOE JR
7108 HUNT LN
ROCKWALL, TX 75087

CONFIDENTIAL
7108 ODELL AVE
ROCKWALL, TX 75087

RESIDENT
7109 HUNT LN
ROCKWALL, TX 75087

THOMPSON THOMAS J &
PAIGE C TILEY
7109 HOLDEN DR
ROCKWALL, TX 75087

ROMANS STEPHEN WAYNE & BROOK CONAWAY
7109 ODELL AVENUE
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

GREENLEY MARY E TRUSTEE
MARY E GREENLEY REVOC LIVING TRUST
7110 HOLDEN DR
ROCKWALL, TX 75087

RESIDENT
7111 HOLDEN DR
ROCKWALL, TX 75087

JONES BRADLEY R
7113 HOLDEN DR
ROCKWALL, TX 75087

CORY CLAYTON M & KATHLEEN A
7125 HOLDEN DR
ROCKWALL, TX 75087

AKHTAR USMAN AND
AQSA MAHMOOD
713 CORNELL DRIVE
ROCKWALL, TX 75087

RESIDENT
715 CORNELL DR
ROCKWALL, TX 75087

GAMMILL KYLE E & ANGELINE L
716 STARLIGHT PASS
ROCKWALL, TX 75032

RS XII DALLAS OWNER 1 LP
C/O STREETLANE HOMES
717 N HARWOOD STREEET SUITE 2800
DALLAS, TX 75201

LI LI AND
XUEQING WANG
7409 WEMBLEY CT
PLANO, TX 75024

MCCOWN WILLIAM SCOTT
745 SHORES BOULEVARD
ROCKWALL, TX 75087

RESIDENT
750 W QUAIL RUN RD
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
7512 JOSHUA RD
FRISCO, TX 75033

KREMEN IRINA AND IGOR
7520 HADDON WAY
PLANO, TX 75025

KREMEN IRINA AND IGOR
7520 HADDOW WAY
PLANO, TX 75025

RESIDENT
754 VALLEJO DR
ROCKWALL, TX 75087

BUCHANAN DONALD BLAKE AND CHRISTINA MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

RESIDENT
755 GEARY DR
ROCKWALL, TX 75087

FORD TERRY AND RACHEL NICHOLE
755 SHORES BLVD
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

RESIDENT
765 SHORES BLVD
ROCKWALL, TX 75087

HAMMOND MARK L & DENISE L
775 RIDGE RD W
ROCKWALL, TX 75087

CALHOUN EVELYN ANNE
775 SHORES BLVD
ROCKWALL, TX 75087

TAYLOR LAURA
778 OAK HOLLOW
ROCKWALL, TX 75087

HUMERICKHOUSE MARCUS NEAL AND ANDREA L
780 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
784 BARRYMORE DR
ROCKWALL, TX 75087

MCPHAIL STEPHANIE
784 OAK HOLLOW LANE
ROCKWALL, TX 75087

RAY DAVID J & MARY H
785 SHORES BLVD
ROCKWALL, TX 75087

WEEKS FAMILY LIVING REVOCABLE TRUST
DONALD C WEEKS AND BETTY WEEKS- CO TRUSTEES
785 WEST RIDGE ROAD
ROCKWALL, TX 75087

TBC FAMILY TRUST
TONY AND BRENDA CAMPAGNA TRUSTEES
786 BARRYMORE DRIVE
ROCKWALL, TX 75087

HENDERSON ERIC S & MEGAN A
788 BARRYMORE DRIVE
ROCKWALL, TX 75087

RESIDENT
790 OAK HOLLOW LN
ROCKWALL, TX 75087

MAGUIRE LINDSAY T & CHRISTOPHER M
790 BARRYMORE DRIVE
ROCKWALL, TX 75087

STEVENS PATRICK & KIMBERLY
790 SHORES BLVD
ROCKWALL, TX 75087

BARRERA TOBY
790 W RIDGE ROAD
ROCKWALL, TX 75087

REID PAUL & HEATHER COOPER
792 BARRYMORE DR
ROCKWALL, TX 75087

LAMB CHANCE DUKE
794 BARRYMORE DR
ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN
794 FEATHERSTONE DR
ROCKWALL, TX 75087

JERAY FAMILY LIVING TRUST
DENNIS M & PATRICIA E JERAY TRUSTEES
795 RIDGE ROAD WEST
ROCKWALL, TX 75087

MRVA MICHAEL & PENNY
795 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
796 OAK HOLLOW LN
ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD REVOCABLE LIVING TRUST
JAMES LANIER BALLARD & ELIZABETH SUTTER
BALLARD TRUSTEES
796 BARRYMORE DRIVE
ROCKWALL, TX 75087

LING SEAN AND AMY M
796 FEATHERSTONE DRIVE
ROCKWALL, TX 75087

HELM MARICELA & MATTHEW
796 W RIDGE RD
ROCKWALL, TX 75087

RESIDENT
797 FEATHERSTONE DR
ROCKWALL, TX 75087

PERRY DAYLENE ROSE & BRUCE ALEXANDER
797 OAK HOLLOW LANE
ROCKWALL, TX 75087

RESIDENT
798 BARRYMORE DR
ROCKWALL, TX 75087

RESIDENT
798 FEATHERSTONE DR
ROCKWALL, TX 75087

JGLV LLC, A TX LLC
80 SHILOH RD
ODESSA, TX 79762

ROCHE CHRISTOPHER & MELANIE
800 BARRYMORE DR
ROCKWALL, TX 75087

CEBRYNSKI TINA MARIA AND ALEXANDER JAMES
JR
800 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
801 AMHERST DRIVE
ROCKWALL, TX 75087

JONES BRYAN M AND MERICHELLE E
802 BARRYMORE DR
ROCKWALL, TX 75087

STAFFORD SHANE L & ELIZABETH A
802 BEAR BRANCH COURT
ROCKWALL, TX 75087

HALL STEVEN J AND BRENDA M
802 OAK HOLLOW LN
ROCKWALL, TX 75087

JACOB AND ALEXANDRA EDWARDS FAMILY
LIVING TRUST
JACOB LEE EDWARDS AND ALEXANDRA BOONE
EDWARDS- COTRUSTEES
802 RIDGE ROAD WEST
ROCKWALL, TX 75087

HEWITT DEREK THOMAS AND CAMERON ELISE
803 AMHERST DRIVE
ROCKWALL, TX 75087

HINTON GRADY T III AND
PATRICIA A HINTON
803 BEAR BRANCH CT
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

CAIN DENNIS & MELISSA
803 DALTON RD
ROCKWALL, TX 75087

BEASLEY TIMOTHY A & SARINA C
803 OAK HOLLOW LN
ROCKWALL, TX 75087

KHAN MASROOR
804 BARRYMORE DRIVE
ROCKWALL, TX 75087

GHC CAPITAL LLC
806 CALM CREST DRIVE
ROCKWALL, TX 75087

MOBLEY JANET
807 AMHERST DR
ROCKWALL, TX 75087

FRAZIER ROBERT & KAREN FOX
808 BEAR BRANCH CT
ROCKWALL, TX 75087

YANG BO
808 OAK HOLLOW LANE
ROCKWALL, TX 75087

ARMSTRONG NELLO AND SUZANNE
808 RIDGE ROAD WEST
ROCKWALL, TX 75087

SISTO MICHAEL A & SUSAN E
809 BEAR BRANCH CT
ROCKWALL, TX 75087

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

DELGADO BRADLEY AND BRIANNA
809 OAK HOLLOW LN
ROCKWALL, TX 75087

SOSA RUDDY & JOLIENE
810 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
814 BEAR BRANCH CT
ROCKWALL, TX 75087

BALOG DAVID JR AND JESSICA
814 OAK HOLLOW LN
ROCKWALL, TX 75087

CRAIGHEAD JULIE CHRISTINE
814 RIDGE ROAD WEST
ROCKWALL, TX 75087

RESIDENT
815 OAK HOLLOW LN
ROCKWALL, TX 75087

SLATON STEPHEN P & JENNIFER
815 BEAR BRANCH COURT
ROCKWALL, TX 75087

RESIDENT
820 BEAR BRANCH CT
ROCKWALL, TX 75087

MERCER TAYLOR
820 OAK HOLLOW LN
ROCKWALL, TX 75087

FRYE STEVEN E AND CHERRY
820 SHORES BLVD
ROCKWALL, TX 75087

LEE CRYSTAL Z AND BENJAMIN S
820 WEST RIDGE RD
ROCKWALL, TX 75032

GRAF SANDRA E & HAYES M
8207 MARYLAND LN
BRENTWOOD, TN 37027

RESIDENT
821 OAK HOLLOW LN
ROCKWALL, TX 75087

NAPPS ADAM D
821 BEAR BRANCH COURT
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
8214 WESTCHESTER SUITE 710
DALLAS, TX 75225

RESIDENT
825 GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
826 OAK HOLLOW LN
ROCKWALL, TX 75087

GIETEMA CHRISTINA M
826 BEAR BRANCH CT
ROCKWALL, TX 75087

MATTHEWS JACK ALEXANDER AND
HONGLIU HAN
826 RIDGE ROAD W
ROCKWALL, TX 75087

VORNBERG SCOTT A & LAURI L
827 BEAR BRANCH CT
ROCKWALL, TX 75087

PEARSON LEIF AND MELISSA N
827 OAK HOLLOW LANE
ROCKWALL, TX 75087

FARRELL COLLIN D AND HOLLY J
830 SHORES BLVD
ROCKWALL, TX 75087

MINCKLER CHRISTOPHER AND SARAI
832 BEAR BRANCH COURT
ROCKWALL, TX 75087

WILLBANKS DAVID & AMANDA
832 OAK HOLLOW LN
ROCKWALL, TX 75087

WATSON KATHERINE ROSE
832 RIDGE RD W
ROCKWALL, TX 75087

SHOUSE JAMIE L AND ANGELA M HARDT
833 BEAR BRANCH CT
ROCKWALL, TX 75087

HARRISON JASON J AND BARBARA JEAN
833 OAK HOLLOW LANE
ROCKWALL, TX 75087

JCDB GOLIAD HOLDINGS LLC C/O DA GOLIAD PARTNERS LP AND
DAVID R NELSON-ROTH IRA AND DAVID NELSON
8350 N CENTRAL EXPRESSWAY SUITE 1300
DALLAS, TX 75206

MILBERGER KYLE A
838 BEAR BRANCH CT
ROCKWALL, TX 75087

HUMPHREY KEREN MARIE
838 OAK HOLLOW LN
ROCKWALL, TX 75087

GREENLEY MARCIA DAVIDSON & JOSEPH R
838 RIDGE RD W
ROCKWALL, TX 75087

RESIDENT
839 OAK HOLLOW LN
ROCKWALL, TX 75087

BILLINGS BRIAN & ERIKA
839 BEAR BRANCH CT
ROCKWALL, TX 75087

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

GONZALEZ JOHN AND DEBRA
840 SHORES BLVD
ROCKWALL, TX 75087

JOHNSON BERTON C & SONYA L
8404 COUNTY RD 592
NEVADA, TX 75173

COUSINEAU STACEY
8424 SANTA MONICA BLVD # A818
WEST HOLLYWOOD, CA 90069

COOPER MARNIE
844 BEAR BRANCH CT
ROCKWALL, TX 75087

WALTERS CHRIS
844 OAK HOLLOW LANE
ROCKWALL, TX 75087

DEPUE DANIEL AND
DEANA CUTTILL
844 RIDGE ROAD W
ROCKWALL, TX 75087

RESIDENT
845 BEAR BRANCH CT
ROCKWALL, TX 75087

STUFFT MICHAEL AND
STUFFT CHERYL ANN AND ALAN LEE
845 OAK HOLLOW LANE
ROCKWALL, TX 75087

HERNANDEZ FRANKLYN C & JUDY JAMES-HERNANDEZ
850 BEAR BRANCH CT
ROCKWALL, TX 75087

FLEETWOOD MARGARETTA
850 OAK HOLLOW LN
ROCKWALL, TX 75087

FRAIZER MARK C & STACY D
850 SHORES BLVD
ROCKWALL, TX 75087

GANT JUSTIN AND MARGARET C
860 SHORE BLVD
ROCKWALL, TX 75087

BARSOUM NAHIA
865 SHORES BLVD
ROCKWALL, TX 75087

MAXWELL GABRIEL D SR & MELISSA JEAN
870 SHORES BLVD
ROCKWALL, TX 75087

CRAWFORD JESSICA MORGAN
875 SHORES BLVD
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH
880 SHORES BLVD
ROCKWALL, TX 75087

ROWE DAVID A & SUSAN M
885 SHORES BLVD
ROCKWALL, TX 75087

VINSON BARRY AND MICHELLE
890 SHORES BOULEVARD
ROCKWALL, TX 75087

SMITH KAREN R
895 SHORES BLVD
ROCKWALL, TX 75087

URTEAGA PATRICIA
910 POTTER AVE
ROCKWALL, TX 75087

BLAGAILA EMANUEL & DORCA
9115 PEBBLE FIELD WAY
SACRAMENTO, CA 95829

YOUNG MATTHEW AND THERESA
915 MONT CASCADES DR
ROCKWALL, TX 75087

HURWITZ ROBERT A & SHARON K
915 POTTER AVE
ROCKWALL, TX 75087

PEDERSEN MARK AND ANDREA
920 POTTER AVENUE
ROCKWALL, TX 75087

SEUTTER JEREMY LEE & HEATHER DEANN
920 SHORES BOULEVARD
ROCKWALL, TX 75087

RESIDENT
925 MONT CASCADES DR
ROCKWALL, TX 75087

CHAMNESS JOHNNY OTTO & MYUNG DAWN
925 POTTER AVE
ROCKWALL, TX 75087

HIRSCHI JONATHAN K AND CHERYL
930 POTTER AVE
ROCKWALL, TX 75087

NAUERT STEVEN L JR
930 SHORES BLVD
ROCKWALL, TX 75087

ARMSTRONG JASON J & TARA A
935 MONT CASCADES DR
ROCKWALL, TX 75087

RESIDENT
940 SHORES BLVD
ROCKWALL, TX 75087

LE UYEN AND
PETER NGUYEN
940 POTTER AVENUE
ROCKWALL, TX 75087

GOMEZ JASON D & KELLY
945 MONT CASCADES DRIVE
ROCKWALL, TX 75087

BROCKWAY TRACY R AND MIN H KIM
945 POTTER AVENUE
ROCKWALL, TX 75087

BROWN KEVIN
947 SUNSET HILL
ROCKWALL, TX 75087

BELIEVE ICDI LLC
9472 E WHITEWING DR
SCOTTSDALE, AZ 85262

SPIVY MATTHEW & JENNIFER
950 POTTER AVENUE
ROCKWALL, TX 75087

BOWKER LEROY C & KIM L
950 SHORES BLVD
ROCKWALL, TX 75087

GARCIA JARRETT AND DEBORAHA
955 MONT CASCADES DRIVE
ROCKWALL, TX 75087

WEABLE KEVIN RAY AND JESSICA C
955 POTTER AVE
ROCKWALL, TX 75087

KHAN SABTAIN
960 POTTER AVE
ROCKWALL, TX 75087

SHERMAN WANDA D AND
JOHANNA BAER
960 SHORES BLVD
ROCKWALL, TX 75087

STROUP MARY
965 MONT CASCADES DR
ROCKWALL, TX 75087

ARMSTRONG CHRISTOPHER A AND
KRISTY K BRADY
965 POTTER AVE
ROCKWALL, TX 75087

RESIDENT
970 POTTER AVE
ROCKWALL, TX 75087

BAKER STEVEN R AND MELISSA A
970 SHORES BLVD
ROCKWALL, TX 75087

COLWILL JESSE & DIANA
975 MONT CASCADES DR
ROCKWALL, TX 75087

UGARTEMENDIA MARIA INMACULADA
975 POTTER AVE
ROCKWALL, TX 75087

THOMAS SAMSON N & LINDA R
980 HEATHER FALLS DRIVE
ROCKWALL, TX 75087

MAGBEE MILTON MARK AND SHERRI
980 POTTER AVENUE
ROCKWALL, TX 75087

MACK DANNY AND JANET
980 SHORES BLVD
ROCKWALL, TX 75087

DELALOYE JOHN F & SHARON
985 MONT CASCADES DR
ROCKWALL, TX 75087

RESIDENT
990 POTTER AVE
ROCKWALL, TX 75087

SPAULDING PATRICK F & OLIVIA J
990 PINEHURST DR
ROCKWALL, TX 75087

GEORGE THOMAS & ANIEAMMA THOMAS
990 SHORES BLVD
ROCKWALL, TX 75087

ELAZAR CAROLINA AND
BENJAMIN DAVIS
995 MONT CASCADES DRIVE
ROCKWALL, TX 75087

BEESON TRACI AND BRANDON LANE
995 POTTER AVE
ROCKWALL, TX 75087

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

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

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

US BANK TRUST NA AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION TRUST
C/O HUDSON HOMES MANAGEMENT LLC 2711
N HASKELL AVE STE 2100
DALLAS, TX 75204

RICHARDSON LIVING TRUST
MICHAEL DAVID RICHARDSON &
GAIL LORRAINE RICHARDSON- COTRUSTEES
1780 WIND HILL RD
ROCKWALL, TX 75087

LAUBE ALICIA MARIE AND TIMOTHY MICHAEL
P. O. BOX 1285
ROCKWALL, TX 75087

VENETO HOLDINGS LLC
P. O. BOX 2379
CHANDLER, AZ 85244

VANWINKLE DAVID T AND PATRICIA K
P. O. BOX 773451
STEAMBOAT SPRINGS, CO 80477

MELTON TOBY JEFF
P.O. BOX 2166
ROWLETT, TX 75030

PARAN LLC
P.O. BOX 27337
ANAHEIM, CA 92809

CARSON JANICE P
P.O. BOX 332
ROCKWALL, TX 75087

WU XIAOHONG & DING XIAOHANG &
DOMINIQUE SONG
P.O. BOX 374
ODESSA, FL 33556

KENNIMER LINDA K
PO BOX 1022
ROCKWALL, TX 75087

HODGDON DAVID L & SUE WYCHE
PO BOX 1106
ROCKWALL, TX 75087

BOX DIANE M & WEYMON K
PO BOX 1135
ROCKWALL, TX 75087

RICHMOND THOMAS R & JANET M
PO BOX 1145
ROCKWALL, TX 75087

BULLOCK LINDA
PO BOX 1508
ROCKWALL, TX 75087

WHITT JACK AND
OLD REPUBLIC EXCHANGE AND FACILITATOR CO
PO BOX 153
ROCKWALL, TX 75087

CASKEY BRUCE LIFE ESTATE AND
ANGELA KAE MCCORD & LORI ANNE PHILLIPS
PO BOX 1821
ROCKWALL, TX 75087

WILSON DAVID G
PO BOX 1927
ROCKWALL, TX 75087

LITOVSKY MARIA AND ROBERTO
PO BOX 2004
ROCKWALL, TX 75087

FLORES JAMES AND
PATRICIA ORR FLORES
PO BOX 237
ROCKWALL, TX 75087

DOUPHRATE SHARON K
PO BOX 2561
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

TRUE NORTH PROPERTY OWNER A, LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

SFR V TRANCHE 3 BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

DEWEES JAMES R & CLOMA J
PO BOX 609
ROCKWALL, TX 75087

PROMENADE HARBOR OWNERS ASSOC
C/O REAL MANAGE
PO BOX 803555
DALLAS, TX 75380

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O REAL MANAGE
PO BOX 803555
DALLAS, TX 75380

TRAN KELLY H
PO BOX 894578
MILILANI, HI 76789

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

FLORES JAMES & PATRICIA
PO BOX 992
ROCKWALL, TX 75087

SCHILZ LINDA A
18770 VISTA DEL SOL
DALLAS, TX 75287

BUTLER MARILYN F
820 BEAR BRANCH COURT
ROCKWALL, TX 75087

IANNELLI VINCENT
798 BARRYMORE DR
ROCKWALL, TX 75087

August 9, 2023

TO: The Residents of the Shores Subdivision

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2023-038; Amendment to Planned Development District 3 (PD-3)

Property Owners and/or Residents of the Shores Subdivision,

The City of Rockwall has initiated an amendment to Planned Development District 3 (PD-3) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 3 (PD-3) -- *which currently regulates the Shores Subdivision* -- consists of over 116 pages of regulations within 11 regulating ordinances, and over 85 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, resolutions, 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 the Shores Subdivision.

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 Shores Subdivision or within 500-feet of its boundaries. The attached map is a visual representation of the subject property *(i.e. the 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 3 (PD-3) will *not* change your zoning or any development requirements associated with your property or any other properties located within the 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 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, September 12, 2023 at 6:00 PM, and the City Council will hold a *Public Hearing* on Monday, September 18, 2023 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.

Ryan Miller, AICP
Director of Planning and Zoning

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:

Z2023-038: Amendment to PD-3

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 3 (PD-3) [Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 89-04, 96-35 & 96-23] for the purpose of consolidating the regulating ordinances for a 639.264-acre tract of land situated within the T. Dean Survey, Abstract No. 69; S. King Survey, Abstract No. 131; N. Butler Survey, Abstract No. 21; and, A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3), generally located south of Dalton Road, west of SH-205 [S. Goliad Street], and north of Lake Forest Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM,* and the City Council will hold a public hearing on *Monday, September 18, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, September 18, 2023 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. Z2023-038: Amendment to PD-3

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 Input Form

Case Number *

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

Z2023-038

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

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

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

As this ordinance does not change the land uses and density and dimensional requirements for any of the existing properties, I am in favor of the proposed changes.

Respondent Information

Please provide your information.

First Name *

Alicia

Last Name *

Carbaugh

Address *

1360 Tanglevine Lane

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

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

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

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Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2023-038

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

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

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

I do not fully understand Section 5 and do not want street public space to be taken away. With the size of families in the shores, will residence be allowed to continue to park on the street as there is not enough space to park all vehicles in the driveway? As I understand, the streets are public property, which should allow residents to park there.

Does Section 5 take away public access parking in the Shores neighborhood?

Respondent Information

Please provide your information.

First Name *

David

Last Name *

Morren

Address *

1491 Coastal Dr.

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

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

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

This content is neither created nor endorsed by Google.

Google Forms

From: Dennis Dayman
To: Miller, Ryan
Subject: RE: Z2023-038
Date: Tuesday, August 29, 2023 8:04:34 AM

Ryan,

I hope this email finds you well my friend! Miss being in Rockwall sometimes, but out here next to Union Valley is so much quieter and slow ;) - I wanted to make sure you got some feedback on the notices you work so hard to put out. On Z2023-038 we are in FAVOUR and don't have issues with the consolidation process needing to happen here.

If you need anything else from us, please let me know

-Dennis

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.

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Case No. Z2023-038: Amendment to PD-3

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.

Streamlining and efficiency

Name: Ed + Julie Fowler

Address: 1655 Ashbourne Dr, 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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-038: Amendment to PD-3

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: EDDIE L. FRAZIER

Address: 1340 SHORES BLVD

9/3/23

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

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Case No. Z2023-038: Amendment to PD-3

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.

TO MAKE DOCUMENTS EASIER TO READ, ETC.

Name: ELAINE DELLINGER, DELLINGER TRUST

Address: 1695 LAKE BROOK CIRCLE, ROCKWALL, TX 75087

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

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Case No. Z2023-038: Amendment to PD-3

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.

Absolutely NOT.

Name: Jim Delcenery

Address: 2140 Garden Crest Dr.

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

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Case No. Z2023-038: Amendment to PD-3

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: Judy Morrow

Address: 1205 Fairlakes Pt. Dr., Rockwall, TX 75089

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

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Case No. Z2023-038: Amendment to PD-3

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.

Doesn't effect me or my property directly.

Name: Max E. Klein dr.

Address: 1830 Hidden Hills Rockwall, Tx 75087

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

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Case No. Z2023-038: Amendment to PD-3

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 this and all the rezoning and additional housing developments until our roads, water and electric needs have increased to support us!!!

Name: Mike & Nancy Williamson

Address: 1750 Lake Forest Drive

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

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PLANNED DEVELOPMENT DISTRICT - 3 - Single Family Dwellings, Cluster Housing, Duplexes, Townhouses, Multiple Family Dwellings, Neighborhood Service and General Retail, Churches, Schools, Park, Community Center and Golf Course. (Symbol designation PD-3-Multiple Use).

Planned Development District permitting uses for Single Family Dwellings, Single Family Cluster Home housing, Duplexes, Townhouses, Multiple Family Dwellings, Neighborhood Service and General Retail, Church, School, Park, Community Center and Golf Course, 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 shall provide 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 Church and Day School site shall consist of not less than 5.34 acres. The School and Park site shall consist of not less than 14.56 acres. The Community Center and Golf Course shall consist of not less than 81.80 acres. The area for Cluster Housing shall consist of not more than 51.23 acres and not more than 280 dwelling units. The Single Family area with lots of 7,200 to 7,500 square feet in area shall consist of not more than 48.83 acres and for not more than 200 lots. The Single Family area for lot sizes from 7,500 to 10,000 square feet shall consist of not more than 90.09 acres for not more than 280 lots. The Duplex area shall consist of not more than 32.12 acres and not more than 184 dwelling units. The area for Townhouses shall consist of not more than 7.71 acres and not more than 90 dwelling units. The area for Multiple Family Garden Apartments shall consist of not more than 54.35 acres and not more than 1,080 dwelling units. The area for Retail and Neighborhood Service use shall consist of not more than 23.29 acres.

The density, coverage, height, park and offstreet loading standards shall be as 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.

ORDINANCE NO. 73-21

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS APPLICABLE TO PLANNED DEVELOPMENT DISTRICT NO. 3; APPROVING THE SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 AND MAKING THE SAME A PART OF THIS ORDINANCE; PRESCRIBING CONDITIONS; PRESCRIBING A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 persons interested 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 so as to amend the conditions applicable to Planned Development District No. 3, heretofore created, so that the following conditions shall be applicable to Planned Development District No. 3:

(a) That the area covered by Planned Development District No. 3 shall be divided into the following uses, with the following number of acres and limited to the number of dwelling units as hereafter provided, to-wit:

	Acres	Families
Church & Day School	6.19	
School & Park Site	14.56	
Single Family	55.68	152
Single Family	59.2	178
Single Family	48.5	131
Single Family	41.06	123

	Acres	Families
Cluster Homes (8 per acre)	38.10	305
Cluster Homes (6 per acre)	30.46	183
Cluster Homes (6.5 per acre)	9.08	59
Apartments (18 per acre)	29.67	534
Apartments (18 per acre)	19.42	350
General Retail	2.37	
General Retail	2.06	
Neighborhood Svc. & Office	12.12	
Neighborhood Service	6.74	
Inn - Restaurant	4.26	100
Proshop - Marina	6.25	
Golf - Streets - Green Space	53.98	
Total	439.70	2115

(b) That the Development Plan, Site Plan, attached hereto and made a part hereof for all purposes, shall control the development under Planned Development District No. 3, and such Planned Development District shall be developed in accordance with such site plan.

(c) That all development of property covered by this ordinance, being Planned Development District No. 3, 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.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That the above described Planned Development District No. 3 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 in accordance with the site plan herein approved.

SECTION 4. 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 5. Whereas, it appears that the above described Planned Development District requires that it be amended 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, and requires that this ordinance shall take effect immediately from and after its passage and 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 5th day of February, 1973.

APPROVED:

Harry L. Myers
MAYOR

DULY ENROLLED:

James C. Williams
CITY SECRETARY

APPROVED AS TO FORM:

A. Louis Nichols
ATTORNEY

FOR OFFICE USE ONLY

ORDINANCE NO. 77-19A

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AS HERETOFORE AMENDED, BY AMENDING THE REGULATIONS APPLICABLE TO PLANNED DEVELOPMENT DISTRICT NO. 3 : APPROVING THE SITE PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 AND MAKING THE SAME A PART OF THIS ORDINANCE; PRESCRIBING CONDITIONS; PRESCRIBING A PENALTY; AND DECLARING AN EMERGENCY.

WHEREAS, the City Planning 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 persons interested 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 so as to amend the conditions applicable to Planned Development District No. 3, heretofore created, so that the following conditions shall be applicable to Planned Development District No. 3 :

(a) That the area covered by Planned Development District No. 3 shall be divided into the following uses, with the following number of acres as hereafter provided, to-wit:

Use	Acres
Single Family Detached	56.9
Single Family Detached	161.5
Single Family Detached	69.0
Single Family Detached	52.0

Use	Acres
Cluster-Attached (8 per acre)	22.0
Cluster-Attached (8 per acre)	42.1
Multi-Family	20.4
Multi-Family	29.5
Multi-Family	24.0
Retail	11.5
Recreation	6.4
Recreation	12.0
Recreation (Golf Course)	65.9
School - Park Site	13.6
	586.8

(b) That the Development Plan, Site Plan, attached hereto and made a part hereof for all purposes, shall control the development under Planned Development District No. 3, and such Planned Development District shall be developed in accordance with such site plan.

(c) That all development of property covered by this ordinance, being Planned Development District No. 3, 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.

SECTION 2. That all ordinances of the City of Rockwall inconflict 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 thisordinance shall remain in full force and effect.

SECTION 3. That the above described Planned Development District No. 3 shall be used only in the manner and for the purposes provided forby the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended herein in accordance with the site plan herein approved.

SECTION 4. That any person, firmorcorporation 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 5. Whereas, it appears that the above described Planned Development District requires that it be amended in order to permit its proper development and in order to protectthe public interest and general welfare of the City of Rockwall, and cfeates an urgency and an emergency in the preservation of the public health, safety and welfare, and requires that this ordinance shall take effect immediately from and after its passage and 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 October, 1977.

APPROVED:

MAYOR

DULY ENROLLED:

CITY SECRETARY

APPROVED AS TO FORM:

ATTORNEY

"Shores" PD-3 10-3-77

#8

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land located in the Samuell King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;
THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;
THENCE: North 0° 49' East, 50 feet to a point for a corner;
THENCE: South 89° 43' West, 915.1 feet to a point for a corner;
THENCE: North 0° 44' East, 903.2 feet to a point for a corner;
THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;
THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;
THENCE: South 89° 57' East, 636.1 feet to a point for a corner;
THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;
THENCE: North 0° 26' West, 353.5 feet to a point for a corner;
THENCE: South 89° 36' East, 503.7 feet to a point for a corner;
THENCE: South 1° 17' East, 348.2 feet to a point for a corner;
THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;
THENCE: South 13° 39' West, 185 feet to a point for a corner;
THENCE: South 45° 44' West, 146.1 feet to a point for a corner;
THENCE: South 42° 40' East, 99 feet to a point for a corner;
THENCE: South 56° 04' East 465.3 feet to a point for a corner;
THENCE: South 63° 32' East, 383.3 feet to a point for a corner;
THENCE: North 0° 33' East, 790.6 feet to a point for a corner;
THENCE: North 0° 03' East, 279.4 feet to a point for a corner;
THENCE: North 88° 39' West, 229.1 feet to a point for a corner;
THENCE: North 60° 24' West, 140.3 feet to a point for a corner;
THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;
THENCE: North 1° 13' West, 518.1 feet to a point for a corner;
THENCE: North 89° 07' West, 99.1 feet to a point for a corner;
THENCE: North, 435 feet to a point for a corner;
THENCE: North 40° 08' East, 259.5 feet to a point for a corner;
THENCE: North 1° 40' East, 629.1 feet to a point for a corner;
THENCE: South 84° 39' East, 252.6 feet to a point for a corner;
THENCE: South 77° 52' East, 201.2 feet to a point for a corner;
THENCE: South 76° 30' East, 242.3 feet to a point for a corner;
THENCE: South 54° 42' East, 245.7 feet to a point for a corner;
THENCE: South 62° 04' East, 210.1 feet to a point for a corner;
THENCE: South 64° 26' East, 320.8 feet to a point for a corner;
THENCE: South 82° 40' East, 397.5 feet to a point for a corner;
THENCE: South 80° 07' East, 422.3 feet to a point for a corner;
THENCE: South 80° 08' East, 309 feet to a point for a corner;

THENCE: North 10° 06' West, 236.3 feet to a point for a corner;
THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;
THENCE: Following said right-of-way line North 7° 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less.

MINIMUM STANDARDS

TRACT	LOT AREA-SQ.FT.	DEPTH	WIDTH
1	7,200	120'	60'
2	9,000	120'	75'
3	8,400	120'	70'
4	9,000	120'	75'
5	4,000	100'	35'
6	4,000	100'	35'
7,8,9	MAXIMUM 18 UNITS PER GROSS AC.		

RECREATION

PERMITTED USES TO INCLUDE:

TRACT 12- CLUB HOUSE AND RELATED USES, TENNIS AND RACKET BALL COURTS, SWIM POOL, INN, AND PARKING

TRACT 11- TENNIS AND RACKET BALL COURTS, SWIM POOL, HANDBALL COURTS, STABLES AND PADDOCKS, CLUB BUILDING, AND PARKING

TRACT	AREA-AC.'S	USE
1	56.9	SINGLE FAMILY DETACHED
2	161.5	SINGLE FAMILY DETACHED
3	69.0	SINGLE FAMILY DETACHED
4	52.0	SINGLE FAMILY DETACHED
5	22.0	CLUSTER-ATTACHED
6	42.1	CLUSTER-ATTACHED
7	20.4	MULTI-FAMILY
8	29.5	MULTI-FAMILY
9	24.0	MULTI-FAMILY
10	11.5	RETAIL
11	6.4	RECREATION
12	12.0	RECREATION
13	65.9	GOLF COURSE
14	13.6	SCHOOL-PARK SITE
	586.8 AC.'S	

ORDINANCE NO. 80-33

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED SITE PLAN ON PD-3 PLANNED DEVELOPMENT DISTRICT NUMBER 3; ATTACHING THE APPROVED SITE PLAN AS EXHIBIT "A"; PROVIDING FOR A THOROUGHFARE PHASING PLAN; 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 approved site plan for "PD-3" Planned Development District Number 3. That said amended site plan is attached hereto as Exhibit "A" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District Number 3 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 3 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and other requirements set forth thereon, subject to the following special conditions:

(a) That the site plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Planned Development District Number 3 and any and all such development shall be in strict accordance with such site plan.

(b) That there is hereby adopted as a special condition for Planned Development District Number 3 a Thoroughfare Phasing Plan, which plan reads as follows, to-wit:

(1) Phases 2 and 3 as shown on Exhibit "A" may be developed without the provision of additional access to the development.

(2) The remaining areas designated as single family, or an equivalent number of housing units, shall proceed for development only upon completion and connection of Lakeshore Drive or Alamo Road which will provide a second means of access to the development.

(3) The remaining housing units designated on the development plan shall be developed only upon completion and connection of Alamo Road or Lakeshore Drive to provide a third means of access to The Shores.

(4) In addition to the requirements of paragraphs (2) and (3), Areas 6 and 7 shall develop only in conjunction with the construction and connection of a street along the west boundary of the area, from Ridge Road West to Quail Run to Highway 205, which connection shall provide a means of access for this area in addition to that provided by Ridge Road West.

(5) The developer will provide a 70' right-of-way for Lakeshore Drive and 44' of pavement for Lakeshore Drive through Phase 2. The construction of Lakeshore Drive shall be to City

specifications and the location thereof shall be subject to approval by the City Council. The developer will provide 100' of right-of-way for Lake Shore Drive prior to tying into the proposed collector street through the designated multi-family area Number 11.

(6) Alamo Road shall be constructed to City specifications as a major arterial street from Lake Shore Drive to Highway 205. The width and location of Alamo Road will be determined by the current approved thoroughfare plan of the City of Rockwall for the area at the time of the development.

(c) No substantial change in development of The Shores shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or the Thoroughfare Phasing Plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District Number 3 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

(d) All other area requirements for each use not specifically covered on the site plan attached as Exhibit "A" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

(e) At the platting stage of any phase of The Shores development, a screening and landscaping plan shall be submitted by the developer for the approval of the Planning and Zoning Commission and the City Council.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of Two Hundred Dollars ($200.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ON THE 1st DAY OF December, 1980.

APPROVED:

Henry F. Myers
MAYOR

ATTEST:

Jesse E. Gallant
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Dillard
CITY ATTORNEY

TRACT NO.	ACREAGE	USE	MIN. LOT AREA	MIN. DEPTH	MIN. WIDTH	MAX. UNITS
1	42.1	CLUSTER-ATTACHED	4,000 S.F.	100'	40'	315
2	9.7	RECREATION	SEE	NOTE	1	
3	33.2	SINGLE FAM.-DETACHED	7,200 S.F.	120'	60'	138
4	20.5	SINGLE FAM.-DETACHED	9,000 S.F.	120'	75'	52
5	DELETED					
6	24.0	MULTIPLE				432
7	13.1	PATIO HOMES	5,000 S.F.	100'	50'	79
8	143.3	SINGLE FAM.-DETACHED	9,000 S.F.	120'	75'	257
9	47.0	SINGLE FAM.-DETACHED	12,000 S.F.	130'	90'	120
10	11.5	RETAIL	SEE	NOTE	3	
11	49.9	MULTIPLE				898
12	23.8	SINGLE FAM.-DETACHED	8,400 S.F.	120'	70'	85
13	19.6	CLUSTER-ATTACHED	4,000 S.F.	100'	40'	147
14	52.0	SINGLE FAM.-DETACHED	9,000 S.F.	120'	75'	173
15	4.6	SINGLE FAM.-DETACHED	8,400 S.F.	120'	70'	18
16	13.6	SCHOOL				
17	78.9	GOLF COURSE & FACILITIES	SEE	NOTE	2	

TOTAL ACRES = 586.8 TOTAL UNITS = 2714

NOTES

1) PERMITTED USES TO INCLUDE TENNIS, RACKET, & HANDBALL COURTS, CLUBHOUSE & PARKING, POOL, STABLES & PADDOCKS AND EQUESTRIAN TRAILS. TO BE PRIVATELY OWNED AND MAINTAINED.

2) FACILITIES TO INCLUDE TENNIS & RACKETBALL COURTS, POOL, INN, PARKING, CLUBHOUSE AND RELATED USES

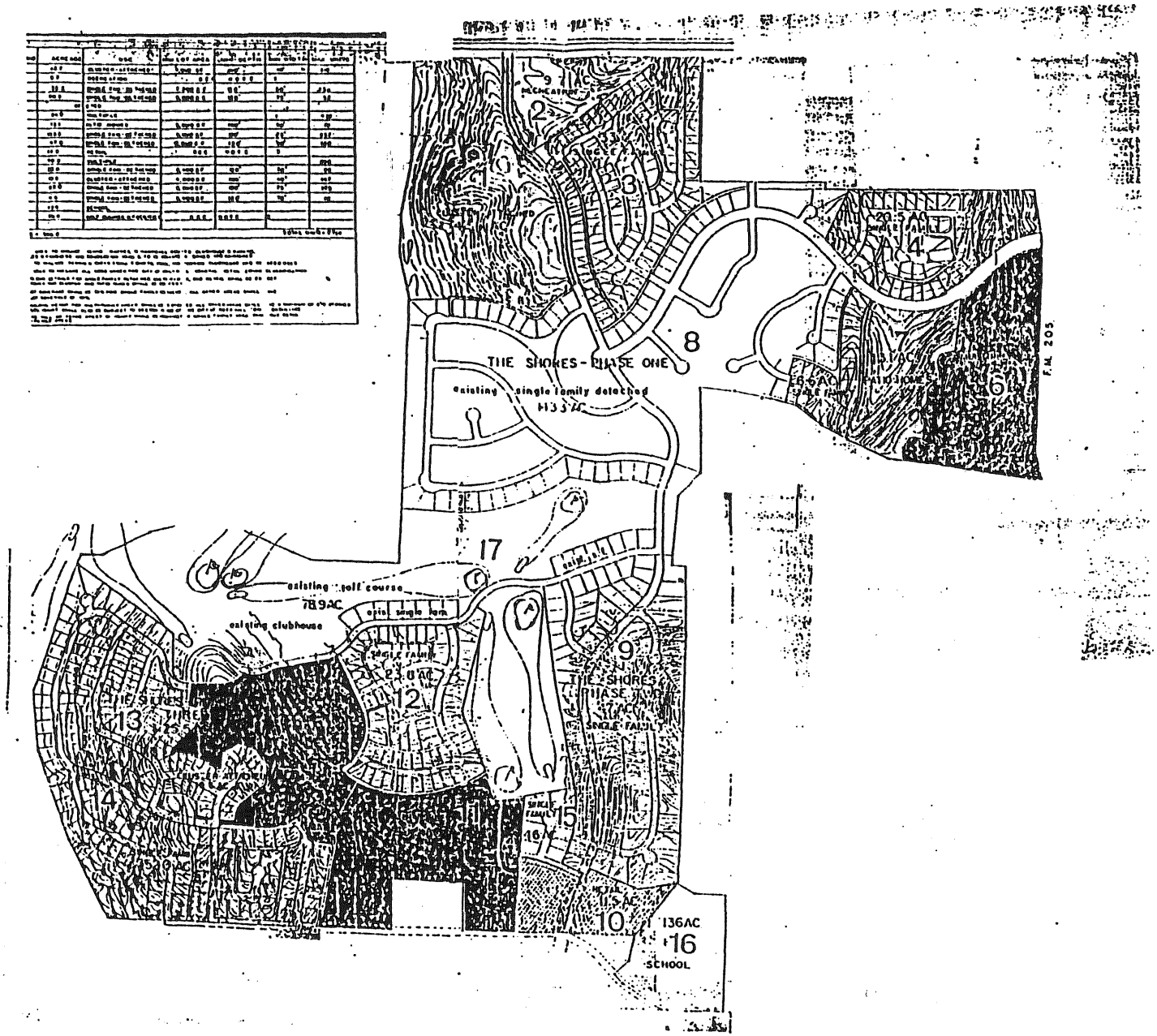
3) PERMITTED USES TO INCLUDE ALL USES UNDER THE CITY OF ROCKWALL GENERAL RETAIL ZONING CLASSIFICATION.

4) MINIMUM BUILDING SETBACK FOR SINGLE FAMILY DETACHED, MULTI-FAMILY, AND RETAIL SHALL BE 25 FEET. MINIMUM SETBACK FOR CLUSTER AND PATIO HOMES SHALL BE 20 FEET.

5) MAXIMUM LOT COVERAGE SHALL BE 35% FOR SINGLE FAMILY DETACHED, ALL OTHER AREAS SHALL HAVE A MAXIMUM LOT COVERAGE OF 40%.

6) MAXIMUM BUILDING HEIGHT FOR MULTI-FAMILY AREAS SHALL BE 3 STORIES, ALL OTHER AREAS SHALL HAVE A MAXIMUM OF 2 1/2 STORIES. THE MAX. BLDG. HEIGHT SHALL ALSO BE SUBJECT TO SECTION 11-102 OF THE CITY OF ROCKWALL ZONING ORDINANCE

7) A SCREENING WALL OR FENCE 6 FEET IN HEIGHT SHALL BE PROVIDED IN SINGLE FAMILY AREA THAT ABUT RETAIL OR MULTI-FAMILY AREAS.


THE SHORES - PHASE ONE
existing single family detached
existing golf course
78.9AC
existing clubhouse
existing single fam
THE SHORES
PHASE TWO
SINGLE FAMILY
136AC
SCHOOL
F.M. 205

ORDINANCE NO. 84-59

FOR OFFICE USE ONLY

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, AND AMENDING ORDINANCE NO. 80-33, BY AMENDING THE PRELIMINARY PLAN FOR PLANNED DEVELOPMENT DISTRICT NO. 3 THE SHORES TO ALLOW THE PLACEMENT OF A RECREATIONAL VEHICLE STORAGE AREA; PROVIDING FOR CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED ONE THOUSAND DOLLARS ($1,000.00); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Planning Commisison 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 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 No. 80-33 of the City of Rockwall 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, and Ordinance No. 80-33 are hereby amended so as to amend the preliminary plan applicable to Planned Development District No. 3, heretofore created, so that a recreational vehicle storage area may be constructed as shown on the site plan labeled "Exhibit A" and attached hereto.

SECTION 2. That the recreational vehicle storage area shall be constructed and maintained according to the following conditions:

1. The storage area and drive shall be located as shown on "Exhibit A".

2. The storage area and drive shall be covered with gravel.

3. The storage area shall be lighted with low intensity bulbs pointed in and down.

4. The developer shall promptly address any complaints of glare from the lighting.

5. The storage area shall be for the use of residents of The Shores only.

6. The storage area shall be used for the storage of motor homes, boats, campers and other recreational vehicles only.

7. The storage area may be used for a period of one year from the date of first use or one year from the date of approval of a revised master preliminary plan, whichever comes first.

8. At the end of this time limit, the storage area and drive shall be returned to a state consistent with the revised master plan.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section, sentence, phrase, or provision of this ordinance or the application of that section, sentence, phrase, or provision to any person, firm, corporation situation, circumstance if for any reason is judged invalid, the adjudication shall not affect any other provision of this ordinance or the application of any other provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, phrase or provision of the Comprehensive Zoning Ordinance No. 83-23 or Ordinance No. 80-33 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinances 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. 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 3rd day of December, 1984.

APPROVED:

Mayor

ATTEST:

City Secretary

FOR OFFICE USE ONLY

ORDINANCE NO. 86-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-3, THE SHORES; PROVIDING FOR A PRIVATE CLUB AS AN ACCESSORY TO A GENERAL RESTAURANT ON THE TRACT MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Planning and Zoning Commisison 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 so as to approve a change in the preliminary plan for "PD-3" Planned Development District No. 3 to provide for a private club as an accessory to a general restaurant on the tract of land described as Lot 1, Block A, The Shores Clubhouse.

Section 2. That the granting of the change in the preliminary plan for "PD-3", The Shores, for a private club shall be subject to the following conditions:

The private club shall meet all conditions for the issuance of private club permits set by the City Council in Ordinance No. 85-2 and any future regulatory ordinances.

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 tract of land described as Lot 1,Block 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 zoning change, and as may be amended in the future.

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 ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation or situation 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 or situation, 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 8th day of April, 1986.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 3/31/86

2nd reading 4/8/86

FOR OFFICE USE ONLY

ORDINANCE NO. 86-39

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NUMBER 80-33 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE FROM "AG" AGRICULTURAL DISTRICT CLASSIFICATION TO "PD-3", THE SHORES, TO ADD A TRACT OF LAND CONTAINING 30.35 ACRES, MORE FULLY DESCRIBED HEREIN IN EXHIBIT "A" ATTACHED HERETO, SO AS TO AMEND THE APPROVED SITE PLAN ON PD-3, THE SHORES; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall and Ordinance No. 80-33 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance No. 80-33, as heretofore amended, be and the same are hereby amended by amending the approved site plan for PD-3, Planned Development District Number 3, on the tract of land containing 30.3536 acres more fully described on Exhibit "A" attached hereto and made a part hereof.

Section 2. That development of Tracts 2, 3, 4, and 5 as designated on Exhibit "B", shall meet the requirements of the area requirements

of "SF-7", Single Family District Classification with the following exceptions:

A. Buffer Zone - One Lot Deep (as designated on Exhibit "B")

Minimum Lot Size----------8,400 sq. ft.
Minimum Unit Size----------1,800 sq. ft.

B. Buffer Zone - Two Lots Deep (as designated on Exhibit "B")

Minimum Lot Size----------8,400 sq. ft.
Minimum Unit Size----------1,500 sq. ft.

C. Remainder of Land in Tracts 2, 3, 4, and 5

Minimum Lot Size----------7,200 sq. ft.
Minimum Unit Size----------1,500 sq. ft.

Section 3. Prior to approval of a development plan on Tracts 2, 3, 4, or 5 as shown on Exhibit "B", a neighborhood park site of three to five acres shall be submitted and approved to be located in Tract 4.

Section 4. That Planned Development District Number 3: The Shores 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. 3, The Shores to the above described tract of land is subject to the following special conditions:

A. Prior to the issuance of any building permit in Planned Development District No. 3, The Shores, a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after appropriate recommendation by the Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "C" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 3: The Shores shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substanial 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 deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 6. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, 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 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 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 19th day of May, 1986

APPROVED:

Mayor

ATTEST:

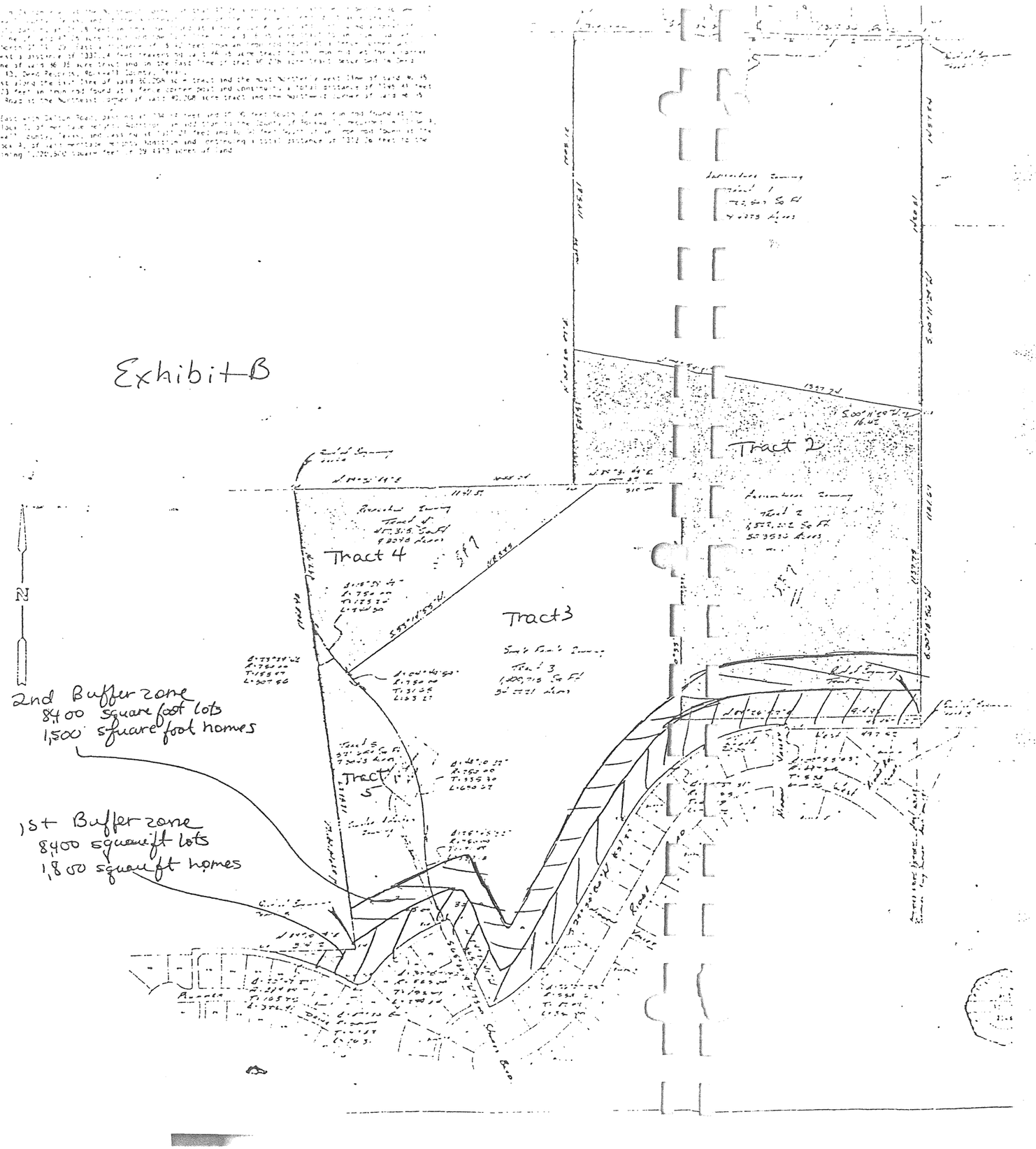
BY: Jennifer L Garrett

1st reading 5/5/86

2nd reading 5/19/86

BEGINNING at an iron rod set in the [illegible] of the [illegible] Road, said iron rod being South 89° 54' 21" West a distance of 1337.4 feet from an iron rod found at the Northeast corner of said 40.358 acre tract and the Northeast corner of said 80.358 acre tract, said iron rod being in the West line of Block 'B' of Meadow Lakes Subdivision, an addition to the County of Denton, according to the plat thereof recorded in Volume 1, Page 102, Plat Records, Denton County, Texas, said iron rod being South 0° 11' 50" East a distance of 1327.91 feet from an iron rod found at the Northwest corner of said Block 'B';
THENCE South 0° 11' 50" East along the West line of said Block 'B' a distance of 1327.91 feet to an iron rod found at the Southwest corner of said Block 'B';
THENCE South 89° 54' 21" West a distance of 1337.4 feet to an iron rod found at the Northeast corner of said 40.358 acre tract and the Northeast corner of said 80.358 acre tract;
THENCE South 89° 54' 21" West with Dalton Road, passing at 30.0 feet and at 40.0 feet South of an iron rod found at the Southwest corner of said Block 'B' of Meadow Lakes Subdivision, an addition to the County of Denton, according to the plat thereof recorded in Volume 1, Page 102, Plat Records, Denton County, Texas, and continuing on said course for a total distance of 1312.56 feet to the Southeast corner of Lot 4, Block 3, of said Meadow Lakes Subdivision and continuing a total distance of 1342.56 feet to the Point of Beginning and containing 1,120,340 square feet or 39.1373 acres of land

Exhibit B



LOOK @ 86-39

FOR OFFICE USE ONLY

ORDINANCE NO. 86-61

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NUMBER 80-33 AS HERETOFORE AMENDED SO AS TO AMEND PD-3, PLANNED DEVELOPMENT DISTRICT NO. 3, THE SHORES, TO PROVIDE FOR A REVISED THOROUGHFARE PHASING PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance No. 80-33, as heretofore amended, be and the same are hereby amended by amending Section 2(b) of Ordinance No. 80-33 to hereby read as follows:

"(b) That there hereby is adopted as a special condition for Planned Development District No. 3 a Thoroughfare Phasing Plan, which plan reads as follows, to-wit:

1. Any subsequent platting over the existing Phase 1 up to an additional 200 units shall include a requirement for the design and construction of a northbound left turn lane along SH-205 at its intersection with Ridge Road.

2. Additional platting beyond the above 450 dwelling units shall include escrowing sufficient funds for a traffic signal at Ridge Road and SH-205.

3. Additional platting beyond a total of 700 dwelling units shall require the construction of either Lakeshore Boulevard or Alamo Road to provide a second means of access into the development.

4. Additional platting beyond a total of 1,450 dwelling units shall require the construction of a third means of access

into The Shores with the completion of the road not completed in Section 3.

5. The Multifamily tract located adjacent to SH-205 shall not be included in the above numbers so long as direct access from SH-205 is provided into the development of the tract.

6. The developer will provide and construct the required streets to City standards and specifications based on current adopted plans and specifications."

Section 2. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS ($1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 3. If any section, subsection, sentence, phrase, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance is for any reason judged invalid, the adjudication shall not affect any other section, sentence, phrase, word, paragraph, or provision of this ordinance or the application of any other section, subsection, sentence, phrase, paragraph or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section, subsection, sentence, phrase, 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 4. 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 5. That this ordinace 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 21st day of July, 1986.

APPROVED:

Mayor

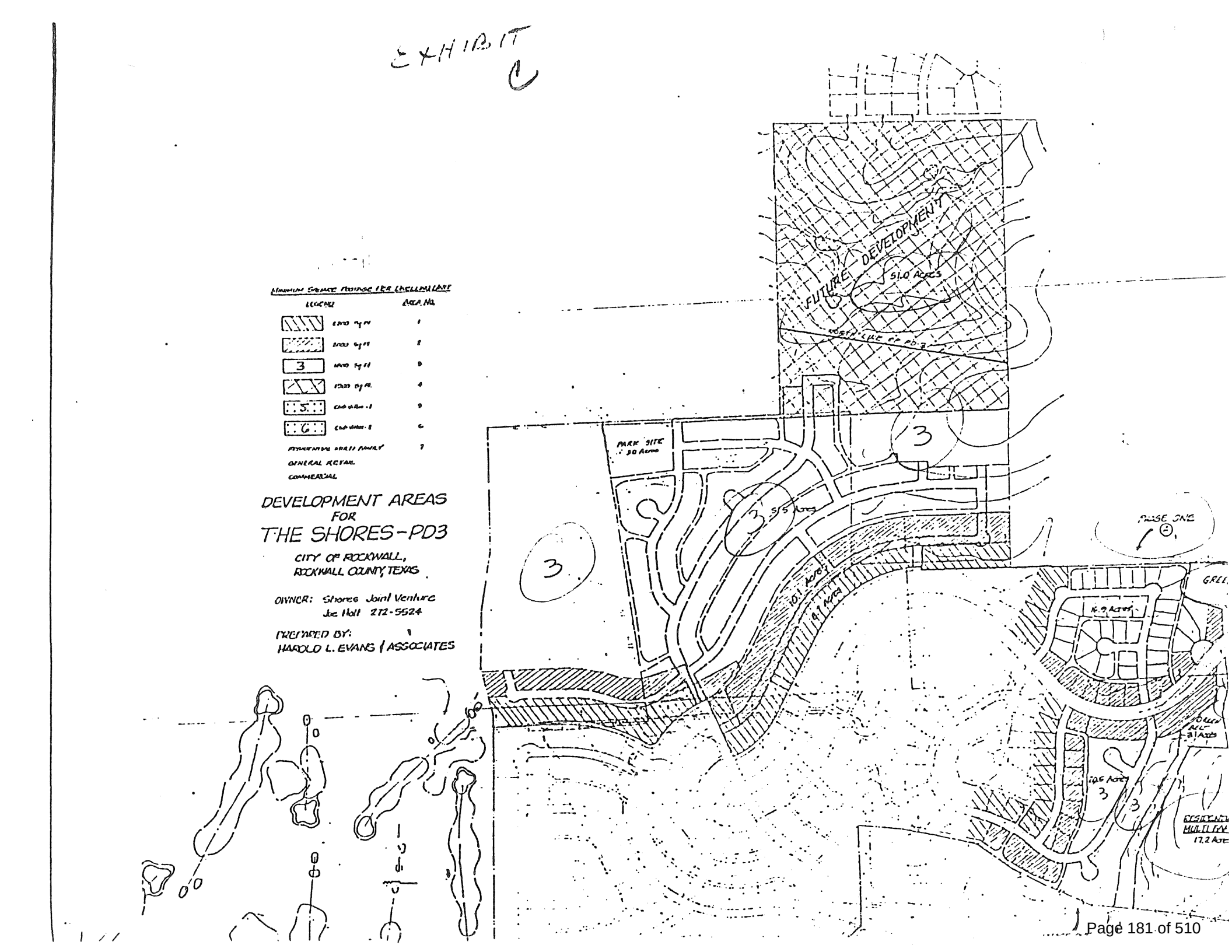
ATTEST:

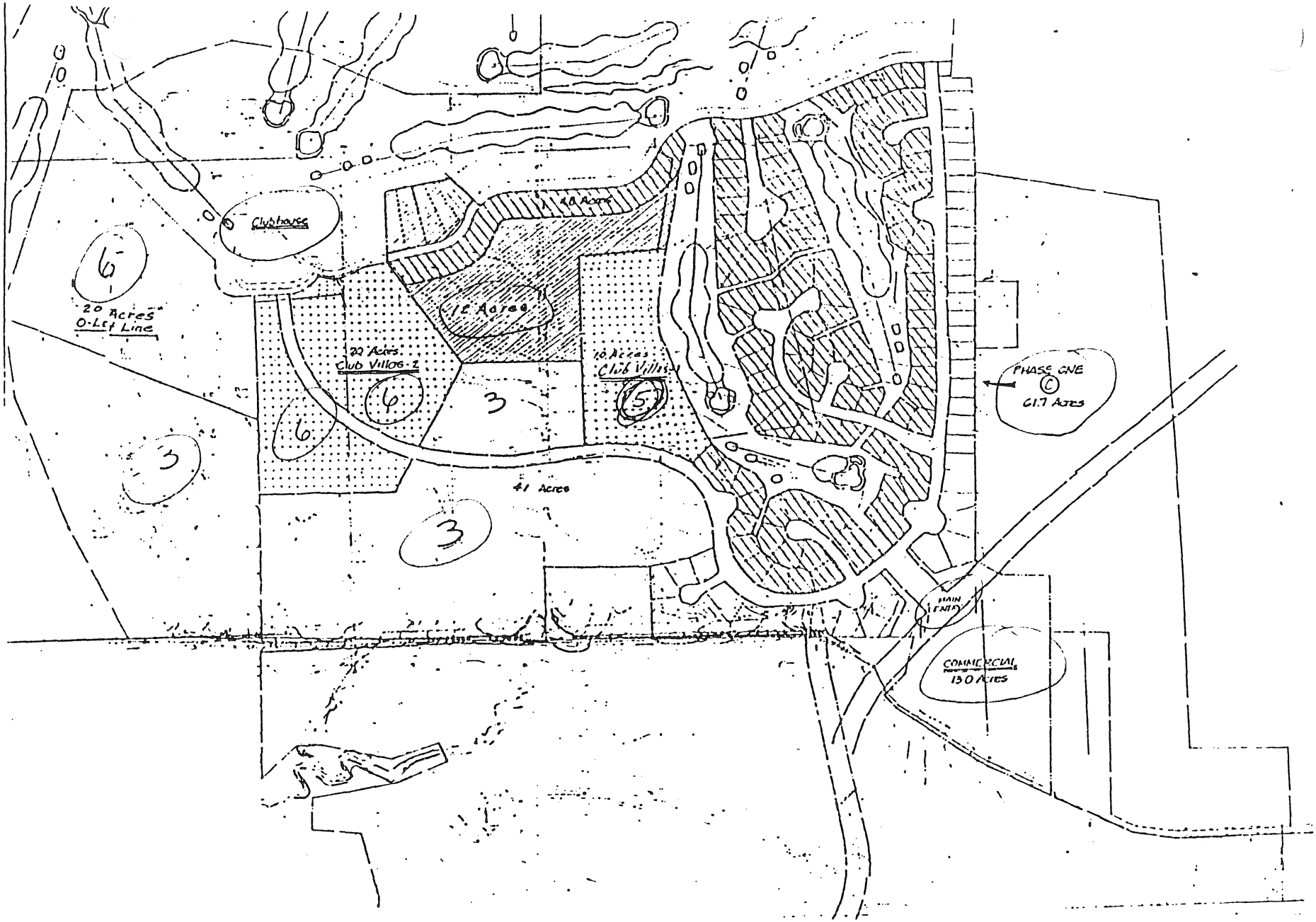
BY: _____

1st reading 7/7/86

2nd reading 7/21/86

EXHIBIT C


LEGEND
AREA NO.
GENERAL RETAIL
COMMERCIAL
DEVELOPMENT AREAS
FOR
THE SHORES - PD3
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
OWNER: Shores Joint Venture
Joe Hall 272-5524
PREPARED BY:
HAROLD L. EVANS / ASSOCIATES
FUTURE DEVELOPMENT
51.0 ACRES
PARK SITE
± 30 Acres
10.1 ACRES
9.7 ACRES
8.9 ACRES
12.6 ACRES
PHASE ONE
RESIDENTIAL
MULTI FAM
17.2 ACRES


Clubhouse
10 Acres
12 Acres
20 Acres
Club Village-2
10 Acres
Club Village-1
20 Acres
0-Lot Line
41 Acres
PHASE ONE
©
61.7 Acres
MAIN ENTRY
COMMERCIAL
130 Acres

PD-3 Ordinance

ORDINANCE NO. 89-4

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 80-33, AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED PRELIMINARY PLAN ON PD-3 PLANNED DEVELOPMENT DISTRICT NUMBER 3; ATTACHING THE APPROVED PRELIMINARY PLAN AS EXHIBIT "B"; ADOPTING REVISED AREA REQUIREMENTS AS SHOWN ON EXHIBIT "C"; PROVIDING FOR 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 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the Preliminary Plan for PD-3, further described in Exhibit "A", has been submitted by The Shores 205 Joint Venture; 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 and Ordinance No. 80-33 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 approved Preliminary Plan for "PD-3" Planned Development District Number 3. That said amended Preliminary Plan is attached hereto as Exhibit "B" and made a part hereof for all purposes.

Section 2. That Planned Development District Number 3 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved Preliminary Plan for Planned Development District Number 3 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and other requirements set forth herein, subject to the following special conditions:

(a) That the preliminary plan attached hereto as Exhibit "B" and made a part hereof shall control the development of Planned Development District Number 3 and any and all such development shall be in strict accordance with such Preliminary Plan.

(b) The 3.1 acre greenbelt shown on Exhibit "B" located south of Ridge Road West between the proposed single family and the multifamily shall be maintained by the owners of the multifamily tract and shall be developed at the time the multifamily tract is developed.

(c) A temporary real estate sales office shall be permitted in the 3.5 acre tract located on the northwest corner of Ridge Road West and SH-205 designated as greenbelt.

(d) Development of areas designated as areas 1-6 on Exhibit "B" shall meet the area requirements as shown on Exhibit "C", attached hereto and made a part hereof.

(e) No substantial change in development of The Shores shall be permitted except after obtaining approval of the change of such development through amendment of this Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

(f) All other area requirements for each use not specifically covered herein or as previously adopted shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be 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 5. 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 6. 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 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 20th day of March, 1989.

APPROVED:

Mayor

ATTEST:

BY Mary Nichols

1st reading 3/6/89

2nd reading 3/20/89

STATE OF TEXAS
COUNTY OF ROCKWALL

Exhibit "A"

BEING a tract of land located in the Samuell King Survey, Abstract No. 131; the Thomas Dean Survey, Abstract No. 69; the Nathan Butler Survey, Abstract No. 21; and the Archibald Hanna Survey, Abstract No. 98, said tract being more particularly described as follows:

BEGINNING at the point of intersection of the North line of said King Survey with the West right-of-way of State Highway 205;

THENCE: North 89° 30' West, 1507.7 feet to a point for a corner;
THENCE: North 0° 49' East, 50 feet to a point for a corner;
THENCE: South 89° 43' West, 915.1 feet to a point for a corner;
THENCE: North 0° 44' East, 903.2 feet to a point for a corner;
THENCE: South 89° 22' West, 1451.9 feet to a point for a corner;
THENCE: South 89° 39' West, 765 feet, more or less, to a point on the City of Dallas Take Line for Lake Ray Hubbard;
THENCE: Following said Take Line: South 0° 03' West, 738.9 feet; South 9° 47' West, 355.1 feet; South 1° 47' West, 330.2 feet; South 13° 51' East, 276 feet; South 0° 03' West, 65 feet; South 0° 53' West, 1921.9 feet; North 89° 49' West, 649.6 feet; North 67° 00' West, 515.9 feet; North 81° 50' West, 375.9 feet; South 75° 14' West, 326.3 feet; South 62° 57' West, 367.1 feet; North 89° 49' West, 160.9 feet; South 17° 48' West, 1068.5 feet; South 6° 03' East, 448.3 feet; South 21° 51' East, 675.2 feet; and South 28° 28' East, 607.6 feet to a point in a County Road and the South line of said Butler Survey;
THENCE: South 89° 57' East, 636.1 feet to a point for a corner;
THENCE: South 89° 29' East, 1396.8 feet to a point for a corner;
THENCE: North 0° 26' West, 353.5 feet to a point for a corner;
THENCE: South 89° 36' East, 503.7 feet to a point for a corner;
THENCE: South 1° 17' East, 348.2 feet to a point for a corner;
THENCE: South 89° 56' East, 1253.6 feet to a point for a corner;
THENCE: South 13° 39' West, 185 feet to a point for a corner;
THENCE: South 45° 44' West, 146.1 feet to a point for a corner;
THENCE: South 42° 40' East, 89 feet to a point for a corner;
THENCE: South 56° 04' East 465.3 feet to a point for a corner;
THENCE: South 63° 32' East, 383.3 feet to a point for a corner;
THENCE: North 0° 33' East, 790.6 feet to a point for a corner;
THENCE: North 0° 03' East, 279.4 feet to a point for a corner;
THENCE: North 88° 39' West, 229.1 feet to a point for a corner;
THENCE: North 60° 24' West, 140.3 feet to a point for a corner;
THENCE: North 0° 47' East, 1786.6 feet to a point for a corner;
THENCE: North 1° 13' West, 518.1 feet to a point for a corner;
THENCE: North 89° 07' West, 99.1 feet to a point for a corner;
THENCE: North, 435 feet to a point for a corner;
THENCE: North 40° 08' East, 259.5 feet to a point for a corner;
THENCE: North 1° 40' East, 629.1 feet to a point for a corner;
THENCE: South 84° 39' East, 252.6 feet to a point for a corner;
THENCE: South 77° 52' East, 201.2 feet to a point for a corner;
THENCE: South 76° 30' East, 242.3 feet to a point for a corner;
THENCE: South 54° 42' East, 245.7 feet to a point for a corner;
THENCE: South 62° 04' East, 210.1 feet to a point for a corner;
THENCE: South 64° 26' East, 320.8 feet to a point for a corner;
THENCE: South 82° 40' East, 397.5 feet to a point for a corner;
THENCE: South 80° 07' East, 422.3 feet to a point for a corner;
THENCE: South 80° 08' East, 309 feet to a point for a corner;

THENCE: North 10° 06' West, 236.3 feet to a point for a corner;
THENCE: North 2° 24' East, 550.1 feet to a point for a corner;
THENCE: North 2° 03' East, 507.4 feet to a point for a corner;
THENCE: North 0° 12' East, 451.2 feet to a point on the Westerly right-of-way of State Highway 205;
THENCE: Following said right-of-way line North 7° 06' West a distance of 371 feet to the Place of Beginning and Containing 587 Acres of Land, more or less.

Exhibit "A"

EGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North 0° 18' 56" a istance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, f The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, exas;

HENCE: South 89° 26' 57" West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of aid 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;

HENCE: North 0° 33' 27" East a distance of 893.40 feet along said West line and said East line to an iron rod set at an E11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;

IENCE: South 89° 31' 49" West a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly outh line of said 86.95 acre tract to an iron rod found for a corner at the most Northerly Southwest corner of said 86.95 cre tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, eed Records, Rockwall County, Texas;

IENCE: North 0° 25' 47" East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly st line of said 86.95 acre tract to an iron rod set for a corner;

IENCE: South 79° 54' 21" East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner on ie East line of said 86.95 acre tract;

IENCE: South 0° 11' 29" West a distance of 16.42 feet along said East line to an iron rod found for a correr:

IENCE: South 0° 18' 56" West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet

- 30.3536 acres of land.

Exhibit B

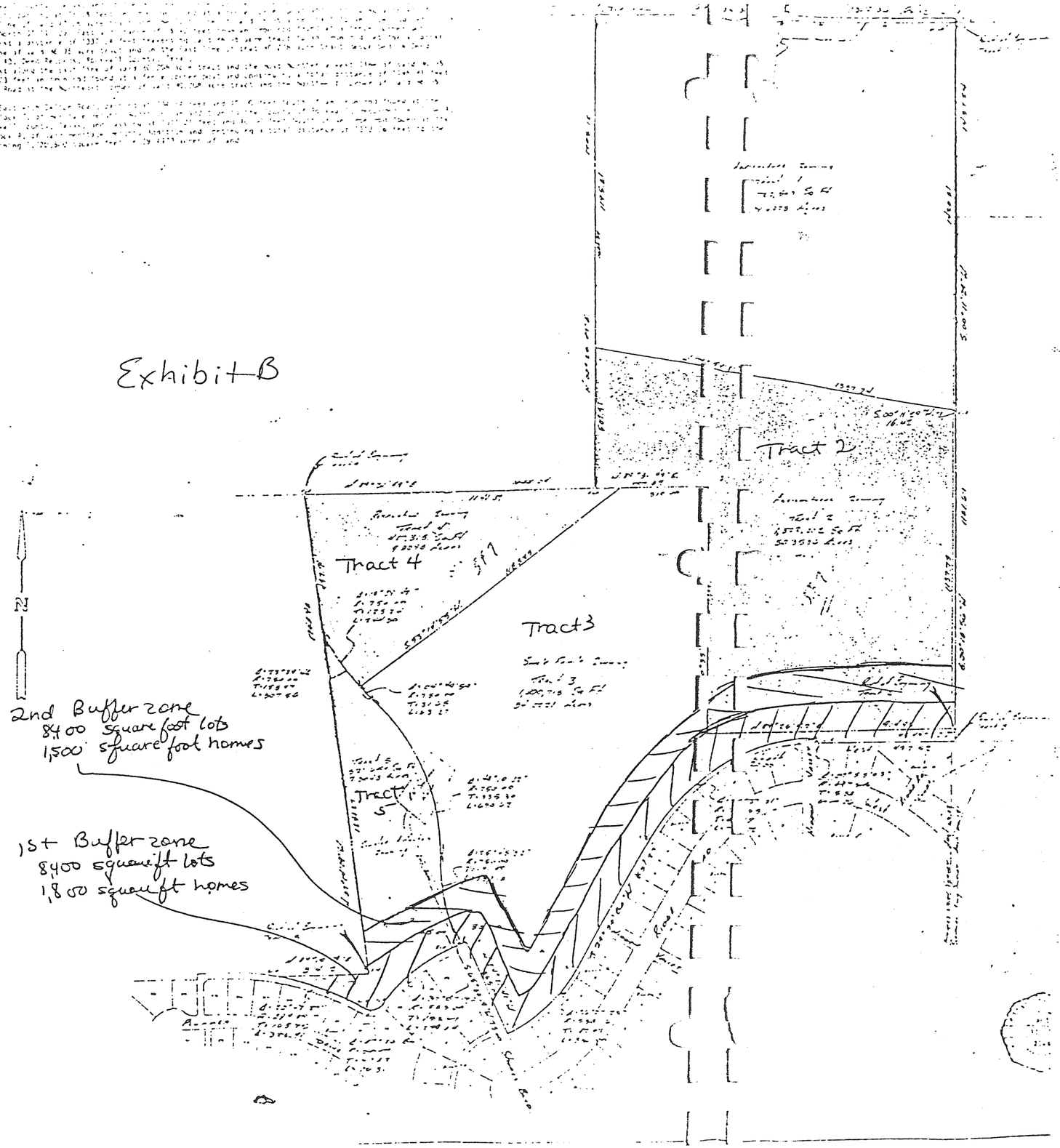

Tract 4
Tract3
Tract 2
Tract 5
2nd Buffer zone
8400 square foot lots
1,500 square foot homes
1st Buffer zone
8400 squareft lots
1,850 squareft homes

EXHIBIT "C"

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 1

1. Minimum lot area -9000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2200 square feet
4. Minimum lot Width - 70 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
   a) Internal lot - 5 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 or parcel of land - 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 - 2 (the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 2

1. Minimum lot area -8400 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 2000 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 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. Miminum distance between separate buildings om the same lot or parcel of land - 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 - 2 (the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 3

1. Minimum lot area -7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1800 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
   a) Internal lot - 5 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 or parcel of land - 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 - 2 (the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - AREA - 4

1. Minimum lot area -7200 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1500 square feet
4. Minimum lot Width - 60 feet at building line
5. Minimum lot depth - 100 feet
6. Minimum depth of front set back - 20 feet
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
   a) Internal lot - 5 feet
   b) Sideyard set back -abutting street - 15 feet
   c) Sideyard set back - abutting an arterial - 20 feet
9. Miminum distance between separate buildings on the same lot or parcel of land - 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 - 2 (the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - CLUB VILLAS - 1 Area - 5

1. Minimum lot area -5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
   a) Internal lot - 0 feet on one side, 10 feet on other side.
   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 or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2 (the garage area will not be considered)

PD 3 - THE SHORES

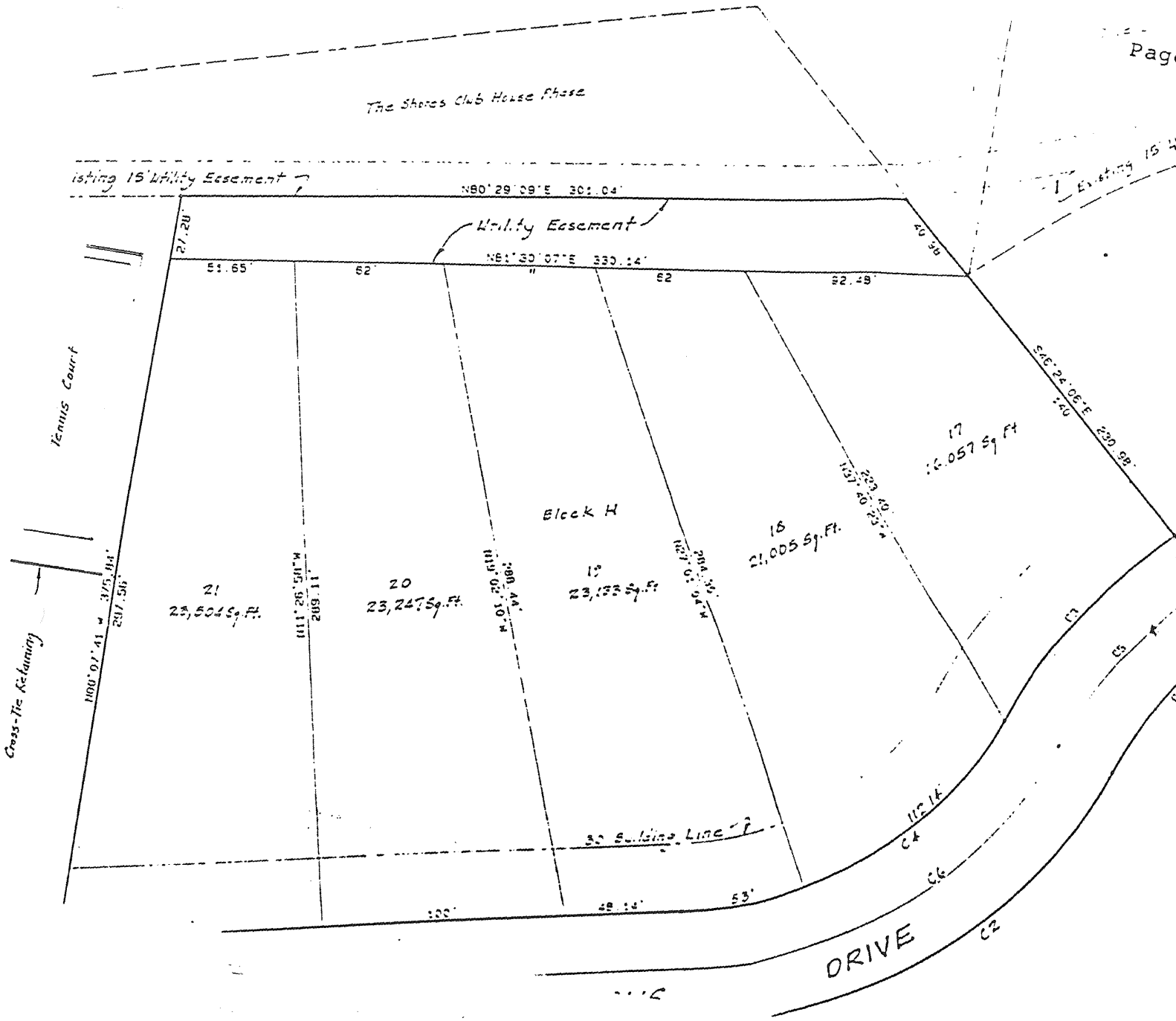
AREA REQUIREMENTS - CLUB VILLAS - 2/Zero Lot Line - Area

1. Minimum lot area -5000 square feet
2. Max. no. of single family dwelling units per lot - 1
3. Minimum square footage per dwelling unit - 1250 square feet
4. Minimum lot Width - 50 feet at building line
5. Minimum lot depth - 90 feet
6. Minimum depth of front set back - 20 feet plus 1'/ft. of ht. over 25 feet.
7. Minimum depth of rear set back - 10 feet
8. Minimum width of side set back -
   a) Internal lot - 0 feet on one side, 10 feet on other side.
   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 or parcel of land - 10 feet
10. Maximum building area as a percentage of lot area - 50%
11. Maximum height of structures - 30 feet
12. Minimum number of off street parking spaces per unit - 2 (the garage area will not be considered)

PD 3 - THE SHORES

AREA REQUIREMENTS - CLUB HOUSE TRACT (3.7 Acres North of Champions Drive)

1. Max. no. of single family dwelling units per lot - 1
2. Minimum square footage per dwelling unit
   a) Lot 17, Block A, - 2200 square feet
   b) Lots 18, 19, 20, & 21, Block A, - 2000 square feet
3. The lot width, lot depth and lot area of the 5 lots shall conform to the dimensions as shown on Page 8 of this Exhibit.
4. Minimum depth of front set back - 30 feet
5. Minimum depth of rear set back - 25 feet
6. Minimum width of side set back - 10 feet
7. Minimum distance between separate buildings on the same lot or parcel of land - 10 feet
8. Maximum building area as a percentage of lot area - 35%
9. Maximum height of structures - 30 feet
10. Minimum number of off street parking spaces per unit - 2 (the garage area will not be considered)
11. No Garage shall open on Champions Drive.


The Shores Club House Phase
Utility Easement
N80°29'09"E 301.04'
N81°30'07"E 330.14'
51.65'
62'
62
62.48'
40.38'
21.28'
Tennis Court
Cross-Tie Retaining
N00°01'41"W 375.84'
297.56'
Block H
21
23,604 Sq.Ft.
20
23,247 Sq.Ft.
19
23,133 Sq.Ft.
18
21,005 Sq.Ft.
17
16,057 Sq.Ft
S46°24'06"E 230.98'
30' Building Line
53'
DRIVE
C1
C2
C3
C4
C5
C6

EGINNING at an iron rod on the East line of the above mentioned 86.95 acre tract, said iron rod bears North 0° 18' 56" a istance of 43.94 feet along the East line of said 86.95 acre tract from the most Northerly East corner of Lot 5, Block M, f The Shores, Phase One, An Addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, exas;
IENCE: South 89° 26' 57" West a distance of 914.93 feet to an iron rod set for a corner on the most Southerly West line of aid 86.95 acre tract and on the most Northerly East line of the above mentioned 439.7 acre tract;
IENCE: North 0° 33' 27" East a distance of 893.40 feet along said West line and said East line to an iron rod set at an 11" corner of said 86.95 acre tract and at the Northeast corner of said 439.7 acre tract;
ENCE: South 89° 31' 49" West a distance of 407.85 feet along the North line of said 439.7 acre tract and the most Westerly outh line of said 86.95 acre tract to an iron rod found for a corner at the most Northerly Southwest corner of said 86.95 re tract and at the Southeast corner of that 80.208 acre tract of land described in Deed Recorded in Volume 105, Page 43, ed Records, Rockwall County, Texas;
IENCE: North 0° 25' 47" East a distance of 507.31 feet along the East line of said 80.208 acre tract and the most Northerly st line of said 86.95 acre tract to an iron rod set for a corner;
IENCE: South 79° 54' 21" East a distance of 1337.24 feet traversing said 86.95 acre tract to an iron rod set for a corner or e East line of said 86.95 acre tract;
IENCE: South 0° 11' 29" West a distance of 16.42 feet along said East line to an iron rod found for a correr:
IENCE: South 0° 18' 56" West a distance of 1137.73 feet continuing along said East line and containing 1,322,202 square feet

30.3536 acres of land.

SITE PLAN

RECREATIONAL VEHICLE STORAGE FACILITY
THE SHORES
CITY OF ROCKWALL, TEXAS

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO
1"=100'	9-24-84	7228S

R.V. LOT LAYOUT DETAIL

80-20'x10' Spaces

ORDINANCE NO. 94-35

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCES NO. 80-33 AND 89-4 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A CHANGE IN LAND USE DESIGNATION FROM AGRICULTURAL, MULTIFAMILY AND GENERAL RETAIL TO SINGLE FAMILY DETACHED LAND USE DESIGNATION AND AMEND THE PRELIMINARY PLAN FOR A PORTION OF PD-3, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A DEVELOPMENT PLAN; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request for a change in land use designation under PD-3 and zoning change from agricultural, multifamily and general retail to single family detached residential land use designation was submitted by Homeplace Properties on a tract of land more fully described herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinances 80-33 and 89-4 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 and Ordinances No. 80-33 and 89-4 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the preliminary plan for "PD-18" Planned Development District No. 3, on the property described on Exhibit "A", attached hereto and made a part hereof.

Section 2. That Planned Development District No. 3 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. 3 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. 3, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments in accordance with the provisions of the Comprehensive Zoning Ordinance. All development of the property described on Exhibit "A", attached hereto, shall be substantially in accordance with the Development Plan, attached hereto and made a part hereof as Exhibit "B".

B. The property described on Exhibit "A", attached hereto, shall be used for Single Family Detached residential development and shall be regulated by the area requirements set forth in the SF-10 zoning classification, as currently adopted and as may be amended in the future, except as provided for as follows:

1.	Minimum Lot Size -	7,800 sq. ft. as shown on concept plan 10,000 sq. ft. as shown on concept plan
2.	Minimum dwelling Size -	1,800 sq. ft.
3.	Minimum Lot Depth -	100 ft.
4.	Minimum Lot Width -	60 feet, as measured at the front building line
5.	Minimum Front Yard -	25 ft.
6.	Minimum Rear Yard -	10 ft.
7.	Minimum Side Yard -	
	Internal Lot -	6 ft.
	Adjacent to Street -	15 ft.
8.	Maximum Building Height -	32 ft.
9.	Maximum Building Coverage -	35%
10.	No front entry garages will be permitted	

C. All development of this tract shall be in accordance with and regulated by the approved development plan, attached hereto and made a part hereof.

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 17th day of October, 1994.

APPROVED:

Mayor

ATTEST:

By:

1st reading October 3, 1994

2nd reading October 17, 1994

STATE OF TEXAS
COUNTY OF ROCKWALL

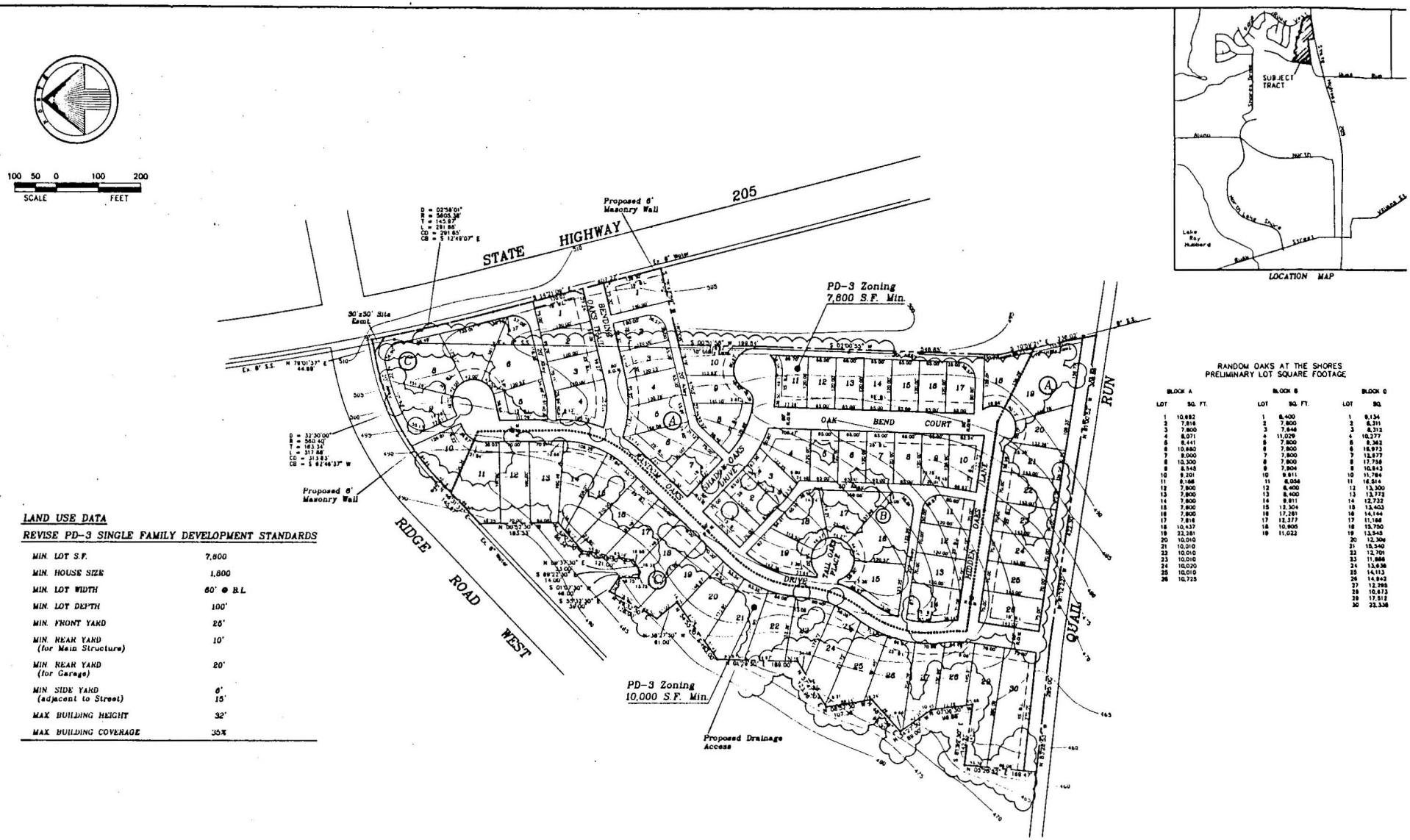
BEING a tract of land situated in the Samuell King Survey, Abstract No. 131, Rockwall County, Texas, and being a part of that 44.514 acre tract of land described as Parcel 2, Tract 2, in Special Warranty Deed to Shores 205 Joint Venture, recorded in Volume 239, Page 53, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 185, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.514 acre tract, at the intersection of said road with a small branch, said Point bears South 65 degrees 15' 32" East a distance of 209.08 feet and South 83 degrees 28' 53" East a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;
THENCE: With the meanders of said branch , all to points for a corner, as follows: North 05 degrees 20' 52" East a distance of 169.47 feet; South 81 degrees 52' 30" East a distance of 142.20 feet; North 07 degrees 06' 30" West a distance of 98.88 feet; North 34 degrees 27' 30" West a distance of 89.00 feet; North 48 degrees 07' 30" East a distance of 99.00 feet; North 08 degrees 57' 30" West a distance of 107.38 feet; North 57 degrees 47' 30" East a distance of 123.96 feet; North 01 degree 29' 30" East a distance of 189.00 feet; North 54 degrees 55' 30" East a distance of 163.00 feet; North 38 degrees 27' 30" West a distance of 61.00 feet; North 29 degrees 32' 30" East a distance of 128.00 feet; South 55 degrees 32' 30" East a distance of 39.00 feet; South 01 degree 07' 30" West a distance of 46.00 feet; South 69 degrees 22' 30" East a distance of 14.00 feet; North 59 degrees 37' 30" East a distance of 33.00 feet; North 09 degrees 49' 30" Eat a distance of 121.00 feet; North 49 degrees 27' 30" East a distance of 86.34 feet;
THENCE: North 00 degrees 52' 30" West a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;
THENCE: North 46 degrees 41' 37" East a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32 degrees 30' 00", a radius that bears South 43 degrees 28' 23" East a distance of 560.40 feet;

a 1/2" iron rod fund at the end of said curve;
THENCE: North 79 degrees 01' 37" East, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.89 feet to a 1/2" iron rod set for a corner on the West line of State Highway 205, said point being on a curve to the left having a central angle of 02 degrees 59' 01", and a radius that bears north 78 degrees 40' 24" East a distance of 5605.38 feet;
THENCE: Along said curve and with said West line an arc distance of 291.88 feet to a broken concrete right-of-way monument found at the end of said curve;
THENCE: South 14 degrees 21' 09" East a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;
THENCE: South 76 degrees 42' 59" West a distance of 182.06 feet to a 1/2" iron rod set for a corner on the East line of said 44.514 acre tract and in an abandoned road;
THENCE: Along the East lines of said 44.514 acre tract and with said abandoned road as follows: South 00 degrees 51' 58" West a distance of 199.84 feet to a 1/2" iron rod set for a corner; South 02 degrees 00' 55" West a distance of 548.85 feet to a 1/2" iron rod set for a corner; and South 10 degrees 59' 21" East a distance of 236.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.514 acre tract and in the previously mentioned existing Quail Run Road;
THENCE: With the South lines of said 44.514 acre tract and with said road as follows: North 81 degrees 00' 52" West a distance of 308.86 feet to a 1/2" iron rod found for a corner; North 81 degrees 12' 22" West a distance of 422.30 feet to a 1/2" iron rod found for a corner; and North 83 degrees 28' 53" West a distance of 295.00 feet to the Point of beginning and containing 25.474 acres of land.

The plat hereon is a true, correct and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat. There are no encroachments, conflicts, or protrusions, except as shown.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146





LAND USE DATA

REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	6' 15'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	35%

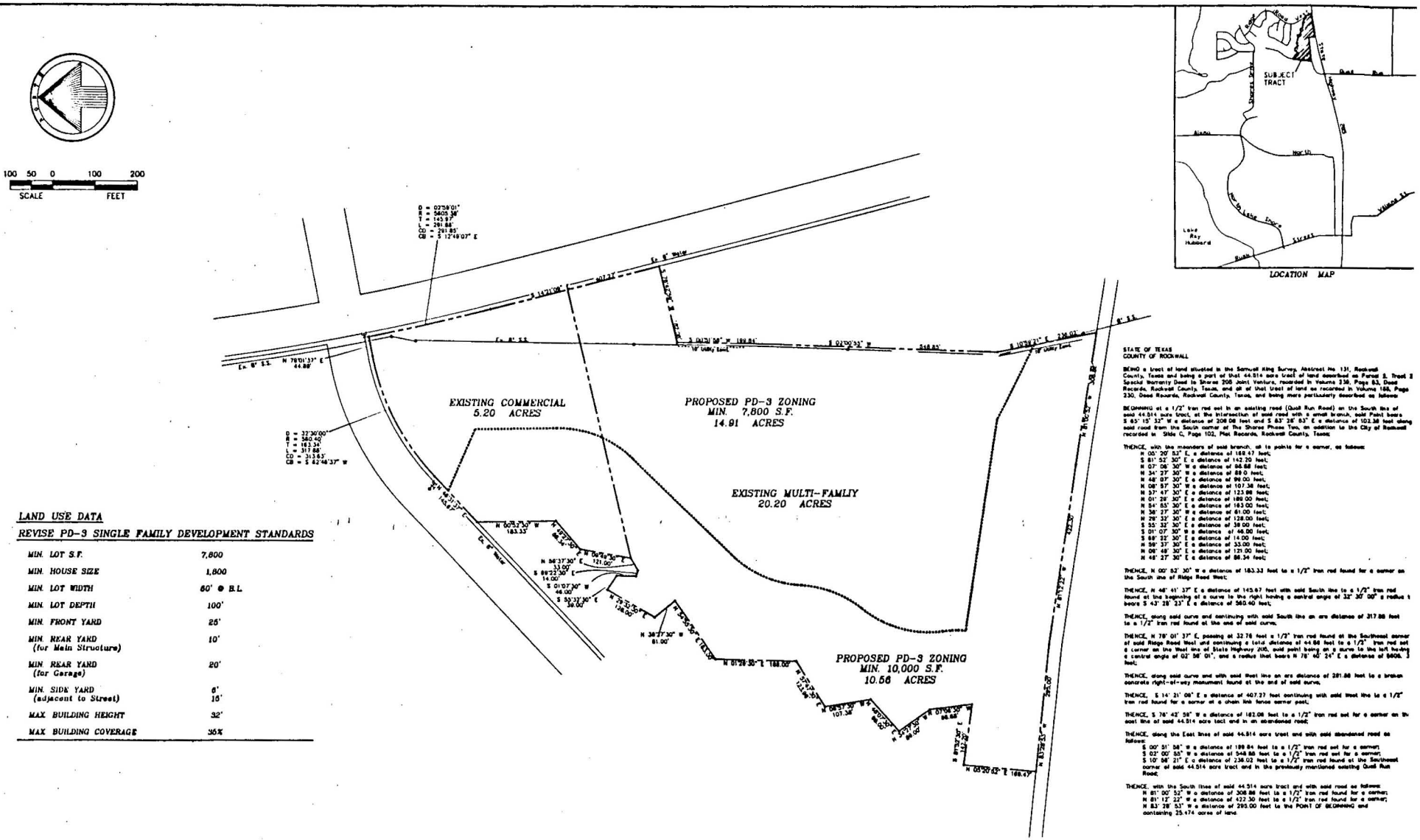
RANDOM OAKS AT THE SHORES
PRELIMINARY LOT SQUARE FOOTAGE

BLOCK A		BLOCK B		BLOCK C	
LOT	SQ. FT.	LOT	SQ. FT.	LOT	SQ.
1	10,682	1	8,400	1	8,134
2	7,816	2	7,800	2	8,311
3	7,800	3	7,848	3	8,312
4	8,071	4	11,009	4	10,277
5	8,441	5	7,800	5	9,382
6	9,880	6	7,800	6	16,973
7	8,000	7	7,800	7	12,977
8	10,300	8	7,800	8	17,758
9	8,548	9	7,804	9	10,843
10	9,201	10	9,811	10	11,784
11	8,166	11	8,056	11	16,814
12	7,800	12	8,400	12	13,500
13	7,800	13	8,400	13	13,772
14	7,800	14	9,811	14	12,732
15	7,800	15	12,304	15	13,403
16	7,800	16	17,281	16	14,144
17	7,816	17	12,177	17	11,186
18	10,437	18	10,905	18	13,750
19	22,381	19	11,022	19	13,945
20	10,010			20	12,309
21	10,010			21	15,340
22	10,010			22	12,701
23	10,010			23	11,886
24	10,020			24	13,638
25	10,010			25	14,113
26	10,725			26	14,842
				27	12,395
				28	10,673
				29	17,512
				30	23,338

~ OWNER ~
HOMEPLACE PROPERTIES
9330 L B J Frwy. ~ Suite 1190 ~ Dallas, Texas 75243

~ ENGINEER ~
TIPTON ENGINEERING, INC.
8330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

PRELIMINARY PLAT
OF
RANDOM OAKS AT THE SHORES
OUT OF THE
SAMUELL KING SURVEY, ABSTRACT NO. 131
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEX
SCALE 1"=100' ~ DATE 9-2-94 ~ 26.474 ACRES ~ 75 LOTS



LAND USE DATA

REVISE PD-3 SINGLE FAMILY DEVELOPMENT STANDARDS

MIN. LOT S.F.	7,800
MIN. HOUSE SIZE	1,800
MIN. LOT WIDTH	60' @ B.L.
MIN. LOT DEPTH	100'
MIN. FRONT YARD	25'
MIN. REAR YARD (for Main Structure)	10'
MIN. REAR YARD (for Garage)	20'
MIN. SIDE YARD (adjacent to Street)	6' 15'
MAX. BUILDING HEIGHT	32'
MAX. BUILDING COVERAGE	35%

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the Samuell King Survey, Abstract No. 131, Rockwall County, Texas and being a part of that 44.814 acre tract of land described as Parcel 2, Tract 2 Special Warranty Deed to Shores 208 Joint Venture, recorded in Volume 238, Page 83, Deed Records, Rockwall County, Texas, and all of that tract of land as recorded in Volume 188, Page 230, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set in an existing road (Quail Run Road) on the South line of said 44.814 acre tract, at the intersection of said road with a small branch, said Point bears S 85° 15' 32" W a distance of 208.08 feet and S 63° 28' 03" E a distance of 102.38 feet along said road from the South corner of The Shores Phase Two, an addition to the City of Rockwall recorded in Slide C, Page 102, Plat Records, Rockwall County, Texas;

THENCE, with the meanders of said branch, all to points for a corner, as follows:
- N 05° 29' 53" E, a distance of 168.47 feet;
- S 81° 52' 30" E a distance of 142.20 feet;
- N 07° 08' 30" W a distance of 84.68 feet;
- N 34° 23' 30" W a distance of 88.0 feet;
- N 48° 07' 30" E a distance of 99.00 feet;
- N 08° 37' 30" W a distance of 107.38 feet;
- N 37° 43' 30" E a distance of 123.88 feet;
- N 01° 29' 30" E a distance of 189.00 feet;
- N 84° 53' 30" E a distance of 163.00 feet;
- N 38° 23' 30" W a distance of 61.00 feet;
- N 78° 23' 30" E a distance of 128.00 feet;
- S 55° 32' 30" E a distance of 38.00 feet;
- S 01° 07' 30" W a distance of 46.00 feet;
- S 88° 52' 30" E a distance of 14.00 feet;
- N 58° 37' 30" E a distance of 53.00 feet;
- N 09° 48' 30" E a distance of 121.00 feet;
- N 48° 27' 30" E a distance of 88.34 feet;

THENCE, N 00° 52' 30" W a distance of 183.33 feet to a 1/2" iron rod found for a corner on the South line of Ridge Road West;

THENCE, N 48° 41' 37" E a distance of 145.67 feet with said South line to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 32° 30' 00" a radius of [illegible] bears S 43° 28' 23" E a distance of 560.40 feet;

THENCE, along said curve and continuing with said South line an arc distance of 317.88 feet to a 1/2" iron rod found at the end of said curve;

THENCE, N 78° 01' 37" E, passing at 32.76 feet a 1/2" iron rod found at the Southeast corner of said Ridge Road West and continuing a total distance of 44.86 feet to a 1/2" iron rod set a corner on the West line of State Highway 205, said point being on a curve to the left, having a central angle of 02° 58' 01", and a radius that bears N 78° 40' 24" E a distance of 5809.[illegible] feet;

THENCE, along said curve and with said West line an arc distance of 281.88 feet to a broken concrete right-of-way monument found at the end of said curve;

THENCE, S 14° 21' 06" E a distance of 407.27 feet continuing with said West line to a 1/2" iron rod found for a corner at a chain link fence corner post;

THENCE, S 76° 43' 28" W a distance of 182.08 feet to a 1/2" iron rod set for a corner on the east line of said 44.814 acre tract and in an abandoned road;

THENCE, along the East lines of said 44.814 acre tract and with said abandoned road as follows:
- S 00° 51' 58" W a distance of 189.84 feet to a 1/2" iron rod set for a corner;
- S 02° 00' 55" W a distance of 548.88 feet to a 1/2" iron rod set for a corner;
- S 10° 08' 21" E a distance of 238.02 feet to a 1/2" iron rod found at the Southeast corner of said 44.814 acre tract and in the previously mentioned existing Quail Run Road;

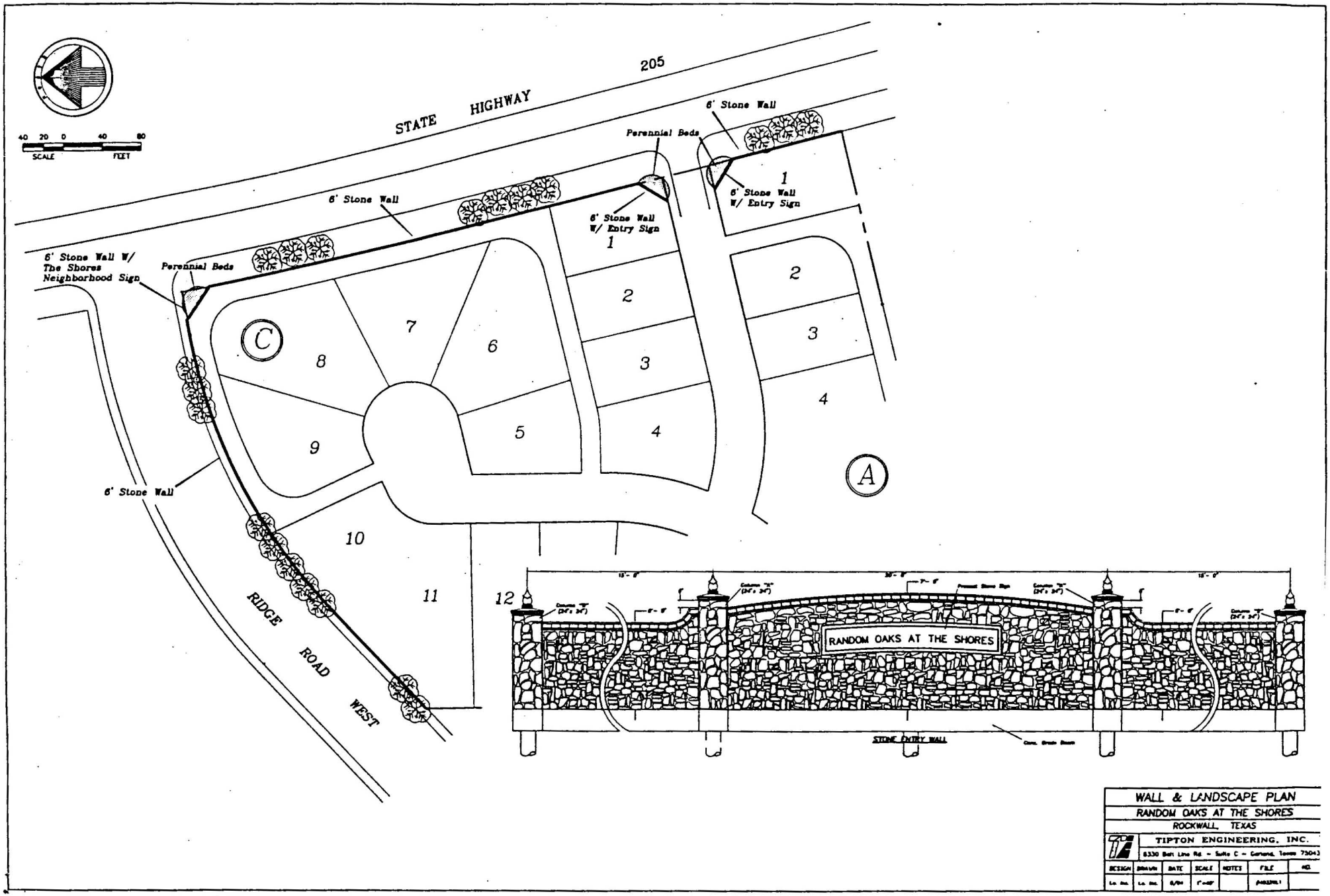
THENCE, with the South lines of said 44.814 acre tract and with said road as follows:
- N 81° 00' 52" W a distance of 308.88 feet to a 1/2" iron rod found for a corner;
- N 81° 12' 22" W a distance of 422.30 feet to a 1/2" iron rod found for a corner;
- N 83° 28' 53" W a distance of 295.00 feet to the POINT OF BEGINNING and containing 25.474 acres of land.

~ OWNER ~
HOMEPLACE PROPERTIES
9330 L.B.J. Frwy. ~ Suite 1190 ~ Dallas, Texas 75243

~ ENGINEER ~
TIPTON ENGINEERING, INC.
8330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043

ZONING TRACT MAP
OF
RANDOM OAKS AT THE SHORES
OUT OF THE
SAMUELL KING SURVEY, ABSTRACT NO. 13
IN THE
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE: 1"=100' ~ DATE: 9-2-94 ~ 25.474 ACRES



WALL & LANDSCAPE PLAN
RANDOM OAKS AT THE SHORES
ROCKWALL, TEXAS

TIPTON ENGINEERING, INC.
8330 Bent Line Rd. - Suite C - Garland, Texas 75043

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
L.A. Inc.	L.A. Inc.	6/94	1"=40'		PROPOSAL	

ORDINANCE NO. 96-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO. 89-4, AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND DESCRIBED HEREIN FROM AGRICULTURAL TO PD-3 AND TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-3 ATTACHING THE AMENDED PRELIMINARY PLAN; ADOPTING REVISED AREA REQUIREMENTS; 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning on a tract of land from Agriculture to PD-3, and a change in the Preliminary Plan for portions of PD-3, further described herein, has been initiated by the City of Rockwall; 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 and official zoning map be changed from Agricultural to PD-3 for the area described in Exhibit "A" attached hereto.

SECTION 2. With respect to the tracts shown in Exhibit "B", the Comprehensive Zoning Ordinance, this ordinance, Ordinance 86-61 and Ordinance 84-59 shall be the sole Planned Development ordinances applicable thereto, and any other Planned Development ordinances, including Ordinance 89-4, hereto applicable to such tracts shall be superseded and amended hereby. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23, Subdivision Ordinance, Engineering Standards of Design, Code of Ordinances, as amended or as may be amended in the future and any other development related ordinances as currently approved or as may be amended or approved in the future.

SECTION 3. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-3 for those areas identified in Exhibit "B". That said amended Preliminary Plan is attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 4. That the tracts identified in Exhibit "B" shall be developed and used only in the manner and for the purposes and with the conditions provided in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that by granting this amendment to the approved Preliminary Plan for PD-3 this ordinance shall affect only the property shown in Exhibit "B".

SECTION 5. That development of areas in Exhibit "B" shall be in strict conformance to the area requirements as shown in Exhibit "C" attached hereto and made apart hereof.

SECTION 6. No substantial change in development of the areas as shown in Exhibit "B" shall be permitted other than as shown in Exhibit "B"except after obtaining approval of the change of such development through amendment of the Preliminary Plan in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

SECTION 7. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for the area being developed for review and approval by the Planning and Zoning Commission and City Council. A north concept plan must be submitted when the northern tracts are developed, a south concept plan must be submitted when the southern tracts are developed, and a Ridge Road concept plan must be submitted when the Ridge Road tracts are developed. If the concept plan is submitted in conjunction with the plat, the review and approval or disapproval will occur simultaneously. The concept plan shall include the following items.

A. The north concept plan shall include the following items;

(i) Identify the general location of the 3 acre neighborhood park site in one of the northern tracts including walkway/pathways connecting the park to the adjacent villages in the northern tracts. It is the intent that the walkway/pathway design will be accomplished with the lot layout in Exhibit "D".

B. The south concept plan shall include the following items;

(i) Provide a general location and conceptual design of walkways/pathways in the southern tracts 4 and 5. It is the intent that the walkway/pathway design will be accomplished with the lot layout in Exhibit "D".

(ii) Provide a general location and conceptual design for access to the lake in the southern tract 4. The walkways/pathways required in section (i) will not be required to connect to the lake access.

C. All concept plans shall include the following items;

(i) Identify locations of any proposed restricted access/gated villages, including description of the proposed entry design, type and maintenance provisions for streets and layout of village.

(ii) A proposed street layout for each phase that shall be subject to review and approval in accordance with the City's Subdivision Regulations and Standards. Street layouts and double loaded streets as shown in Exhibit "D" are included herein in concept only provided, however, that the double loaded streets concept in Exhibit "D"shall form the basis for review and approval by the City with respect to double lot street loading.

(iii) Identify location, type and general design of screening along major roads for areas being platted.

(iv) Identify location of village entry features for each village for areas being platted. Such features shall at a minimum include typical entry features as shown on Exhibit "E".

(v) A lot layout demonstrating how average lot sizes required in Exhibit "C" are met.

Section 8. Prior to any final plat approval of the first phase of the development, the owner(s) of the property must execute and file an instrument creating a Homeowners Association for the areas included in Exhibit "B". The Homeowners Association will be responsible for the maintenance of all common areas, screening walls and features, landscape areas; deed restriction enforcement; and all other functions required to maintain the quality of the development for those areas included in Exhibit "B". To ensure compliance with these provisions the property owner will submit the covenants of the document to the City Attorney for review. The property owner will provide an opportunity for the existing homeowners to join this newly created association on terms acceptable to the property owner, but neither the joinder of the existing homeowners nor the documentation of such opportunity shall constitute a condition precedent or requirement in plat approval.

Section 9. Because review of PD-3 as contained herein has been extensive for more than (6) months prior to the adoption of this ordinance, with the result being the Preliminary Plan herein, the City Council deems that the public interest will not be served by review of this PD on the normal two (2) year cycle. The City Council hereby determines that the Preliminary Plan herein established, promotes and protects the health, safety, morals, and general welfare of the City, which merits an exception to the two year PD review cycle, for which is herein made. The City Council further determines that periodic review as required in the Comprehensive Zoning Ordinance, of the Preliminary Plan herein adopted is still necessary to ensure that the desired

objectives are accomplished, but that such review shall not be initiated sooner than eight years from the date of adoption of this ordinance; provided that;

(i) such review may occur if no plat application is filed with the City in any two year period or such longer time as may be provided for in the Comprehensive Zoning Ordinance, for the above mentioned eight years from the date of adoption of this ordinance. In addition, credit for each 2-year period of the above specified eight years will be earned for each subdivision which exceeds 50 lots that is platted and approved unless such lots are 10,000 square feet or larger on the average in the aggregate in which event such credit shall be earned for a subdivision which exceeds 25 lots.

(ii) that such plat application, if filed, pursuant to Chapter 481 of the Government Code shall apply to the particular phase being platted and that any subsequent phases shall not be considered regulated by said application.

Section 10. The Commercial tract six as shown in Exhibit "B" on the south side of North Lakeshore Drive shall comply with the area, use and all other requirements as set forth in the Commercial ("C") zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended.

Section 11. The General Retail tract three as shown in Exhibit "B" on the north side of Ridge Road shall be limited to the uses as shown in Exhibit "G". All other requirements for the development on this tract will be in accordance with the General Retail zoning district of the Comprehensive Zoning Ordinance and the Comprehensive Zoning Ordinance and subject to site plan review by the Planning and Zoning Commission and City Council.

SECTION 12. 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 13. 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 14. 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 15. 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 24th day of June, 1996

ATTEST:

BY _____

APPROVED:

_____
Mayor

1st reading 6/17/96

2nd reading 6/24/96

EXHIBIT "A"

Legal Description

INDEX

1. Tract I - north of Ridge Road including retail tract

2. Tract II, Parcel A - south of Ridge Road

3. Tract II, Parcel B - existing lots in Phase 2, (not applicable to zoning)

4. Tract III, Parcel A - majority of land south of Champions

5. Tract III, Parcel B - piece bounded by Shores Blvd, Masters, N Lakeshore Blvd and Rockwall Height's Ltd. tract.

6. Tract III, Parcel C - surrounded by golf course

7. Tract III, Parcel D - existing lots in Phase 3, (not applicable to zoning)

8. Tract III, Parcel E - 18 acre commercial site

9. Tract IV - bulk of northern tract including 51 acre "ag zoned"

10. Tract V - western portion of northern tract

TRACT I:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being all of that 20.341 acre tract of land described as Tract I in Deed to The Shores Country Club, Inc., recorded in Volume 547, page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the West R.O.W. line of State Hwy. 205, a 100-foot R.O.W., and the Northerly R.O.W. line of Ridge Road West, a 100 foot ROW:

THENCE: Along the Northerly R.O.W. lines of said Ridge Road West as follows: South 79 degrees 01 minutes 37 seconds West a distance of 42.96 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 32 degrees 30 minutes 00 seconds, a radius of 660.40 feet, and a chord that bears South 62 degrees 46 minutes 37 seconds West a distance of 369.60 feet;
Along said curve an arc distance of 374.60 feet to a 1/2" iron rod found for a corner;
South 46 degrees 31 minutes 37 seconds West a distance of 230.00 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 18 degrees 06 minutes 25 seconds, a radius of 539.45 feet and a chord that bears South 55 degrees 34 minutes 50 seconds West a distance of 169.77 feet;
Along said curve an arc distance of 170.48 feet to a 1/2" iron rod found for a corner; South 25 degrees 22 minutes 01 East a distance of 20.00 feet to a 1/2" iron rod found for a corner at which point Ridge Road West becomes an 80-foot R.O.W., said iron rod being the point of curvature of a circular curve to the right having a central angle of 72 minutes 53 minutes 35 seconds, a radius of 559.45 feet, and a chord that bears North 78 degrees 55 minutes 10 seconds West a distance of 664.71 feet;
Along said curve an arc distance of 711.75 feet to a 1/2" iron rod found for a corner; North 42 degrees 28 minutes 23 seconds West a distance of 275.00 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 03 degrees 25 minutes 23 seconds, a radius of 1074.53 feet, and a chord that bears North 44 degrees 11 minutes 09 seconds West a distance of 64.24 feet;
Along said curve an arc distance of 64.25 feet to a 1/2" iron rod found at the Southeast corner of Block M of The Shores Phase One, an addition to the City of Rockwall recorded in Cabinet A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: North 25 degrees 05 minutes 57 seconds East along the East line of Block M, passing at 125.00 feet the Northeast corner of Lot 7 and the Southeast corner of Lot 6, Block M, and continuing a total distance of 401.92 feet to a 1/2" iron rod found at the Northeast corner of Block M and at the Northwest corner of said 20.341 acre tract;

THENCE: North 89 degrees 37 minutes 06 seconds East a distance of

761.97 feet along said North line of said 20.341 acre tract to a 1/2" iron rod found for a corner at a fence corner;

THENCE: North 89 degrees 05 minutes 26 seconds East a distance of 575.95 feet continuing along said North line and a fence line to a 1/2" iron rod found on the West line of State Hwy. 205;

THENCE: South 08 degrees 08 minutes 41 seconds East a distance of 308.41 feet to the POINT OF BEGINNING and containing 20.341 acres of land, more or less.

TRACT II:

TRACT II, PARCEL A:

BEING a tract of land situated in the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being the remainder part of that 20.514 acre tract of land described as Tract II in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found on the Southerly R.O.W. line of Ridge Road West, an 80-foot ROW at the Northeast corner of The Shores, Phase Two, an addition to the City of Rockwall recorded in Cabinet C, Page 102, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 58 degrees 06 minutes 44 seconds, a radius of 639.45 feet, and a chord that bears North 75 degrees 34 minutes 59 seconds East a distance of 621.12 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 648.56 feet to a 1/2" iron rod found for a corner at the Point of Tangency of said curve;

THENCE: North 46 degrees 31 minutes 37 seconds East a distance of 84.33 feet continuing with said Southerly line to a 1/2" iron rod set for a corner at the Northeast corner of said 20.514 acre tract recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas;

THENCE: South 00 degrees 52 minutes 30 seconds East a distance of 183.33 feet with the East line of said 20.514 acre tract to a 1/2" iron rod set for a corner in a small brancy, a nameless tributary of Squabble Creek;

THENCE: In a Southerly direction with the meanders of said branch and with the Easterly lines of said 20.514 acre tract, all to 1/2" iron rods set for corners, as follows:
South 49 degrees 27 minutes 30 seconds West a distance of 86.34 feet; South 09 degrees 49 minutes 30 seconds West a distance of 121.00 feet;
South 59 degrees 37 minutes 30 seconds West a distance of 33.00 feet;
North 69 degrees 22 minutes 30 seconds West a distance of 14.00 feet;
North 01 degrees 07 minutes 30 seconds East a distance of 46.00

feet;
North 55 degrees 32 minutes 30 seconds West a distance of 39.00 feet;
South 29 degrees 32 minutes 30 seconds West a distance of 128.00 feet;
South 38 degrees 27 minutes 30 seconds East a distance of 61.00 feet;
South 54 degrees 55 minutes 30 seconds West a distance of 163.00 feet;
South 01 degrees 29 minutes 30 seconds West a distance of 189.00 feet;
South 57 degrees 47 minutes 30 seconds West a distance of 123.96 feet;
South 08 degrees 57 minutes 30 seconds East a distance of 107.38 feet;
South 48 degrees 07 minutes 30 seconds West a distance of 99.00 feet;
South 34 degrees 27 minutes 30 seconds East a distance of 89.00 feet;
South 07 degrees 06 minutes 30 seconds East a distance of 98.88 feet;
North 81 degrees 52 minutes 30 seconds West a distance of 142.20 feet
South 05 degrees 20 minutes 52 seconds West a distance of 169.48 feet to a 1/2" iron rod found for a corner in the center of Quail Run Road, a public road;

THENCE: North 83 degrees 28 minutes 53 seconds West a distance of 102.38 feet with said road to a 1/2" iron rod found for a corner;

THENCE: North 65 degrees 15 minutes 32 seconds West a distance of 209.08 feet continuing with said road to a 1/2" iron rod set for a corner on the Southeast line of a 20-foot alley at the South corner of the previously mentioned The Shores, Phase Two;

THENCE: Along the Easterly lines of said The Shores, Phase Two as follows:
North 24 degrees 44 minutes 28 seconds East a distance of 145.00 feet to a 1/2" iron rod found for a corner on the Southwest R.O.W. line of Wind Hill Road, a 50-foot ROW;
South 65 degrees 15 minutes 32 seconds East a distance of 7.50 feet with said Southwest line to a 1/2" iron rod found for a corner at the South R.O.W. corner of said Wind Hill Road;
North 24 degrees 44 minutes 28 seconds East a distance of 50.00 feet to a 1/2" iron rod found for a corner at the East R.O.W. corner of said Wind Hill Road;
North 65 degrees 15 minutes 32 seconds West a distance of 43.64 feet with the Northeast line of said Wind Hill Road to a 1/2" iron rod found for a corner on the Easterly line of a 20-foot alley;

THENCE: Along the Easterly line of said 20-foot alley and continuing along the Easterly lines of said addition as follows:
North 24 degrees 44 minutes 28 seconds East a distance of 113.33 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 22 degrees 47 minutes 01 seconds, a radius of 465.47 feet, and a chord that bears North 13 degrees 20 minutes 58 seconds East a distance of 183.88 feet;

Along said curve an arc distance of 185.09 feet to a 1/2" iron rod found at the Point of Tangency of said curve;
North 01 degrees 57 minutes 27 seconds East a distance of 363.22 feet to a 1/2" iron rod found at the beginning of a curve to the right having a central angle of 20 degrees 16 minutes 20 seconds, a radius of 140.00 feet, and a chord that bears North 12 degrees 05 minutes 37 seconds East a distance of 49.28 feet;
Along said curve an arc distance of 49.53 feet to a 1/2" iron rod found at the Point of Tangency of said curve;
and North 22 degrees 13 minutes 47 seconds East a distance of 113.88 feet to the POINT OF BEGINNING and containing 10.677 acres of land, more or less.

TRACT II, PARCEL B

All lots in The Shores Phase Two, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 102 of the Plat Records of Rockwall County, Texas; together with Certificate of Correction recorded in Volume 771, Page 171 of the Deed Records of Rockwall County, Texas. SAVE AND EXCEPT Lots 30 thru 36, Block J, Lots 18 thru 30, Block N and Lots 2 thru 4 and 10, Block O.

TRACT III:

TRACT III, PARCEL A:

A tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed To The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, and all of that 51.046 acre tract of land described in Warranty Deed to The Shores Country Club, Inc., recorded in Volume 556, Page 54 and a part of that 19.233 acre tract of land described as Tract One and a part of that 49.323 acre tract of land described as Tract Two in the Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the West corner of Shores Blvd., a 60-foot ROW;

THENCE: South 38 degrees 53 minutes 21 seconds East a distance of 60.00 feet to a 1/2" iron rod found for a corner at the South corner of said Shores Blvd., said point being on a curve to the right having a central angle of 00 degrees 30 minutes 04 seconds, a radius of 670.00 feet, and a chord that bears North 51 degrees 21 minutes 42 seconds East a distance of 5.86 feet;

THENCE: Along said curve and with the Southerly line of said Shores Blvd. an arc distance of 5.86 feet to a 1/2" iron rod found for a corner on the Southwest line of Masters Drive, a 120 foot

R.O.W.;

THENCE: South 33 degrees 15 minutes 00 seconds East a distance of 218.08 feet to a 1/2" iron rod found for a corner on the Northwesterly line of North Lakeshore Drive, a 100-foot ROW, said point being on an intersecting curve to the left having a central angle of 44 degrees 46 minutes 20 seconds, a radius of 650.00 feet, and a chord that bears South 29 degrees 04 minutes 03 seconds West a distance of 495.10 feet;

THENCE: Along said curve and with said Northwesterly line an arc distance of 507.93 feet to a 1/2" iron rod found for a corner at the intersection of said Northwesterly line with the South line of said 166.635 acre tract and on the approximate centerline of a County Road known as Alamo a R.O.W. established by prescription;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 735.60 feet with said approximate centerline to a 1/2" iron rod found for a corner;

THENCE: North 02 degrees 09 minutes 30 seconds West a distance of 348.23 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 31 minutes 49 seconds West along a fence line, passing at 489.80 feet a 1/2" iron rod found at a fence corner post and continuing a total distance of 503.70 feet to a 1/2" iron rod found for a corner in the approximate centerline of a North-South County Road, a R.O.W. established by prescripton;

THENCE: South 01 degrees 18 minutes 26 seconds East a distance of 352.44 feet with said County Road to a 1/2" iron rod found for a corner at the intersection of said County Road with the previously mentioned approximate centerline of Alamo Road and the South line of said 166.635 acre tract;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 1389.09 feet with said Alamo Road and said South line to a 1/2" iron rod found for a corner at the Southwest corner of said 166.635 acre tract;

THENCE: North 01 degrees 10 minutes 24 seconds West a distance of 13.71 feet to a 1/2" iron rod found at a fence corner post on the north side of said Alamo Road at the Southeast corner of said 51.046 acre tract;

THENCE: South 89 degrees 09 minutes 10 seconds West a distance of 643.51 feet along a washed out fence line on the North side of said Alamo Road to a concrete monument marked CC 32-1 on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along said Take Line and with the West line of said 51.046 acre tract as follows:
North 29 degrees 21 minutes 29 seconds West a distance of 607.87 feet to a concrete monument found marked CC 32-2;
North 22 degrees 43 minutes 49 seconds West a distance of 675.16 feet to a concrete monument found marked CC 32-3;
North 06 degrees 57 minutes 38 seconds West a distance of 448.54

feet to a concrete monument found marked CC-32-4; and North 16 degrees 54 minutes 45 seconds East a distance of 1001.32 feet to a 1/2" iron rod found for a corner at the Northwest corner of said 51.046 acre tract and the most Westerly corner of that 49.323 acre tract of land described as Tract 3 in Warranty Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas;

THENCE: South 52 degrees 13 minutes 12 seconds East a distance of 862.15 feet to a 1/2" iron set for a corner;

THENCE: South 12 degrees 27 minutes 33 seconds East a distance of 175.63 feet to a 1/2" iron rod found for a corner on the Southerly West line of The Shores Club House Phase, an addition to the City of Rockwall recorded in Cabinet A, Page 312, Plat Records, Rockwall County, Texas;

THENCE: Along the West and the Southerly lines of said addition, all to 1/2" iron rods found for corners as follows:
South 00 degrees 52 minutes 31 seconds East a distance of 89.44 feet to the beginning of a curve to the left having a central angle of 90 degrees 00 minutes 00 seconds, a radius of 83.00 feet, and a chord that bears South 45 degrees 52 minutes 31 seconds East a distance of 117.38 feet;
Along said curve an arc distance of 130.38 feet;
North 89 degrees 07 minutes 29 seconds East a distance of 267.00 feet to the beginning of a curve to the left having a central angle of 55 degrees 06 minutes 33 seconds, a radius of 192.00 feet and a chord that bears North 61 degrees 34 minutes 13 seconds East a distance of 177.64 feet;
Along said curve an arc distance of 184.67 feet to an intersection curve to the left having a central angle of 50 degrees 13 minutes 22 seconds, a radius of 225.00 feet, and chord that bears North 83 degrees 10 minutes 52 seconds East a distance of 190.97 feet;
Along said curve, passing at an arc distance of 100.08 feet the Northeast corner of said 51.046 acre tract and the Northwest corner of said 166.635 acre tract and continuing a total arc distance of 197.22 feet to the Point of Reverse Curve of a curve to the right having a central angle of 19 degrees 36 minutes 21 seconds, a radius of 175.00 feet, and a chord that bears North 67 degrees 52 minutes 21 seconds East a distance of 59.59 feet;
and Along said curve an arc distance of 59.88 feet;

THENCE: North 77 degrees 40 minutes 32 seconds East, passing at 106.75 feet the Southeast corner of said Addition and the Southwest corner of Champions Drive, a 50-foot ROW, as dedicated by Plat of The Club House Tract, an addition to the City of Rockwall recorded in Cabinet C, Page 58, Plat Records, Rockwall County, Texas, and continuing with the South line of said Champions Drive a total distance of 374.90 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 60 degrees 15 minutes 37 seconds, a radius of 207.01 feet, and a chord that bears North 47 degrees 32 minutes 37 seconds East a distance of 207.82 feet;

THENCE: Along the Southerly lines of said Champions Drive, all to 1/2" iron rods found for corners, as follows:

Along said curve an arc distance of 217.72 feet to the Point of Reverse Curve of a curve to the right having central angle of 70 degrees 00 minutes 01 seconds, a radius of 200.00 feet, and a chord that bears North 52 degrees 24 minutes 49 seconds East a distance of 229.43 feet;
Along said curve an arc distance 244.35 feet; North 87 degrees 24 minutes 49 seconds East a distance of 492.55 feet to the beginning of a curve to the left having a central angle of 60 degrees 00 minutes 00 seconds, a radius of 250.00 feet, and a chord that bears North 57 degrees 24 minutes 49 seconds East a distance of 250.00 feet;
Along said curve an arc distance of 261.80 feet;
North 27 degrees 24 minutes 49 seconds East a distance of 42.10 feet to a 1/2" iron rod found at the point of reverse curve to the right having a central angle of 04 degrees 10 minutes 57 seconds, a radius of 300.62 feet and a chord that bears North 29 degrees 30 minutes 18 seconds East a distance of 21.94 feet and along said curve an arc distance of 21.94 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said Southerly line and traversing said 166.635 acre tract, all to 1/2" iron rods set for corners as follows:
South 63 degrees 04 minutes 43 seconds East a distance of 70.22 feet;
South 09 degrees 35 minutes 43 seconds West a distance of 756.17 feet;
South 21 degrees 23 minutes 22 seconds East a distance of 754.41 feet;
and South 68 degrees 59 minutes 27 seconds East a distance of 598.42 feet to the POINT OF BEGINNING and ontaining 152.484 acres of land, more or less.

TRACT III, PARCEL B:

Being a tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follow:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Southeast corner of Lot 19, Block B, The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Page 99, Plat Records, Rockwall County, Texas, said point also being on the West line of a 20-foot wide alley;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 192.20 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the right having a central angle of 81 degrees 19 minutes 07 seconds, a radius of 35.00 feet, and a chord that bears South 40 degrees 27 minutes 48 seconds West a distance of 45.61 feet;

THENCE: Along said curve and with the line of said alley an arc

distance of 49.67 feet to a 1/2" iron rod found for the most Southerly Northwest corner of said Alley;

THENCE: South 08 degrees 52 minutes 39 seconds East a distance of 20.00 feet to a 1/2" iron rod found for the most Southerly Southwest corner of said Alley;

THENCE: North 81 degrees 07 minutes 21 seconds East a distance of 47.24 feet with the South line of said Alley to a 1/2" iron rod found for a corner on the Northerly East line of said 166.635 acre tract;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 25.29 feet with said East line to a 1/2" iron rod found for a corner on the North line of North Lakeshore Drive, a 100-foot ROW;

THENCE: South 81 degrees 07 minutes 21 seconds West a distance of 266.07 feet with said North line to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 19 degrees 04 seconds 34 minutes, a radius of 650.00 feet and a chord that bears South 71 degrees 35 minutes 04 seconds West a distance of 215.41 feet;

THENCE: Along said curve and with said North line an arc distance of 216.41 feet to a 1/2" iron rod found for a corner on the Northeast line of Masters Drive, a 120-foot ROW;

THENCE: North 33 degrees 15 minutes 00 seconds West a distance of 218.08 feet with said Northeast line to a 1/2" iron rod found for a corner on the Southerly line of Shores Blvd., a 60-foot ROW, said point being on an intersecting curve to the right having a central angle of 09 degrees 00 minutes 31 seconds, a radius of 670.00 feet, and a chord that bears North 66 degrees 23 minutes 32 seconds East a distance of 105.24 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 105.35 feet to a 1/2" iron rod found for a corner;

THENCE: North 70 degrees 53 minutes 48 seconds East a distance of 104.08 feet to a 1/2" iron rod found for a corner at the beginning of a curve to the left having a central angle of 39 degrees 26 minutes 20 seconds, a radius of 378.17 feet, and chord that bears North 51 degrees 10 minutes 38 seconds East a distance of 255.20 feet;

THENCE: Along said curve and continuing with the Southeast line of said Shores Blvd. an arc distance of 260.31 feet to a 1/2" iron rod found for a corner at the Southwest corner of the previously mentioned Lot 19;

THENCE: South 75 degrees 25 minutes 30 seconds East a distance of 178.05 feet to the POINT OF BEGINNING and containing 3.099 acres of land, more or less.

TRACT III, PARCEL C:

Being a tract of land situated in the Nathan Butler Survey,

Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas, and being a part of that 19.233 acre tracat of land described as Tract One in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 133, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for a corner on the West line of Shores Blvd, a 60-foot ROW, at the Southeast corner of Lot 27, Block C, of The Shores Phase Three, an addition to the City of Rockwall recorded in Cabinet C, Page 99, Plat Records, Rockwall County, Texas, said point being on an intersecting curve to the right having a central angle of 63 degrees 48 minutes 50 seconds, a radius of 318.17 and a chord that bears South 38 degrees 59 minutes 23 seconds West a distance of 336.33 feet;

THENCE: Along said curve and with said West and the Northerly line an arc distance of 354.37 feet to a 1/2" iron rod set for a corner;

THENCE: South 70 degrees 53 minutes 48 seconds West a distance of 104.08 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said West line and traversing said 165.635 acre tract and said 19.233 acre tract, all to 1/2" iron rods set for corners as follows:
North 31 degrees 50 minutes 05 seconds East a distance of 161.69 feet;
North 81 degrees 56 minutes 12 seconds West a distance of 454.83 feet;
North 28 degrees 54 minutes 30 seconds East a distance of 114.68 feet;
North 14 degrees 08 minutes 32 seconds West a distance of 91.45 feet;
North 21 degrees 03 minutes 16 seconds West a distance of 438.30 feet;
North 02 degrees 35 minutes 55 seconds West a distance of 735.80 feet;
North 10 degrees 24 minutes 53 seconds East a distance of 94.77 feet and North 17 degrees 20 minutes 00 seconds West a distance of 90.36 feet to a 1/2" iron rod set for a corner on the South line of Champions Drive, a 50 foot R.O.W., said point being on an intersecting curve to the right having a central angle of 14 degrees 13 minutes 23 seconds, a radius of 300.62 feet and a chord that bears South 89 degrees 41 minutes 52 seconds East a distance of 74.43 feet;

THENCE: Along said curve and said South line an arc distance of 74.63 feet to a 1/2" iron rod set at the point of reverse curve to the left having a central angle of 26 degrees 28 minutes 47 seconds, a radius of 584.81 feet and a chord that bears North 84 degrees 10 minutes 26 seconds East a distance of 267.88 feet;

THENCE: Along said curve and said south line an arc distance of 270.27 feet to a 1/2" iron rod set for a corner;

THENCE: Leaving said South line and traversing said 165.635 acre tract and said 19.233 acre tract, all to 1/2" iron rods set for corners, as follows:
South 52 degrees 50 minutes 37 seconds East a distance of 24.20 feet;
South 02 degrees 52 minutes 30 seconds West a distance of 63.57 feet;
South 22 degrees 25 minutes 01 seconds East a distance of 624.65 feet;
South 20 degrees 42 minutes 14 seconds East a distance of 739.29 feet;
South 64 degrees 25 minutes 47 seconds East a distance of 113.41 feet to a 1/2" iron rod found at the Southwest corner of said Lot 27;
and South 67 degrees 49 minutes 50 seconds East along the south line of said Lot 27 a distance of 130.00 feet to the POINT OF BEGINNING and containing 21.706 acres of land, more or less.

TRACT III, PARCEL D:

ALL Lots in THE SHORES PHASE THREE, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 99 of the Plat Records of Rockwall County, Texas. SAVE AND EXCEPT Lot 3, Block A, Lots 8, 9, 15, 17, 18 and 19, Block B and Lots 1, 4, 5 thru 7, 10, 13, 14, 16, 17, 18, 19, 20 thru 27, Block C of The Shores Phase Three, an Addition to the City of Rockwall, Rockwall County, Texas.

TRACT III, PARCEL E:

Being a tract of land situated in the Nathan Butler Survey, Abstract No. 21 and the A. Hanna Survey, Abstract No. 98, Rockwall County, Texas, and being more particularly described as follows:

BEING a part of that 166.635 acre tract of land described as Tract III, in Deed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the intersection of the South line of North Lakeshore Drive, a 100-foot ROW with the Northerly East line of said 166.635 acre tract;

THENCE: South 00 degrees 11 minutes 46 seconds East a distance of 129.42 feet to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: South 61 degrees 25 minutes 55 seconds East a distance of 141.06 feet along an old fence line to a fence corner post for a corner at the Northeast base of which is a 1/2" iron rod set;

THENCE: South 89 degrees 31 minutes 24 seconds East a distance of 229.10 feet along a fence line to a 1/2" iron rod found for a corner on the South side of a fence corner post;

THENCE: South 00 degrees 49 minutes 23 seconds East a distance of 279.38 feet along a fence line to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: South 00 degrees 19 minutes 31 seconds East along a fence line passing a fence corner post at a distance of 768.4 feet and continuing a total distance of 790.63 feet to a 1/2" iron rod set for a corner in the approximate centerline of a County Road known as Alamo, a R.O.W. established by prescripton; said point being the Southeast corner of said 166.635 acre tract;

THENCE: Along the approximate center of said Road and the South lines of said 166.635 acre tract, all to 1/2" iron rods set for corners as follows:
North 64 degrees 24 minutes 42 seconds West a distance of 383.27 feet;
North 56 degrees 56 minutes 29 seconds West a distance of 465.30 feet;
and North 43 degrees 32 minutes 27 seconds West a distance of 88.95 feet to a 1/2" iron rod set for a corner at the intersection of said Road and a branch, an unnamed tributary to an unnamed tributary of Lake Ray Hubbard;

THENCE: Up said branch in a Northeasterly direction as follows:
North 44 degrees 51 minutes 38 seconds East a distance of 145.74 feet to a 1/2" iron rod found for a corner;
and North 12 degrees 46 minutes 04 seconds East a distance of 188.42 feet to a 1/2" iron rod found for a corner on the Eastward extension of the approximate centerline of the previously mentioned Alamo Road;

THENCE: South 89 degrees 02 minutes 36 seconds West a distance of 416.96 feet to a 1/2" iron rod found for a corner at the intersection of said extended centerline with the Southeasterly line of the previously mentioned North Lakeshore Drive, said point being on an intersecting curve to the right having a central angle of 73 degrees 02 minutes 30 seconds, a radius of 550.00 feet and a chord that bears North 44 degrees 06 minutes 36 seconds East a distance of 654.63 feet;

THENCE: Along said curve and with said Southerly line an arc distance of 701.15 feet to a 1/2" iron rod found for a corner;

THENCE: North 81 degrees 07 minutes 21 seconds East a distance of 250.80 feet continuing with the Southerly line of North Lakeshore Drive to the Point of Beginning and containing 18.306 acres of land, more or less.

TRACT IV:

BEING a tract of land situated in the Thomas Dean Survey, Abstract No. 69, and the Samuel King Survey, Abstract No. 131, Rockwall County, Texas, and being all of that 121.267 acre tract of land described as Tract IV conveyed to The Shores Country Club, Inc., as recorded in Volume 547, Page 101, Deed Records, Rockwall

County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found at the Southeast corner of said 121.267 acre tract and on the Northerly line of Lot 5, Block M, of the Shores, Phase One, an Addition to the City of Rockwall, recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas;

THENCE: North 90 degrees 00 minutes 00 seconds West a distance of 497.52 feet along the North line of Block M to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 00 degrees 53 minutes 03 seconds, a radius of 697.55 feet, and a chord that bears South 89 degrees 33 minutes 29 seconds West a distance of 10.76 feet;

THENCE: Along said curve an arc distance of 10.76 feet to a 1/2" iron rod found for a corner on the East line of Hidden Valley, a 50 foot wide right-of-way;

THENCE: North 00 degrees 00 minutes 00 seconds East 20.00 feet along said East line to a 1/2" iron rod found for a corner at the Northeast corner of Hidden Valley, said iron rod being on a circular curve to the left having a central angle of 59 degrees 37 minutes 31 seconds, a radius of 717.55 feet, and a chord that bears South 59 degrees 19 minutes 40 seconds West a distance of 713.48 feet;

THENCE: Along the North end of Hidden Valley and then the North and Northwest lines of a 20 foot wide alley and the Northwest lines of said Addition as follows:
Along said curve an arc distance of 746.72 feet to a 1/2" iron rod found for a corner;
South 29 degrees 30 minutes 56 seconds West a distance of 531.27 feet to a 1/2" iron rod found for a corner at the point of curvature of a circular curve to the right having a central angle of 36 degrees 07 minutes 23 seconds, a radius of 558.16 feet, and a chord that bears South 47 degrees 34 minutes 38 seconds West a distance of 346.10 feet;
Along said curve an arc distance of 351.90 feet to a 1/2" iron rod found for a corner on the Northeast line of Shores Blvd., a 60 foot wide right-of-way;

THENCE: North 24 degrees 21 minutes 41 seconds West a distance of 365.00 feet along said Northeast line to a 1/2" iron rod found for a corner at the North corner of Shores Blvd.;

THENCE: Along the Northerly end of Shores Blvd. and then the northerly lines of a 20 foot wide alley and the northerly lines of said Addition as follows:
South 65 degrees 38 minutes 19 seconds West a distance of 75.00 feet to a 1/2" iron rod found for a corner at the point of curvature of a circular curve to the left having a central angle of 30 degrees 57 minutes 14 seconds, a radius of 555.00 feet, and a chord that bears South 50 degrees 09 minutes 42 seconds West a distance of 296.20 feet;
Along said curve an arc distance of 299.84 feet to a 1/2" iron rod found for a corner at the point of reverse curvature of a circular

curve to the right having a central angle of 87 degrees 26 minutes 54 seconds, a radius of 50.00 feet, and a chord that bears South 78 degrees 24 minutes 32 seconds West a distance of 69.12 feet; Along said curve an arc distance of 76.31 feet to a 1/2" iron rod found for a corner at the point of reverse curvature of a circular curve to the left having a central angle of 20 degrees 47 minutes 27 seconds, a radius of 889.89 feet, and a chord that bears North 68 degrees 15 minutes 44 seconds West a distance of 321.14 feet; Along said curve an arc distance of 322.91 feet to a 1/2" iron rod found for a corner on the most Southerly North line of said 121.267 acre tract and on the South line of that 31.973 acre tract of land conveyed to The Shores Country Club, Inc., as recorded in Volume 556, Page 54, of the Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 10 minutes 19 seconds East a distance of 314.12 feet along said line to a 1/2" iron rod found for a corner at the Southeast corner of said 31.973 acre tract and a corner of said 121.267 acre tract;

THENCE: North 07 degrees 14 minutes 19 seconds West along the East line of said 31.973 acre tract and the most Southerly West line of said 121.267 acre tract 1748.98 feet to a 1/2" iron rod found for the Northeast corner of said 31.973 acre tract and the most Westerly Northwest corner of said 121.267 acre tract and on the South line of that 67.296 acre tract conveyed to Coper Hill Corp., as recorded in Volume 878, Page 248 of the Deed Records of Rockwall County, Texas;

THENCE: North 89 degrees 31 minutes 49 seconds East a distance of 1044.04 feet along the South line of said 67.296 acre tract and the most Westerly North line of said 121.267 acre tract to a 1/2" iron rod found for the Southeast corner of said 67.296 acre tract and an "ell" corner of said 121.267 acre tract;

THENCE: North 00 degrees 25 minutes 47 seconds East along the East line of said 67.296 acre tract and the East line of the David Hodgdon tract described in deed recorded in Volume 132, Page 605, Deed Records, Rockwall County, Texas, and along the most Northerly West line of said 121.267 acre tract, passing at 1688.04 feet a 1/2" iron rod found at a fence corner post and continuing a total distance of 1703.12 feet to a 1/2" iron rod set in the center of Dalton Road at the Northeast corner of said Hodgdon tract and the Northwest corner of said 121.267 acre tract;

THENCE: South 89 degrees 35 minutes 31 minutes East with Dalton Road, passing at 334.54 feet and 40.00 feet South of a 1/2" iron rod found at the Southwest corner of Lot 1, Block C, of Heritage Heights Addition, an addition to the County of Rockwall, recorded in Slide A, Page 112, Plat Records, Rockwall County, Texas, and passing at 1311.21 feet and 40.00 feet South of a 1/2" iron rod found at the Southeast corner of Lot 4, Block A, of said Heritage Heights Addition and continuing a total distance of 1312.36 feet to a 1/2" iron rod set at the Northeast corner of said 121.267 acre tract;

THENCE: South 0 degrees 11 minutes 29 seconds West passing at 21.28 feet a 1/2" iron rod found at a fence corner post and

continuing a total distance of 1437.24 feet along the East line of said 121.267 acre tract to a 1/2" iron rod found for a corner;

THENCE: South 00 degrees 18 minutes 56 seconds West a distance of 1181.67 feet continuing along the East line of said 121.267 acre tract to the POINT OF BEGINNING and containing 121.267 acres of land, more or less.

TRACT V:

BEING a tract of land situated in the Thomas Dean Survey, Abstract No. 69, Rockwall County, Texas, and being all of that 31.973 acre tract of land known as Tract I conveyed to The Shores Country Club, Inc., by Deed recorded in Volume 556, Page 54, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for the Southeast corner of said Tract I and the most Southerly "ell" corner of that 121.267 acre tract of land described as Tract IV conveyed to The Shores Country Club, Inc., recorded in Volume 547, Page 101, Deed Records, Rockwall County, Texas;

THENCE: South 89 degrees 10 minutes 19 seconds West a distance of 314.12 feet with the South line of said Tract I and the most Westerly line of said Tract IV to a 1/2" iron rod found for a corner on the North line of a 20 foot alley and the North line of The Shores, Phase One, an addition to the City of Rockwall recorded in Slide A, Page 299, Plat Records, Rockwall County, Texas, said iron rod being on a curve to the left having a central angle of 12 degrees 10 minutes 13 seconds, a radius of 889.89 feet, and a chord that bears North 84 degrees 44 minutes 33 seconds West a distance of 188.67 feet;

THENCE: Along the North lines of said Alley and said Addition as follows:
Along said curve an arc distance of 189.02 feet to a 1/2" iron rod set for a corner;
South 89 degrees 10 minutes 19 seconds West a distance of 107.69 feet to a 1/2" iron rod set for a corner;
and South 00 degrees 49 minutes 41 seconds East a distance of 20.00 feet to a cross cut in concrete for a corner at the Northeast of Lot 34, Block A, of said Addition;

THENCE: South 89 degrees 10 minutes 19 seconds West a distance of 288.72 feet continuing with the North line of said Addition to a 1/2" iron rod set for the Northwest corner of said Addition and the Southwest corner of said Tract I, said iron rod being on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE: Along said Take Line and the West lines of said Tract I as follows:
North 0 degrees 14 minutes 23 seconds East, passing at 15.71 feet a concrete monument found marked CC56-1 and continuing a total distance of 59.92 feet to a concrete monument marked CC56-2 found for a corner;

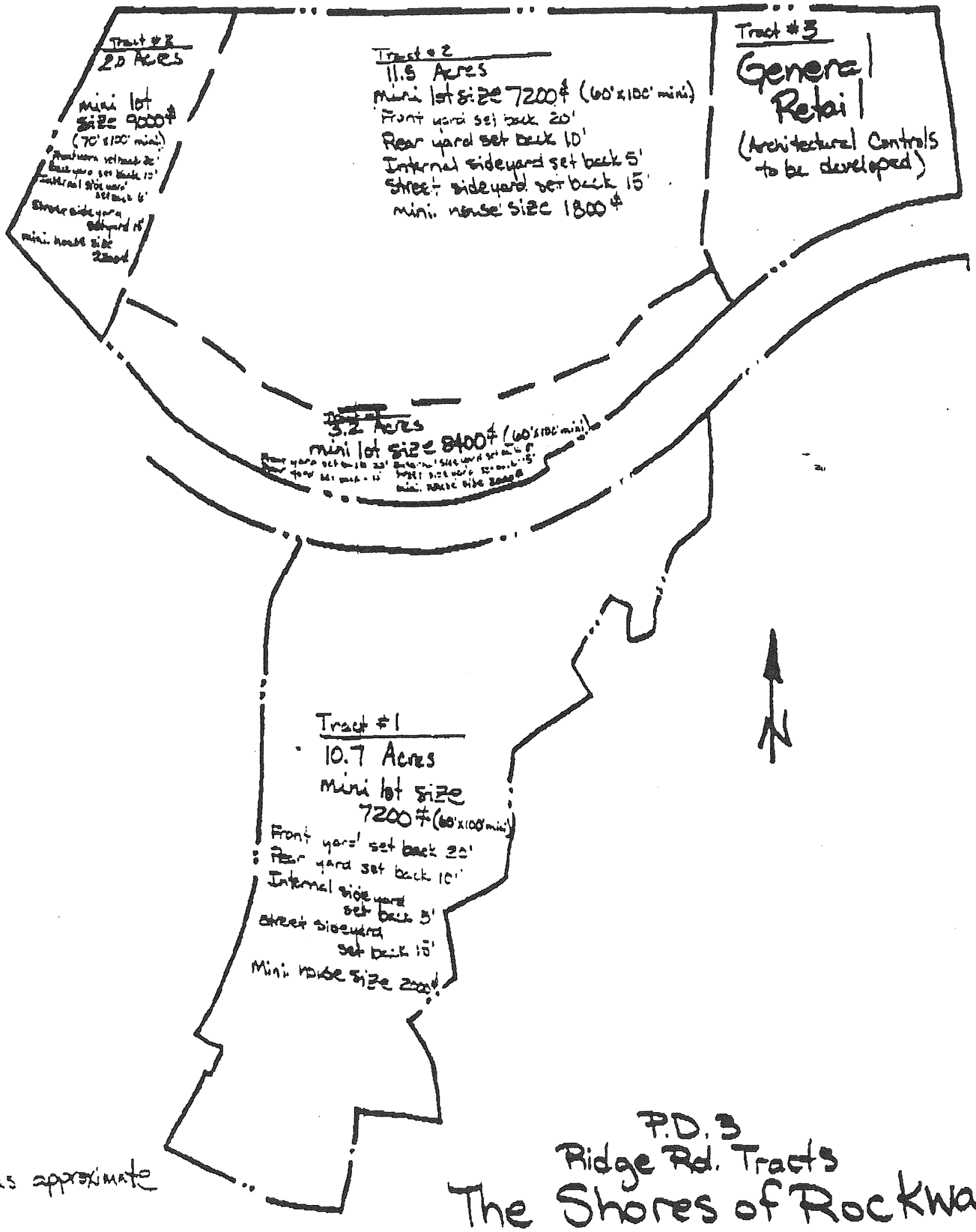
North 13 degrees 25 minutes 24 seconds West a distance of 275.70 feet to a concrete monument marked CC56-3 found for a corner; North 02 degrees 09 minutes 47 seconds East a distance of 330.23 feet to a concrete monument marked CC56-4 found for a corner; North 9 degrees 57 minutes 50 seconds East a distance of 354.66 feet to a concrete monument marked CC56-5 found for a corner; and North 00 degrees 23 minutes 13 seconds East a distance of 738.36 feet to a concrete monument marked CC56-6 and CC58-1 found at a fence corner for the northwest corner of said Tract I;

THENCE: North 89 degrees 48 minutes 06 seconds East a distance of 662.61 feet with the North line of said Tract I to a 1/2" iron rod found for the Northeast corner of said tract and the most Westerly Northwest corner of the previously mentioned 121.267 acre Tract IV;

THENCE: South 07 degrees 14 minutes 19 seconds East a distance of 1748.98 feet with the East line of said Tract I and the West line of said Tract IV to the POINT OF BEGINNING and containing 31.973 acres of land, more or less.

EXHIBIT "B"

Tract Maps Showing Acreage, Locations of Tracts, Etc. (4 Maps)

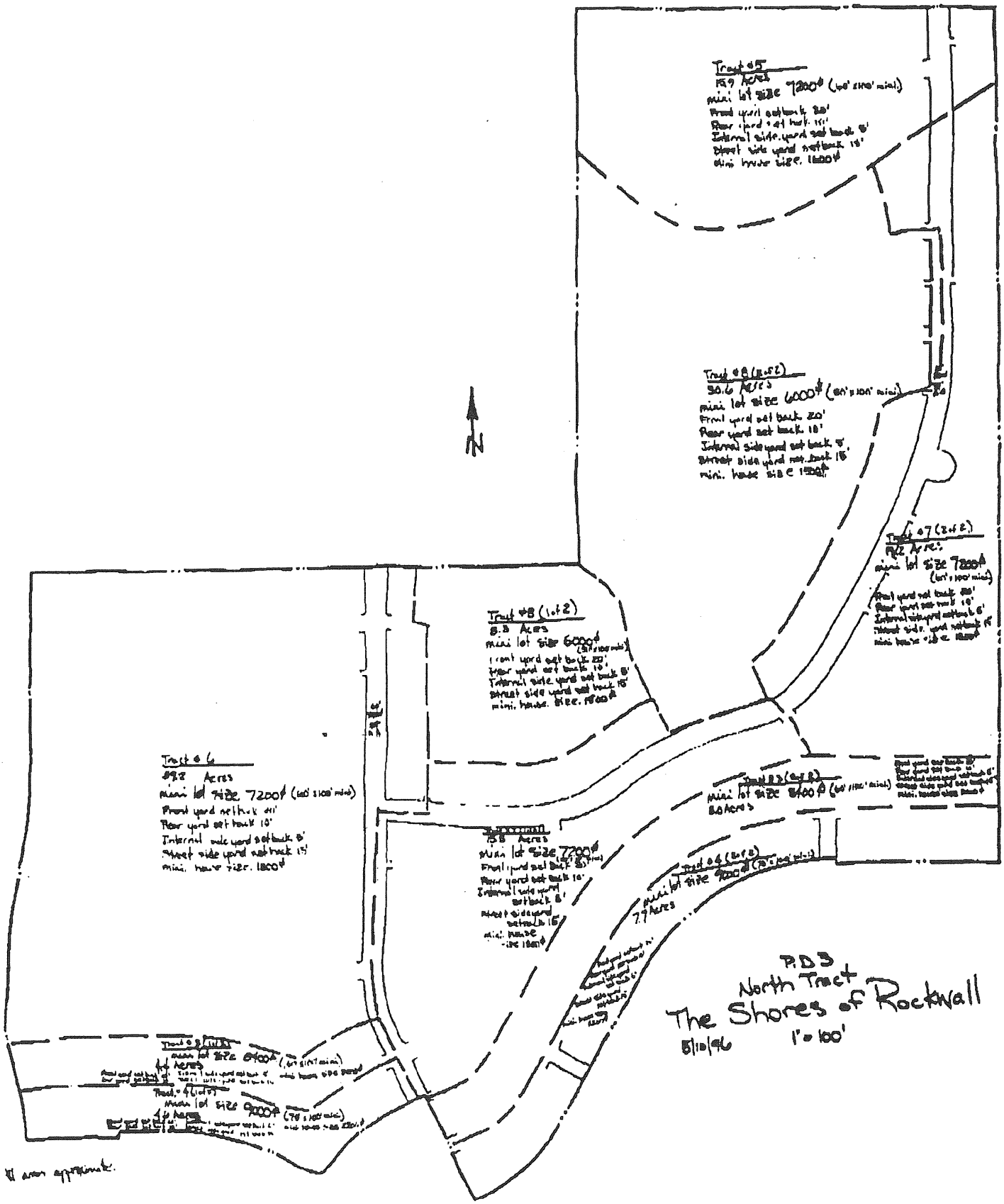


All areas approximate

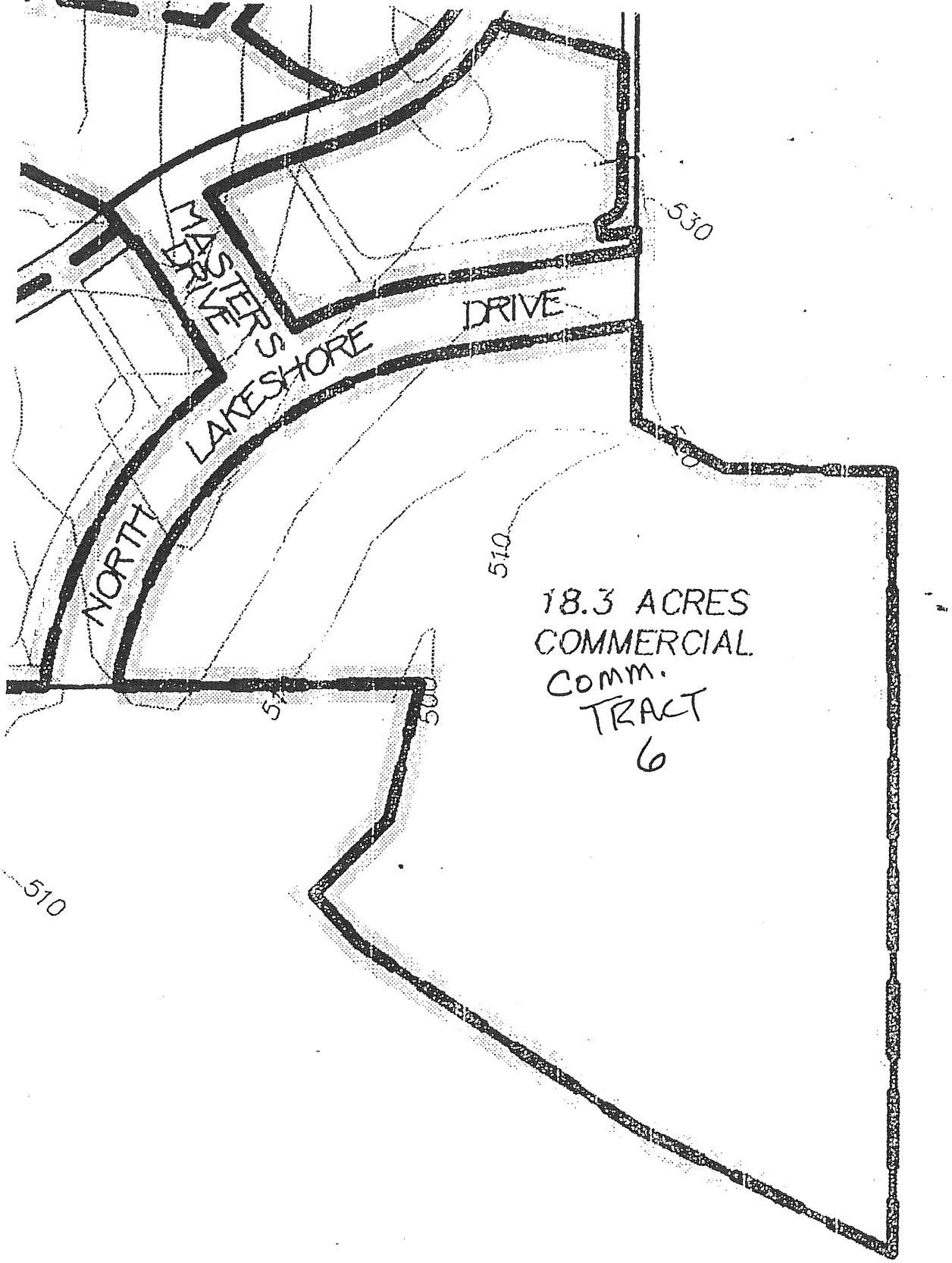
P.D. 3
Ridge Rd. Tracts
The Shores of Rockwall
1" = 100' 5/10/96

Pg 1 of 4

Tract 4 (part)
Tract 4A
Tract 4B
Tract 5 (part)
Tract 1
Tract 2
Tract 3 (part)
Tract 6
Commercial
North Lake Shore Dr.
P.O.B.
South Tract
The Shores of Rockwall
5/9/96
1"=100'
SEE EXHIBIT "F" FOR BERM DETAIL
B2 of 4


Tract #5
15.9 Acres
mini lot size 7200# (60' x 120' mini.)
Front yard setback 20'
Rear yard set back 15'
Internal side yard set back 6'
Street side yard setback 15'
mini house size 1800#
Tract #8 (1 of 2)
8.3 Acres
mini lot size 6000#
Front yard set back 20'
Rear yard set back 15'
Internal side yard set back 6'
Street side yard set back 15'
mini. house size 1800#
Tract #6
8.2 Acres
mini lot size 7200# (60' x 120' mini)
Front yard setback 20'
Rear yard set back 15'
Internal side yard setback 6'
Street side yard set back 15'
mini. house size 1800#
Tract #3 (1 of 2)
8.5 Acres
mini lot size 7200#
Front yard set back 20'
Rear yard set back 15'
Internal side yard setback 6'
street side yard setback 15'
mini house size 1800#
Tract #3 (2 of 2)
8.0 Acres
mini lot size 8400# (70' x 120' mini)
Tract #4 (1 of 2)
7.7 Acres
mini lot size 9000# (75' x 120' mini)
N
P.D.3
North Tract
The Shores of Rockwall
5/10/96
1" = 100'

Pg 3 of 4


MASTEJS
DRIVE
LAKESHORE
DRIVE
NORTH
530
510
500
510
18.3 ACRES
COMMERCIAL
Comm.
TRACT
6

Pg 4 of 4

EXHIBIT "C"

Revised Area Requirements (17 pages)

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #1(10.7 +/- Acres)
Ridge Road Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 1	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 Feet on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 1 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (3.2+/- Acres)
Ridge Road Tract

Minimum Lot Area	8,400 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 Feet on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 2 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (11.8 +/- Acres)
Ridge Road Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Size for Tract 2	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Feet on A Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 3 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #2 (2.0 +/- Acres)
Ridge Road Tract

Minimum Lot Area	9,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 Feet
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	6 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 4 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (1 of 2) (50.2 +/- Acres)
South Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 4	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 5 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (2 of 2) (37.1 +/- Acres)
South Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 4	8,500 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 6 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (1 of 2) (40.7 +/- Acres)
South Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 5	7,200 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 7 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (2 of 2) (10.4 +/- Acres)
South Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 5	7,200 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 8 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #3 (1 of 2) (4.4 +/- Acres)
Tract #3 (2 of 2) 8.0 +/- Acres)
North Tract

Minimum Lot Area	8,400 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 9 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #4 (1 of 2) (4.6 +/- Acres)
Tract #4(2 of 2) (7.7 +/- Acres)
North Tract

Minimum Lot Area	9,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 ft on a Public Street
Minimum Lot Depth	100 ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 10 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #5 (15.9 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Minimum Lot Area for Tract 5	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,600 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 11 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #6 (39.2 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Min. Lot Area for Tracts 6 &7 (2 Tracts)	8,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 ft on a Public Street
Minimum Lot Depth	100 Feet
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 12 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #7 (1 of 2) (15.8 +/- Acres)
Tract #7 (2 of 2) (19.2 +/- Acres)
North Tract

Minimum Lot Area	7,200 Sq. ft.
Average Min. Lot Area for Tract 6 and 7(2 Tracts)	8,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,800 Sq. ft.
Minimum Lot Frontage	60 Feet on A Public Street
Minimum Lot Depth	100 ft
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 13 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #8 (1 of 2) (8.3 +/- Acres)
North Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 8	7,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 14 of 17

ORDINANCE NO. _____

EXHIBIT "C"

AREA REQUIREMENTS

PD-3 (The Shores)

Tract #8 (2 of 2) (30.6 +/- Acres)
North Tract

Minimum Lot Area	6,000 Sq. ft.
Average Minimum Lot Area for Tract 8	7,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	1,500 Sq. ft.
Minimum Lot Frontage	50 ft on a Public Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	50%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-7 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 15 of 17

ORDINANCE NO._____

EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

Tract # 1 (21.2 +/- Acres)
Tract # 2 (3.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area	9,000 Sq. ft.
Average Minimum Lot Area for Tracts 1 & 2	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,200 Sq. ft.
Minimum Lot Frontage	70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	6 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

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ORDINANCE NO._____
EXHIBIT "C"
AREA REQUIREMENTS
PD-3 (The Shores)

Tract # 3 (13.1 +/- Acres)
SOUTH TRACT

Minimum Lot Area 60% of Tract 3	8,400 Sq. ft.
Minimum Lot Area 40% of Tract 3	9,000 Sq. ft.
Average Minimum Lot Area for Tract 3	10,000 Sq. ft.
Single Family Dwelling Unit Per Lot	1
Minimum Floor Area per Dwelling Unit	2,000 Sq. ft. (8,400 Sq. ft) 2,200 Sq. ft. (9,000 Sq.ft)
Minimum Lot Frontage (8400) (9000)	60 ft on a Public Street 70 ft on a Pubic Street
Minimum Lot Depth	100 Ft.
Minimum Front Set Back	20 ft.
Minimum Rear Set Back	10 ft.
Minimum Side Yard (internal lot)	5 ft.
Minimum Side Yard (adjacent to a side street)	15 ft.
Minimum Building Separation	10 ft.
Maximum Building Coverage	45%
Maximum Building Height	35 ft.
Minimum Off-Street Parking (excluding garage)	2 sps./ unit
Minimum Garage Space	2 vehicles

All other area requirements of SF-10 Single Family zoning classification not specifically addressed above are hereby incorporated as area requirements

Pg 17 of 17

Exhibit "G"
Uses For General Retail Tract 3

Permitted Uses:

1. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.

2. Banks, including drive through facilities.

3. Planned shopping centers of less than 10 acres and neighborhood convenience centers.

4. Office buildings.

5. Paved parking lots, not including commercial parking lots.

6. Other uses similar to the above.

7. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.

8. Institutional uses.

9. Municipally owned or controlled facilities, utilities, and uses.

10. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.

11. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.

12. An accessory use customarily related to a principal use authorized in this district.

Pg 1 of 3

13. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.

14. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Conditional Uses: (Require Conditional Use Permits)

1. A mobile home on an unsubdivided tract of five acres or more used as a construction office.

2. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.

3. Funeral Homes.

4. Non-open bay car wash.

5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.

6. Semi-public uses.

7. Commercial amusements, as defined herein, including amusement parks, circus or carnival grounds, recreation developments, or tents for other amusements, in accordance with all other applicable ordinances, and more than 300 feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14 days meeting all other requirements of the City may be permitted by the Building Official. (Ord. 88-32)

8. Drive-through window as an accessory to a restaurant.

9. Private club as an accessory to a general restaurant.

10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.

11. Buildings with less than 90% masonry exterior walls.

12. Any structure over 36 feet in height.

13. Veterinary clinics for treatment of small animals, with no outdoor pens or runs. (Ord. 90-5)

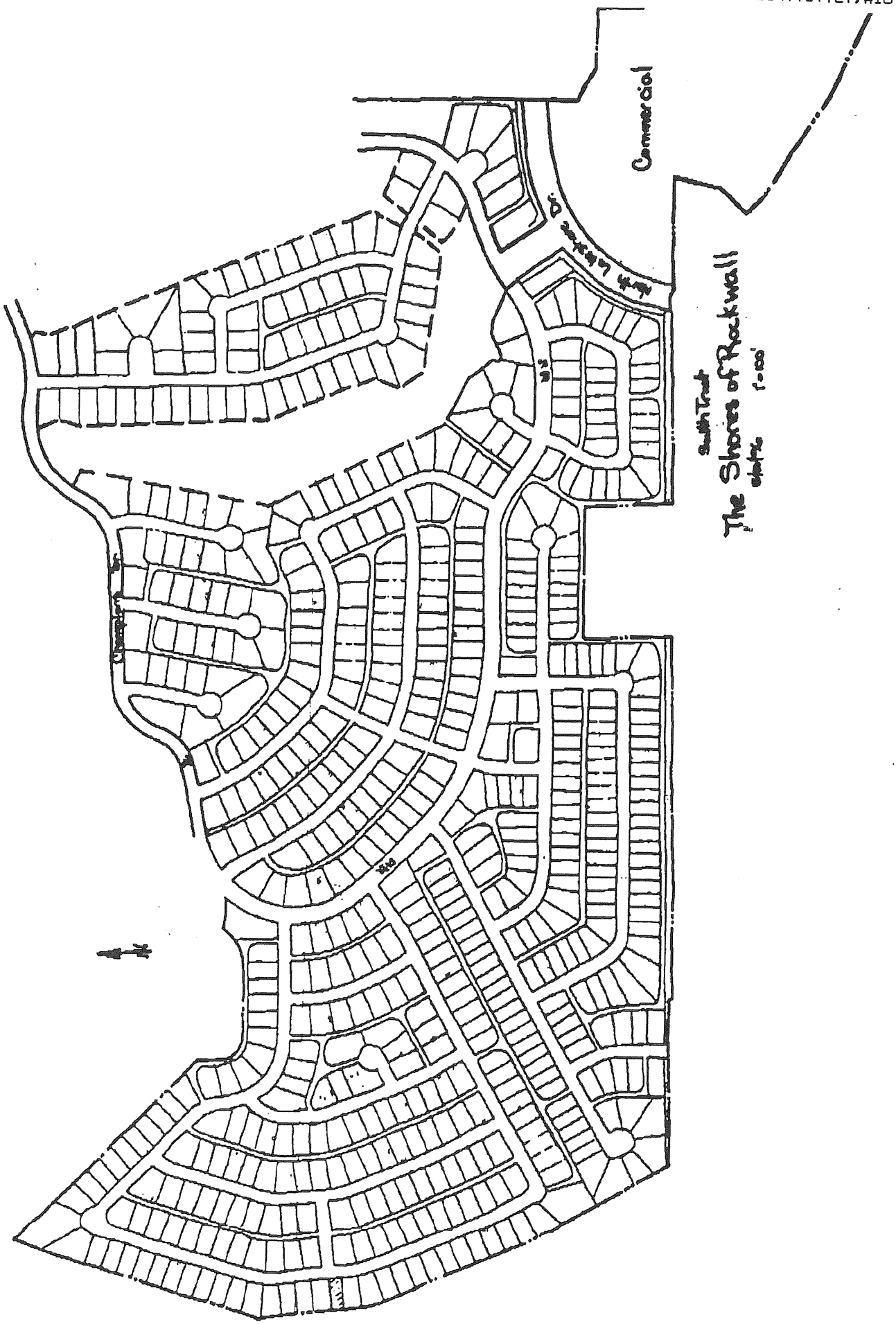
Pg 2 of 3

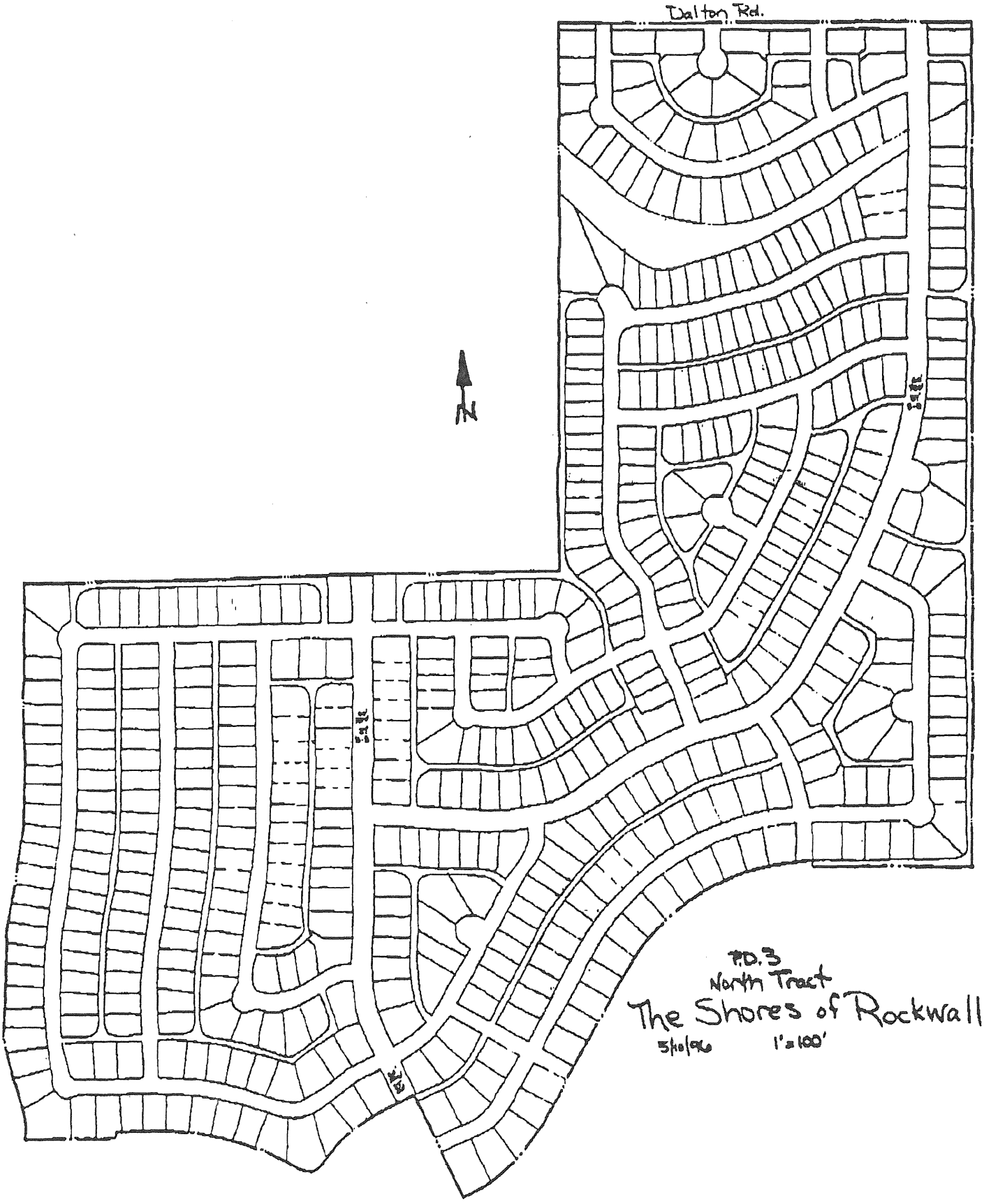
14. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

Pg 3 of 3

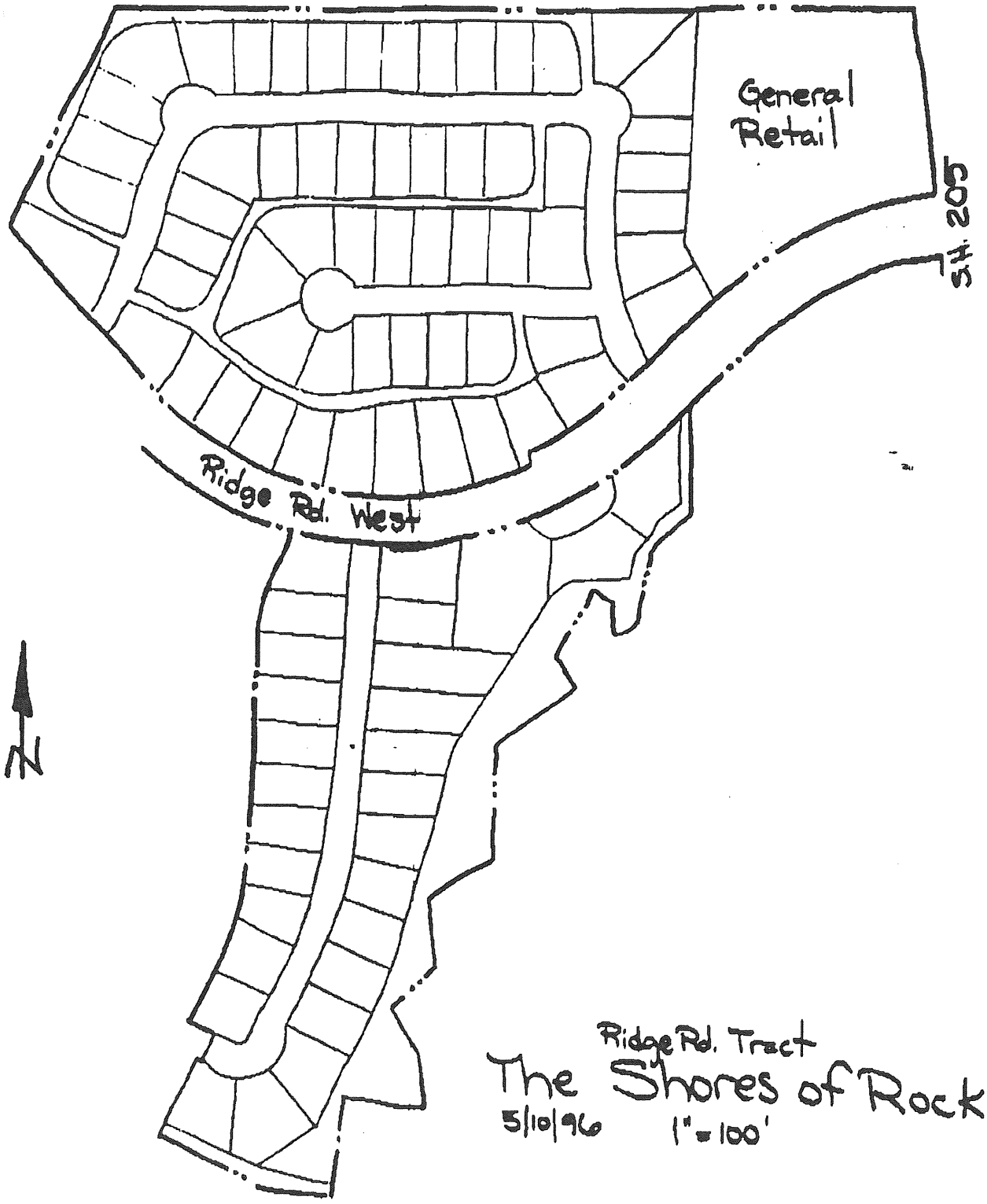
EXHIBIT "D"

Street Layouts (3 Maps)


Commercial
Subject Tract
The Shores of Rockwall
phase
1-88


Dalton Rd.
N
P.D. 3
North Tract
The Shores of Rockwall
5/10/96
1"=100'

Pg 2 of 3



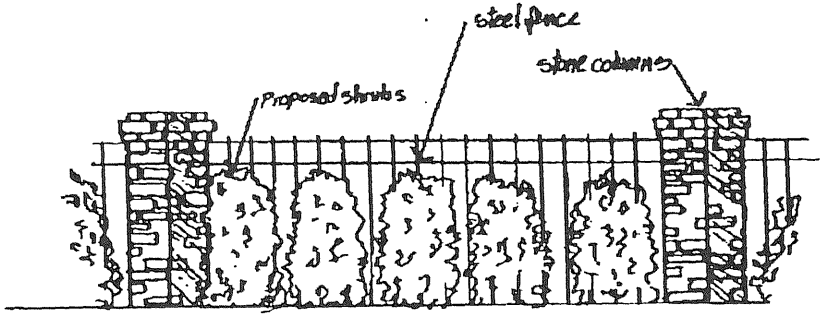
Ridge Rd. Tract
The Shores of Rockwall
5/10/96 1" = 100'

Pg 3 of 3

EXHIBIT "E"

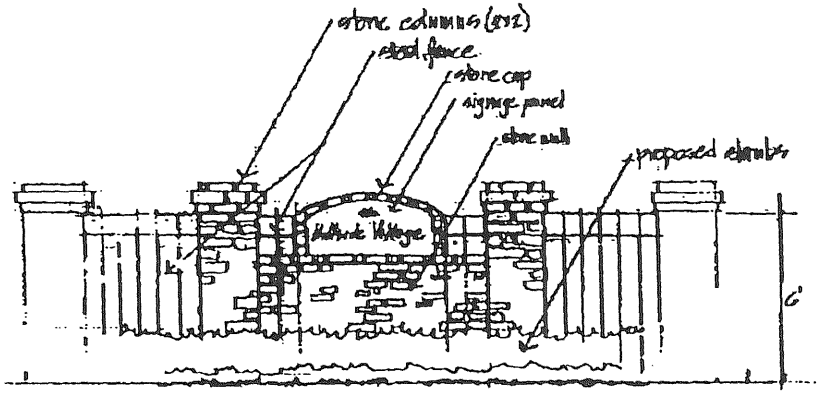
Village Entry Features

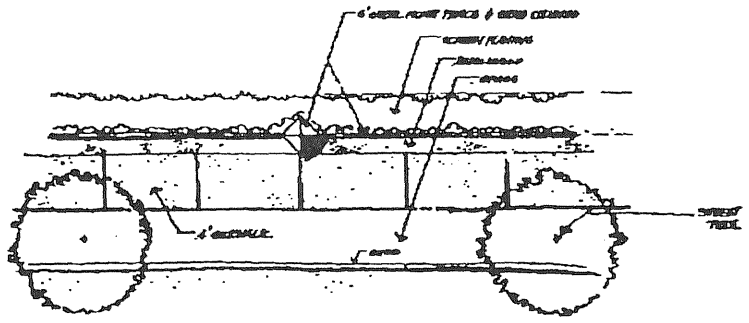
2147717727:#24 → SENT BY:WYNNE JACKSON INC ; 6-13-96 4:58PM ;



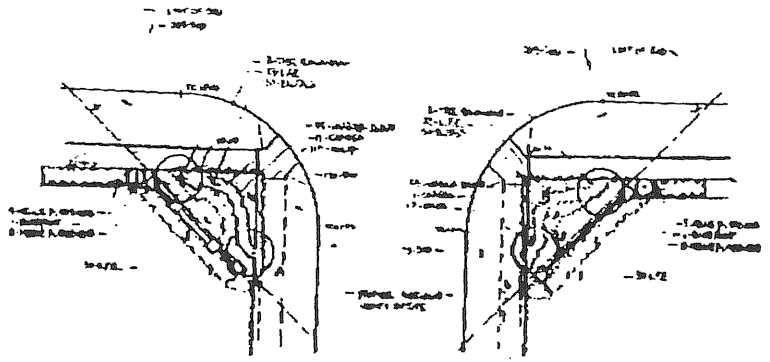
Elevation

TYPICAL STREETSCAPE TREATMENT





TYPICAL STREETSCAPE TREATMENT



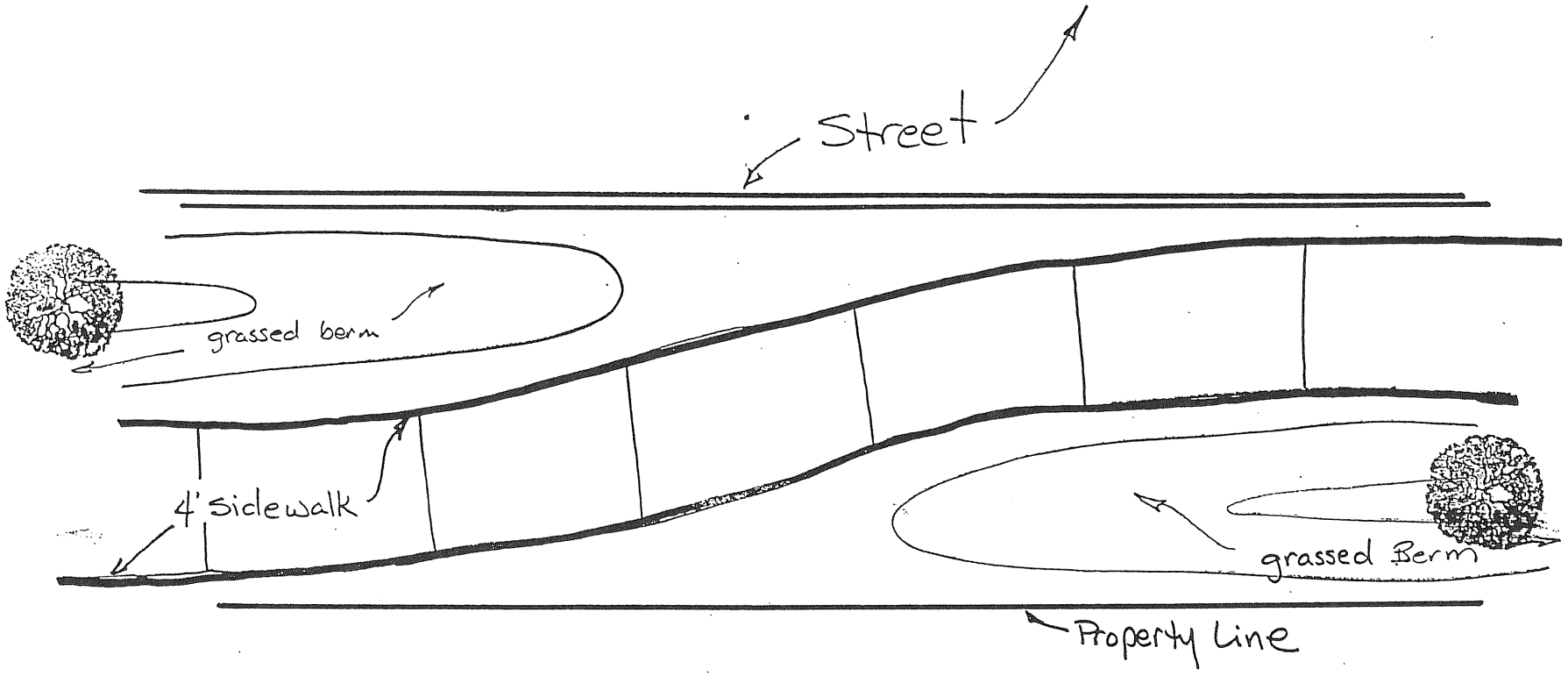
Typical Village Entry Features

THE SHORES OF ROCKWALL

Rockwall, Texas

EXHIBIT "F"

Berm Detail For Southern Section Tract 5



Bermed Parkway
The Shores of Rockwall

Exhibit "G"
Uses For General Retail Tract 3

Permitted Uses:

1. Any retail businesses, personal services, professional service, or business service conducted within a completely enclosed building, except the following: lumberyards or contractor yards, farm equipment or other heavy equipment sales or service, farm products warehousing and storage or stockyards, general warehousing or storage.

2. Banks, including drive through facilities.

3. Planned shopping centers of less than 10 acres and neighborhood convenience centers.

4. Office buildings.

5. Paved parking lots, not including commercial parking lots.

6. Other uses similar to the above.

7. Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.

8. Institutional uses.

9. Municipally owned or controlled facilities, utilities, and uses.

10. Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.

11. Retail outlets where gasoline products are sold as an accessory use limited to 2 dispensers which can service no more than 4 vehicles at one time.

12. An accessory use customarily related to a principal use authorized in this district.

Pg 1 of 3

13. Temporary indoor and outdoor fund raising events sponsored by nonprofit organizations with permit and approval of the Building Official.

14. Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

Conditional Uses: (Require Conditional Use Permits)

1. A mobile home on an unsubdivided tract of five acres or more used as a construction office.

2. Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.

3. Funeral Homes.

4. Non-open bay car wash.

5. Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.

6. Semi-public uses.

7. Commercial amusements, as defined herein, including amusement parks, circus or carnival grounds, recreation developments, or tents for other amusements, in accordance with all other applicable ordinances, and more than 300 feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14 days meeting all other requirements of the City may be permitted by the Building Official. (Ord. 88-32)

8. Drive-through window as an accessory to a restaurant.

9. Private club as an accessory to a general restaurant.

10. New buildings with over 5,000 square feet of floor area, or additions of over 40% of existing floor area or over 5,000 square feet with combustible structural construction materials.

11. Buildings with less than 90% masonry exterior walls.

12. Any structure over 36 feet in height.

13. Veterinary clinics for treatment of small animals, with no outdoor pens or runs. (Ord. 90-5)

Pg 2 of 3

14. Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

Pg 30f3

CITY OF ROCKWALL

ORDINANCE NO. 11-44

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN "URBAN FARM" WITHIN (PD-3) PLANNED DEVELOPMENT NO. 3 DISTRICT, ON A 13.3-ACRE TRACT OF LAND KNOWN AS TRACT 11-3, ABSTRACT 21, N. BUTLER SURVEY AND TRACT 11-3, ABSTRACT 98, A. HANNA SURVEY, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Specific Use Permit for an "Urban Farm" within the (PD-3) Planned Development No. 3 district has been requested by Chris and Jill Blase for a proposed blueberry and pumpkin farm on a 13.3-acre tract of land known as Tract 11-3, Abstract 21, N. Butler Survey and Tract 11-3, Abstract 98, A. Hanna Survey , and more specifically described in Exhibit "A"; and

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

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

Section 1. That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit for an "Urban Farm" within the (PD-3) Planned Development No. 3 district, for a proposed blueberry and pumpkin farm on a 13.3-acre tract of land known as Tract 11-3, Abstract 21, N. Butler Survey and Tract 11-3, Abstract 98, A. Hanna Survey , and more specifically described in Exhibit "A"; and

Section 2. That the Specific Use Permit shall be subject to the conditions set forth in **Ordinance No. 96-23** (i.e. PD-3) and ***Article V, Section 4.5, Commercial District*** of the City of Rockwall Unified Development Code (Ord. No. 04-38), as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. The urban farm use shall comply with the definitions and standards of "urban agriculture - urban farm" set out in Article IV of the Unified Development Code, except as otherwise noted in this ordinance.

2. The urban farm shall comply with the site plan attached hereto as Exhibit "A."

3. A parking plan shall be submitted and approved by staff prior to public use of the farm.

4. Retail sales and all other public use of the farm shall be limited to 7am and 7pm; however, permission for special events outside of these times (e.g. Halloween-themed "Haunted Forest" hayride) may be granted on a case-by-case basis by the City Manager and/or his/her designee.

5. Animals shall not be kept on the premises on a permanent basis, and the petting zoo shall operate only in conjunction with the seasonal sales of farm products. Furthermore, the petting zoo may also be operate in conjunction with "one-day" special events (e.g. children's birthday party) outside of the typical period(s) for seasonal sales of farm products, in which case the animals shall not be kept overnight.

6. Other activities such as hayrides and farm train shall be operated in the areas shown on the site plan.

7. One (1) temporary, 4-ft x 8-ft wooden sign shall be allowed in conjunction with the seasonal sales of farm products.

8. The SUP shall allow for one, 16'x20' building as shown on the site plan (Exhibit A). Any additional building(s) shall require an amendment to the SUP, and may require compliance with other development-related ordinances of the City of Rockwall including, but not limited to, the following:

    a. Platting of the property, including the dedication of the remainder of East Fork Drive.

    b. Construction and/or escrow of proportionate share of East Fork Drive, sidewalks, utility lines, etc.

    c. Adherence to all engineering and fire department requirements such as paving, drainage/detention, fire lane(s) and hydrant(s), etc.

9. The City Council reserves the right to future review of this Specific Use Permit for compliance with all conditions of approval and any other changed conditions that may occur on this property that would affect the Specific Use Permit as granted.

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

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

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

Section 6. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 7th day of November, 2011.

David Sweet, Mayor

ATTEST:

Kristy Ashbery, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

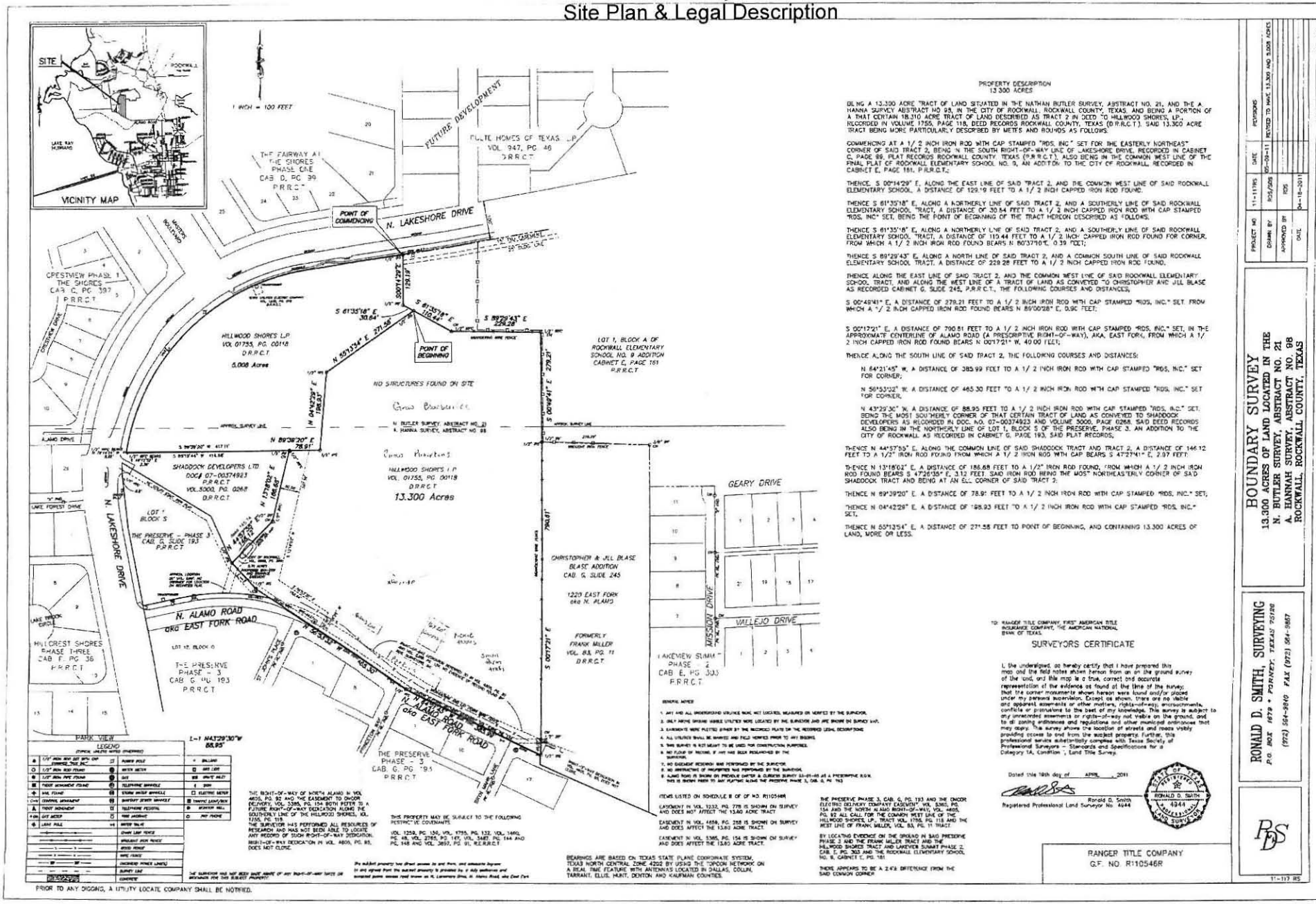
APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 10-17-11

2nd Reading: 11-07-11

EXHIBIT "A" Ord. # 11-44
Blase Family Farm
Site Plan & Legal Description



PROPERTY DESCRIPTION
13.300 ACRES

BEING A 13.300 ACRE TRACT OF LAND SITUATED IN THE NATHAN BUTLER SURVEY, ABSTRACT NO. 21, AND THE A. HANNA SURVEY ABSTRACT NO 98, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A THAT CERTAIN 18.310 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED "D HILLWOOD SHORES, LP.; RECORDED IN VOLUME 1755, PAGE 118, DEED RECORDS ROCKWALL COUNTY, TEXAS (D.R.R.C.T.). SAID 13.300 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET FOR THE EASTERLY NORTHEAST CORNER OF SAID TRACT 2, BEING IN THE SOUTH RIGHT-OF-WAY LINE OF LAKESHORE DRIVE, RECORDED IN CABINET C, PAGE 88, PLAT RECORDS ROCKWALL COUNTY TEXAS (P.R.R.C.T.), ALSO BEING IN THE COMMON WEST LINE OF THE FINAL PLAT OF ROCKWALL ELEMENTARY SCHOOL NO. 9, AN ADDITON TO THE CITY OF ROCKWALL RECORDED IN CABINET E, PAGE 181, P.R.R.C.T.;

THENCE, S 00°14'29" E, ALONG THE EAST LINE OF SAID TRACT 2, AND THE COMMON WEST LINE OF SAID ROCKWALL ELEMENTARY SCHOOL, A DISTANCE OF 129.19 FEET TO A 1/ 2 INCH CAPPED IRON ROD FOUND;

THENCE S 61°35'18" E, ALONG A NORTHERLY LINE OF SAID TRACT 2, AND A SOUTHERLY LINE OF SAID ROCKWALL ELEMENTARY SCHOOL TRACT, A DISTANCE OF 30.64 FEET TO A 1/ 2 INCH CAPPED IRON ROD WITH CAP STAMPED "RDS, INC" SET, BEING THE POINT OF BEGINNING OF THE TRACT HEREON DESCRIBED AS FOLLOWS;

THENCE S 61°35'18" E, ALONG A NORTHERLY LINE OF SAID TRACT 2, AND A SOUTHERLY LINE OF SAID ROCKWALL ELEMENTARY SCHOOL TRACT, A DISTANCE OF 110.44 FEET TO A 1/ 2 INCH CAPPED IRON ROD FOUND FOR CORNER, FROM WHICH A 1/ 2 INCH IRON ROD FOUND BEARS N 80°37'10"E, 0.39 FEET;

THENCE S 89°29'43" E, ALONG A NORTH LINE OF SAID TRACT 2, AND A COMMON SOUTH LINE OF SAID ROCKWALL ELEMENTARY SCHOOL TRACT, A DISTANCE OF 229.28 FEET TO A 1/ 2 INCH CAPPED IRON ROD FOUND;

THENCE ALONG THE EAST LINE OF SAID TRACT 2, AND THE COMMON WEST LINE OF SAID ROCKWALL ELEMENTARY SCHOOL TRACT, AND ALONG THE WEST LINE OF A TRACT OF LAND AS CONVEYED "O CHRISTOPHER AND JILL BLASE AS RECORDED CABINET G, SLIDE 245, P.R.R.C.T., THE FOLLOWING COURSES AND DISTANCES,

S 00°49'41" E, A DISTANCE OF 279.21 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET, FROM WHICH A 1/ 2 INCH CAPPED IRON ROD FOUND BEARS N 89°00'28" E, 0.90 FEET;

S 00°17'21" E, A DISTANCE OF 790.81 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET, IN THE APPROXIMATE CENTERLINE OF ALAMO ROAD (A PRESCRIPTIVE RIGHT-OF-WAY), AKA, EAST FORK, FROM WHICH A 1/ 2 INCH CAPPED IRON ROD FOUND BEARS N 00°17'21" W, 40.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, THE FOLLOWING COURSES AND DISTANCES:

N 64°21'45" W, A DISTANCE OF 385.99 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET FOR CORNER;

N 56°53'02" W, A DISTANCE OF 465.30 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET FOR CORNER,

N 43°29'30" W, A DISTANCE OF 88.95 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET, BEING THE MOST SOUTHERLY CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO SHADDOCK DEVELOPERS AS RECORDED IN DOC. NO. 07-00374923 AND VOLUME 5000, PAGE 0268, SAID DEED RECORDS ALSO BEING IN THE NORTHERLY LINE OF LOT 1, BLOCK 3 OF THE PRESERVE, PHASE 3, AN ADDITON TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET G, PAGE 193, SAID PLAT RECORDS,

THENCE N 44°57'55" E, ALONG THE COMMON LINE OF SAID SHADDOCK TRACT AND TRACT 2, A DISTANCE OF 146.12 FEET TO A 1/2" IRON ROD FOUND FROM WHICH A 1/ 2 IRON ROD WITH CAP BEARS S 47°27'41" E, 2.97 FEET;

THENCE N 13°18'02" E, A DISTANCE OF 188.68 FEET TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/ 2 INCH IRON ROD FOUND BEARS S 47°26'35" E, 3.12 FEET, SAID IRON ROD BEING THE MOST NORTHEASTERLY CORNER OF SAID SHADDOCK TRACT AND BEING AT AN ELL CORNER OF SAID TRACT 2;

THENCE N 89°39'20" E, A DISTANCE OF 78.91 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET;

THENCE N 04°42'29" E, A DISTANCE OF 198.93 FEET TO A 1/ 2 INCH IRON ROD WITH CAP STAMPED "RDS, INC." SET,

THENCE N 55°13'54" E, A DISTANCE OF 271.58 FEET TO POINT OF BEGINNING, AND CONTAINING 13.300 ACRES OF LAND, MORE OR LESS.

TO: RANGER TITLE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY, THE AMERICAN NATIONAL BANK OF TEXAS.

SURVEYORS CERTIFICATE

I, the undersigned, do hereby certify that I have prepared this map and the field notes shown hereon from an on the ground survey of the land, and this map is a true, correct and accurate representation of the evidence as found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. Except as shown, there are no visible and apparent easements or other matters, rights-of-way, encroachments, conflicts or protrusions to the best of my knowledge. This survey is subject to any unrecorded easements or rights-of-way not visible on the ground, and to all zoning ordinances and regulations and other municipal ordinances that may apply. This survey shows the location of streets and roads visibly providing access to and from the subject property. Further, this professional service substantially complies with Texas Society of Professional Surveyors – Standards and Specifications for a Category 1A, Condition I, Land Title Survey.

Dated this 18th day of APRIL, 2011

Ronald D. Smith
Registered Professional Land Surveyor No. 4944

RANGER TITLE COMPANY
G.F. NO. R110546R

BOUNDARY SURVEY
13.300 ACRES OF LAND LOCATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 21 A. HANNAH SURVEY, ABSTRACT NO. 98 ROCKWALL, ROCKWALL COUNTY, TEXAS

RONALD D. SMITH, SURVEYING
P.O. BOX 1879 • FORNEY, TEXAS 75126
(972) 564-9840 FAX (972) 564-9857

PROJECT NO	11-117RS	DATE	REVISED TO SHOW 13.300 AND 5.008 ACRES
DRAWN BY	RDS/JDS	05-09-11	
APPROVED BY	RDS		
DATE	04-18-2011		

11-117 RS

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 3 (PD-3) 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 639.264-ACRE TRACT OF LAND SITUATED WITHIN THE T. DEAN SURVEY, ABSTRACT NO. 69; S. KING SURVEY, ABSTRACT NO. 131; N. BUTLER SURVEY, ABSTRACT NO. 21; AND, A. HANNA SURVEY, ABSTRACT NO. 98, 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 3 (PD-3) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 86-61, 89-04, 94-35, & 96-23*].

WHEREAS, Planned Development District 3 (PD-3) is a 639.264-acre tract of land situated within the T. Dean Survey, Abstract No. 69; S. King Survey, Abstract No. 131; N. Butler Survey, Abstract No. 21; and, A. Hanna Survey, Abstract No. 98, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 3 (PD-3) [*Ordinance No.'s 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 86-61, 89-04, 94-35, 96-23 & 11-44*] 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 72-02, 77-19A, 80-33, 84-59, 86-23, 86-39, 86-61, 89-04, 94-35, & 96-23*;

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;

DRAFT 09.19.2023

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

SECTION 4. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 5. The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2ND DAY OF OCTOBER, 2023.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

DRAFT ORDINANCE 09.18.2023

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2023*

2nd Reading: *October 2, 2023*

DRAFT ORDINANCE 09.18.2023

Exhibit 'A':
Legal Description

BEING 639.264 acres of land situated in Abstract 69, T. Dean Survey; Abstract 131, S. King Survey; Abstract 21, N. Butler Survey; and Abstract 98, A. Hanna Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a point in the North Right of Way of North Lakeshore Dr. at the City of Rockwall Geodetic Control Monument #13. (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,590,432.919, N 7,032,885.954 Feet) bearing North 10°-01'-31" East, a distance of 4,838.978 feet to the POINT OF BEGINNING;

BEGINNING at a Southwestern corner of Abstract 71, W. T. Deweese Survey, Tract 5, also known as 3051 North Goliad Street, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,205.473, N 7,037,644.958 Feet);

1 ***THENCE*** South 88°-09'-30" East, a distance of 174.421 feet to a point;
2 ***THENCE*** South 89°-18'-00" East, along the Northern boundary of the Creekside Village Phase 2 Addition, a distance of 807.443 feet to a point;
3 ***THENCE*** North 89°-50'-27" East, a distance of 574.25 feet to a point in the Right of Way of State Highway 205 (North Goliad Street) also being a beginning of a curve;
4 ***THENCE*** along said curve to the left having an angle of 07°-09'-14" and a radius of 8,822.954 feet with a chord distance of 1,100.909 feet and a chord bearing of South 11°-10'-59" East, for a corner;
5 ***THENCE*** South 78°-44'-38" West, along the Southeastern boundary of the Random Oaks Addition, a distance of 131.806 feet to a point;
6 ***THENCE*** South 77°-32'-26" West, continuing along said boundary a distance of 104.85 feet for a corner;
7 ***THENCE*** South 02°-01'-44" West, a distance of 199.631 feet to a point;
8 ***THENCE*** South 03°-01'-38" West, a distance of 549.228 feet to a point;
9 ***THENCE*** South 09°-42'-57" East, a distance of 234.514 for a corner;
10 ***THENCE*** North 80°-11'-17" West, along the Southern boundary of the Random Oaks Addition, a distance of 730.471 feet to a point;
11 ***THENCE*** North 82°-37'-24" West, a distance of 185.747 feet to the beginning of a curve;
12 ***THENCE*** along said curve to the left having an angle of 04°-07'-30" and a radius of 2,056.937 feet with a chord distance of 148.058 feet and a chord bearing of North 84°-08'-37" West, to the beginning of a reverse curve;
13 ***THENCE*** along said curve to the right having an angle of 19°-31'-59" and a radius of 513.44 feet with a chord distance of 174.193 feet and a chord bearing of North 72°-20'-57" West, a point;
14 ***THENCE*** North 62°-41'-51" West, a distance of 96.467 feet to a point;
15 ***THENCE*** North 23°-56'-24" East, a distance of 10.376 feet to the beginning of a curve;
16 ***THENCE*** along said curve to the right having an angle of 04°-10'-41" and a radius of 4,343.413 feet with a chord distance of 316.73 feet and a chord bearing of North 62°-52'-52" West, to the beginning of a curve;
17 ***THENCE*** along said curve to the right having an angle of 00°-26'-05" and a radius of 32,477.593 feet with a chord distance of 246.45 feet and a chord bearing of North 54°-34'-4" West, to the beginning of a curve;
18 ***THENCE*** along said curve to the left having an angle of 06°-44'-13" and a radius of 5,575.459 feet with a chord distance of 655.568 feet and a chord bearing of North 79°-07'-52" West, a point;
19 ***THENCE*** North 87°-52'-21" West, a distance of 39.207 feet for a corner;
20 ***THENCE*** South 00°-40'-53" East, along the Eastern boundary of The Shores Addition, a distance of 342.584 feet to a point;
21 ***THENCE*** South 00°-59'-46" West, a distance of 254.457 feet to a point;
22 ***THENCE*** South 00°-03'-57" West, a distance of 9.989 feet for a corner;
23 ***THENCE*** South 45°-28'-05" West, a distance of 202.51 feet for a corner;
24 ***THENCE*** South 04°-46'-24" West, a distance of 519.313 feet for a corner;
25 ***THENCE*** North 89°-44'-36" East, a distance of 96.721 feet for a corner;
26 ***THENCE*** South 01°-21'-55" East, along the Eastern boundary of The Shores Phase 3 Addition, a distance of 433.694 feet to a point;
27 ***THENCE*** South 00°-53'-02" West, a distance of 1,723.961 feet to a point;

DRAFT ORDINANCE 05.16.2023

THENCE South 82°-27'-37" West, a distance of 6.603 feet for a corner;
THENCE South 01°-15'-03" West, a distance of 121.92 feet to a point;
THENCE South 42°-45'-29" East, a distance of 55.379 feet to a point;
THENCE South 60°-28'-27" East, a distance of 110.47 feet to a point;
THENCE South 88°-22'-52" East, a distance of 229.342 feet for a corner;
THENCE South 00°-56'-40" West, continue around the area known as the Blase Family Farm, a distance of 800.823 feet for a corner;
THENCE North 89°-08'-02" West, a distance of 100.012 feet for a corner;
THENCE South 00°-51'-58" West, a distance of 120.015 feet for a corner;
THENCE South 89°-08'-02" East, a distance of 100.012 feet for a corner;
THENCE South 00°-51'-58" West, a distance of 108.014 feet to a point;
THENCE South 00°-51'-58" West, continuing a distance of 45.768 feet to a point in the Right of Way of East Fork Road for a corner;
THENCE North 63°-36'-29" West, a distance of 141.47 feet to a point;
THENCE North 61°-55'-58" West, a distance of 245.277 feet to a point;
THENCE North 55°-50'-09" West, a distance of 465.358 feet to a point;
THENCE North 42°-26'-08" West, a distance of 88.961 feet for a corner;
THENCE North 46°-41'-33" East, a distance of 148.35 feet to a point;
THENCE North 14°-28'-50" East, a distance of 186.703 feet for a corner;
THENCE North 89°-15'-27" West, a distance of 436.763 feet to a point;
THENCE North 74°-56'-00" West, crossing North Lakeshore Drive, a distance of 83.869 feet to a point;
THENCE North 89°-25'-39" West, along the Southern boundary of the Crestview Phase 1 Addition, a distance of 737.795 feet for a corner;
THENCE North 01°-10'-48" West, a distance of 312.433 feet for a corner;
THENCE North 89°-14'-21" West, a distance of 503.944 feet for a corner;
THENCE South 00°-23'-22" East, a distance of 318.21 feet for a corner;
THENCE North 89°-19'-25" West, along the Southern boundary of the Crestview Phase 3 Addition, a distance of 181.831 feet to a point;
THENCE South 80°-24'-05" West, a distance of 15.253 feet to a point;
THENCE North 89°-47'-20" West, a distance of 565.495 feet to a point;
THENCE North 73°-29'-07" West, a distance of 15.698 feet to a point;
THENCE South 87°-34'-56" West, a distance of 80.08 feet to a point;
THENCE North 89°-30'-59" West, a distance of 570.754 feet for a corner;
THENCE South 00°-12'-51" West, a distance of 15.459 feet for a corner;
THENCE North 89°-46'-14" West, a distance of 309.468 feet to a point;
THENCE South 89°-34'-27" West, a distance of 296.789 for a corner;
THENCE North 06°-17'-47" East, along the City of Dallas Take Line of Lake Ray Hubbard and adjacent residential lots, a distance of 2.096 feet to a point;
THENCE North 27°-55'-11" West, continuing along said Take Line, a distance of 322.756 feet to a point;
THENCE North 28°-28'-37" West, a distance of 276.945 feet to a point;
THENCE North 21°-37'-19" West, a distance of 678.581 feet to a point;
THENCE North 05°-55'-34" West, a distance of 449.668 feet to a point;
THENCE North 17°-42'-55" East, a distance of 980.368 feet to a point;
THENCE North 19°-36'-38" East, a distance of 21.013 feet to a point;
THENCE North 53°-26'-39" East, crossing the Rockwall Golf and Athletic Club Golf Course, a distance of 679.516 feet to a point;
THENCE South 84°-07'-20" East, a distance of 603.751 feet to a point;
THENCE South 71°-02'-28" East, a distance of 770.226 feet to a point;
THENCE South 88°-36'-41" East, a distance of 445.095 feet for a corner;
THENCE North 01°-07'-35" East, along the Western boundary of The Shores Addition, a distance of 1,687.816 feet to a point;
THENCE North 01°-41'-23" East, a distance of 195.033 feet to a point;
THENCE North 00°-17'-09" East, a distance of 60.183 feet to a point;
THENCE North 12°-28'-00" West, a distance of 165.262 feet to a point;

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THENCE North 13°-24'-39" West, a distance of 112.025 feet to a point;
THENCE North 02°-20'-39" East, a distance of 330.71 feet to the beginning of a curve;
THENCE along said point being the beginning of a curve to the left having an angle of 05°-05'-40" and a radius of 1,829.031 feet with a chord distance of 162.577 feet and a chord bearing of North 11°-21'-39" East, a point;
THENCE North 10°-06'-17" East, a distance of 190.56 feet to a point;
THENCE North 00°-43'-21" East, a distance of 737.697 feet for a corner;
THENCE North 89°-55'-30" East, along the Northern boundary of the Shores Phase 4B Addition, a distance of 644.247 feet to a point;
THENCE North 89°-42'-06" East, along the Northern boundary of the City of Rockwall Shores Park, a distance of 1,060.108 feet for a corner;
THENCE North 00°-46'-08" East, a distance of 223.527 feet to a point;
THENCE North 03°-16'-35" East, a distance of 50.034 feet to a point;
THENCE North 00°-24'-45" East, along the Western boundary of the Shores Phase 5 Addition, a distance of 443.593 feet to a point;
THENCE North 01°-29'-10" West, continuing along said boundary, a distance of 65.666 feet to a point;
THENCE North 00°-37'-36" East, a distance of 900.321 feet to a point;
THENCE North 03°-37'-13" East, to a point in the Right of Way of Dalton Road, a distance of 16.021 feet for a corner;
THENCE South 89°-40'-13" East, a distance of 1,314.588 feet for a corner;
THENCE South 00°-32'-35" West, a distance of 26.441 feet to a point;
THENCE South 00°-32'-35" West, continuing along the Eastern boundary of the Shores North Phase 6 Addition, a distance of 1,143.321 feet to a point;
THENCE South 00°-28'-51" West, continuing along said boundary, a distance of 1,453.759 feet, to the ***POINT OF BEGINNING AND CONTAINING*** 639.264 acres of land (27,846,211.88 square feet) more or less.

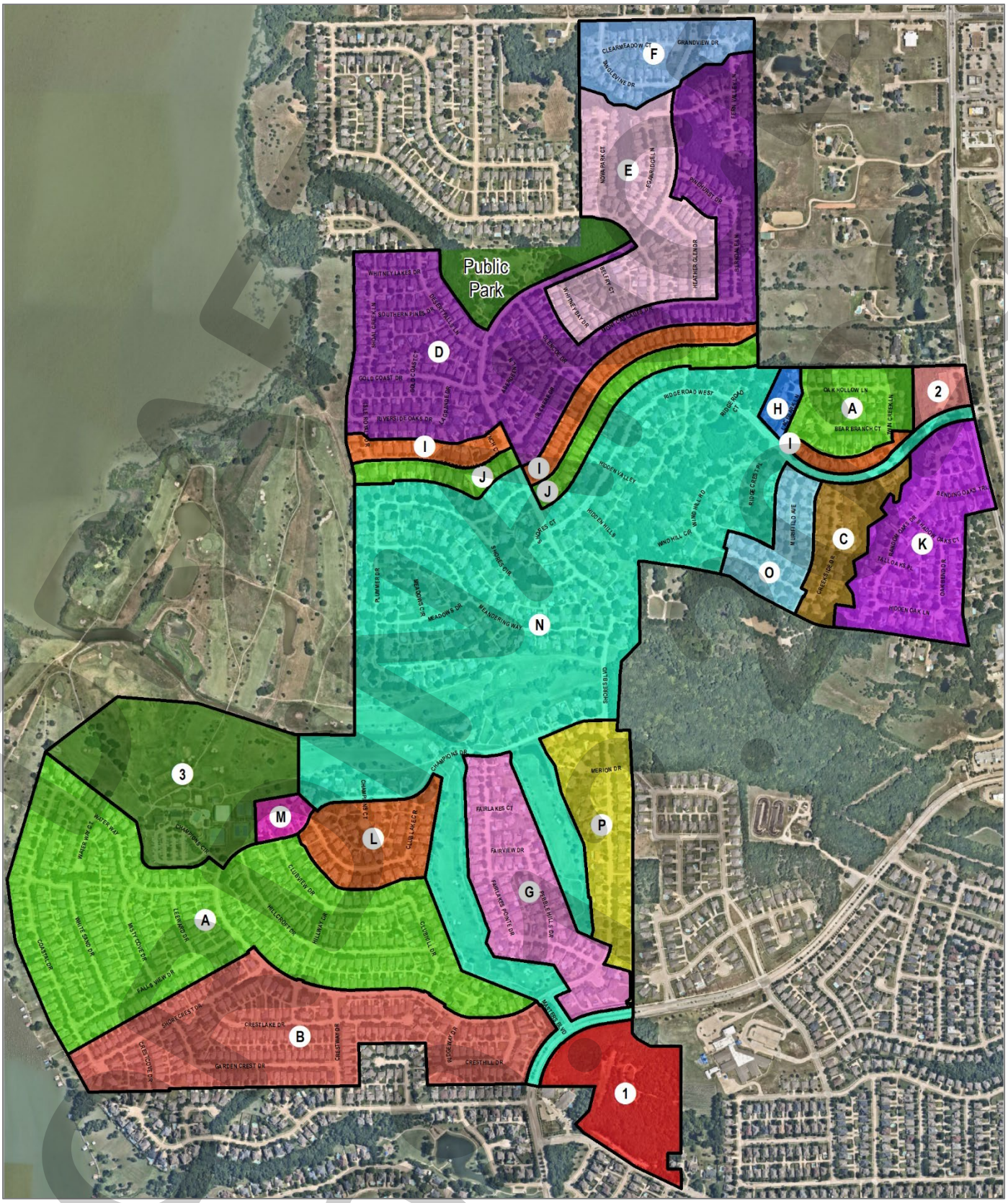
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Exhibit 'B':
Survey



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Exhibit 'C':
Concept Plan



(1) *NON-RESIDENTIAL*.

(A) *TRACT 1*. (*Unplatted*)

(1) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Density and Development Standards*. The development of *Tract 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*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.

(B) *TRACT 2*. (*The Shops at Ridge Creek Subdivision*)

(1) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following amendments shall apply to *Tract 2*:

(A) The following land uses shall be permitted *by-right*:

- Any retail business, personal services, professional services, or business service conducted within a completely enclosed building, except the following: [1] lumber yards, [2] contractor yards, [3] farm equipment, [4] heavy equipment sales or service, [5] farm products warehousing or storage, [6] stockyards, and/or [7] general warehousing or storage.
- Banks (*with or without drive-through facilities*).
- Planned Shopping Centers of less than ten (10) acres and neighborhood convenience centers.
- Office Buildings.
- Paved Parking Lots (*not including commercial parking lots*).
- Other uses similar to the above.
- Telephone, telegraph, television, radio or similar media stations, centers, studios, but not including public microwave, radio, and television towers.
- Institutional Uses.
- Municipally owned or controlled facilities, utilities, and uses.
- Restaurants, including accessory outdoor seating, without drive-in or drive-through facilities.
- Retail outlets where gasoline products are sold as an accessory use limited to two (2) dispensers which can service no more than four (4) vehicles at a time.
- An accessory use customarily related to a principal use authorized in this zoning district.
- Temporary indoor and outdoor fund-raising events sponsored by nonprofit organizations with permit and approval from the Building Official.
- Temporary on-site construction offices limited to the period of construction upon approval of the Building Official.

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(B) The following land uses shall be permitted by Specific Use Permit (SUP):

- A mobile home on an un-subdivided tract of five (5) acres or more used as a construction office.
- Automotive repair, as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.
- Funeral Homes.
- Non-Open Bay Carwash.
- Facilities for railroads or those utilities holding a franchise under the City of Rockwall not allowed as permitted uses.
- Semi-Public Uses.
- Commercial amusements, as defined herein, including amusements parks, circus or carnival grounds, recreation developments, or tents for amusements, in accordance with all other applicable ordinances, and more than 300-feet from residentially zoned land unless such setback is reduced or waived by the Planning and Zoning Commission and City Council. Temporary uses not exceeding 14-days meeting all other requirements of the City may be permitted by the Building Official.
- Drive-through window as an accessory to a restaurant.
- Private club as an accessory to a general restaurant.
- New buildings with over 5,000 SF of floor area, or additions of over 40% of existing floor area or over 5,000 SF with combustible structural construction materials.
- Buildings with less than 90% masonry exterior walls.
- Any structure over 36-feet in height.
- Veterinary clinics for treatment of small animals, with no outdoor pens or runs.
- Temporary concrete batching plant limited to the period of construction, upon approval of location and operation by the Building Official.

(2) *Density and Development Standards*. The development of *Tract 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) *TRACT 3*. (*A portion of The Shores Club House Subdivision*)

(1) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted within *Tract 3*:

(A) Community Center and Golf Course with pertinent accessory land uses (*i.e. swimming pool, restaurant, tennis courts, pickleball courts, pro-shop, etc.*)

(2) *Density and Development Standards*. The development of *Tract 1 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article

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05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *RESIDENTIAL.*

(A) *TRACTS A, B, C, D, E, & F*.

(1) *Tracts*. The tracts in this section correspond with the following phases of the Shores Subdivision:

(A) *Tract A*. Hillside at the Shores, Phases 1-5 & a portion of Creekside Village, Phase 2.
(B) *Tract B*. Crestview at the Shores, Phases 1-3.
(C) *Tract C*. Creekside at the Shores.
(D) *Tract D*. The Shores North, Phase 4B and portions of The Shores North, Phases 2A & 4A.
(E) *Tract E*. The Shores North, Phases 3A, 3B, & 5.
(F) *Tract F*. A portion of The Shores North, Phase 6.

(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tracts A, B, C, D, E, & F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tracts A, B, C, D, E, & F -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 7 (SF-7) District as required by Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, all lots in *Tracts A, B, C, D, E, & F* shall conform to the standards depicted in *Table 1*, which are as follows:

TABLE 1: *LOT DIMENSIONAL REQUIREMEN TS*

Lot Type (see Concept Plan) ►	A	B	C	D	E	F
MINIMUM LOT AREA	7,200 SF	6,000 SF	7,200 SF	7,200 SF	6,000 SF	7,200 SF
AVERAGE LOT AREA FOR TRACT	8,500 SF	7,200 SF	8,500 SF	8,000 SF	7,000 SF	10,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1	1	1	1	1	1
MINIMUM FLOOR AREA PER DWELLING UNIT	1,800 SF	1,500 SF	2,000 SF	1,800 SF	1,500 SF	1,600 SF
MINIMUM LOT FRONTAGE [1]	60'	50'	60'	60'	50'	60'
MINIMUM LOT DEPTH	100'	100'	100'	100'	100'	100'
MINIMUM FRONT YARD SETBACK	20'	20'	20'	20'	20'	20'
MINIMUM REAR YARD SETBACK	10'	10'	10'	10'	10'	10'
MINIMUM SIDE YARD SETBACK	5'	5'	5'	5'	5'	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'	15'	15'	15'	15'	15'
MINIMUM BUILDING SEPERATION	10'	10'	10'	10'	10'	10'
MAXIMUM BUILDING COVERAGE	45%	50%	45%	45%	50%	45%
MAXIMUM BUILDING HEIGHT	35'	35	35'	35'	35'	35'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) [2]	2	2	2	2	2	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2	2	2	2	2	2

GENERAL NOTES:
[1]: Lot frontage shall be measured on a public street.
[2]: Excluding the required garage spaces.

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(B) *TRACTS G, H, I, & J.*

(1) *Tracts*. The tracts in this section correspond with the following phases of the Shores Subdivision:

(A) *Tract G*. Fairway Pointe at the Shores, Phases 1 & 2.
(B) *Tract H*. A portion of Creekside Village, Phase 2.
(C) *Tract I*. A portion of Creekside Village, Phase 2 and potions of The Shores North, Phases 2A, 2B, & 4A.
(D) *Tract J*. A portion of The Shores North, Phase 2A, 2B, & 4A.

(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tracts G, H, I, & J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tracts G, H, I, & J -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, all lots in *Tracts G, H, I, & J* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	G	H	I	J
MINIMUM LOT AREA	9,000 SF	9,000 SF	8,400 SF	9,000 SF
AVERAGE LOT AREA FOR TRACT	10,000 SF	N/A	N/A	N/A
SINGLE-FAMILY DWELLING UNITS PER LOT	1	1	1	1
MINIMUM FLOOR AREA PER DWELLING UNIT	2,200 SF	2,200 SF	2,000 SF	2,200 SF
MINIMUM LOT FRONTAGE [1]	70'	70'	60'	70'
MINIMUM LOT DEPTH	100'	100'	100'	100'
MINIMUM FRONT YARD SETBACK	20'	20'	20'	20'
MINIMUM REAR YARD SETBACK	10'	10'	10'	10'
MINIMUM SIDE YARD SETBACK	6'	6'	5'	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'	15'	15'	15'
MINIMUM BUILDING SEPERATION	10'	10'	10'	10'
MAXIMUM BUILDING COVERAGE	45%	45%	45%	45%
MAXIMUM BUILDING HEIGHT	35'	35'	35'	35'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) [2]	2	2	2	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2	2	2	2

GENERAL NOTES:
[1]: Lot frontage shall be measured on a public street.
[2]: Excluding the required garage spaces.

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(C) *TRACT K*. (*Random Oaks at the Shores Subdivision*)

(1) *Concept Plan*. All development of *Tract K* shall conform with the *Concept Plan* depicted in *Figure 1*.

FIGURE 1. CONCEPT PLAN FOR TRACT K



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract K -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tract K -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, all lots in *Tract K* shall conform to the standards depicted in *Table 3*, which are as follows:

TABLE 3: *LOT DIMENSIONAL REQUIREMENTS*

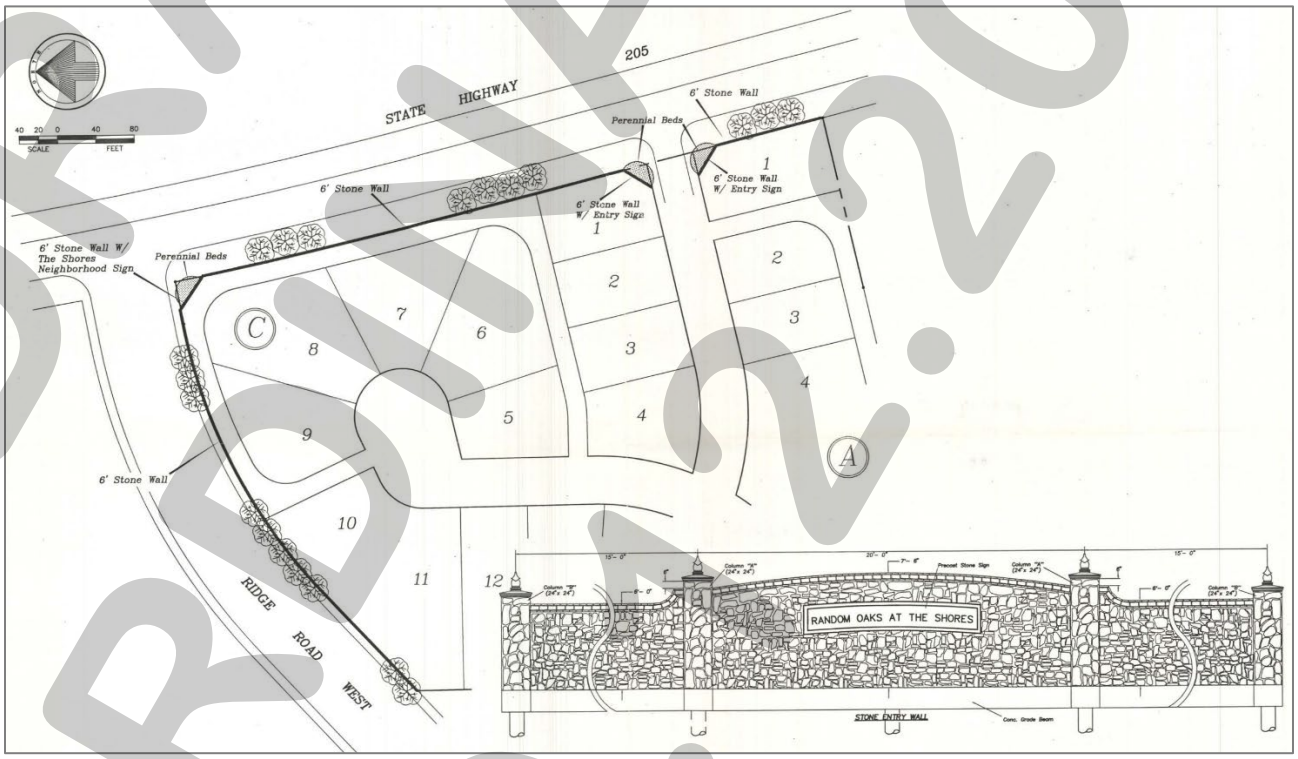
Lot Type (see Concept Plan) ►	**K**
MINIMUM LOT AREA [1]	7,800 SF & 10,000 SF
MINIMUM FLOOR AREA PER DWELLING UNIT	1,800 SF
MINIMUM LOT FRONTAGE [2]	100'
MINIMUM LOT DEPTH	60'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	32'

GENERAL NOTES:
[1]: As shown in the concept plan for *Tract K* above.
[2]: As measured at the front building line.

(4) *Garage Orientation*. *Front-Entry Garages* shall be prohibited.

(5) *Landscaping and Entry Monumentation Signage*. The proposed development shall incorporate landscaping and entry monumentation signage that conforms to the *Landscaping and Entry Monumentation Signage* exhibit depicted in *Figure 2*.

FIGURE 2. *LANDSCAPE AND ENTRY MONUMENTATION SIGNAGE*



(D) *TRACT L*. (*Fairway Pointe at the Shores, Phase 3*)

(1) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract L -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Density and Development Standards*. The development of *Tract L -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, all lots in *Tract L* shall conform to the standards depicted in *Table 4*, which are as follows:

TABLE 4: *LOT DIMENSIONAL REQUIREMENTS*

Lot Type (see Concept Plan) ►		**L**
MINIMUM LOT AREA	*60% OF THE LOTS*	8,400 SF
	40% OF THE LOTS	9,000 SF
AVERAGE LOT AREA FOR TRACT		10,000 SF
SINGLE-FAMILY DWELLING UNIT PER LOT		1
MINIMUM FLOOR AREA PER DWELLING UNIT	*8,400 SF LOTS*	2,000 SF
	9,000 SF LOTS	2,200 SF
MINIMUM LOT FRONTAGE [1]	*8,400 SF LOTS*	60'
	9,000 SF LOTS	70'
MINIMUM LOT DEPTH		100'
MINIMUM FRONT YARD SETBACK		20'
MINIMUM REAR YARD SETBACK		10'
MINIMUM SIDE YARD SETBACK		5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET		15'
MINIMUM BUILDING SEPERATION		10'
MAXIMUM BUILDING COVERAGE		45%
MAXIMUM BUILDING HEIGHT		35'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) [2]		2
MINIMUM GARAGE SPACE (VEHICLES SPACES)		2

GENERAL NOTES:
[1]: Lot frontage shall be measured on a public street.
[2]: Excluding the required garage spaces.

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(E) *TRACT M*. (*A portion of The Shores Club House Subdivision*)

(1) *Concept Plan*. All development of *Tract M* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT M



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract M -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 7 (SF-7) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tract M -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 7 (SF-7) District as required by Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. In addition, all lots in *Tract M* shall conform to the standards depicted in *Table 5*, which are as follows:

TABLE 5: LOT DIMENSIONAL REQUIREMENTS

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Exhibit 'D':
Density and Development Standards

Lot Type (see Concept Plan) ►		**M**
MINIMUM LOT AREA [1]		*SEE (1) BELOW*
SINGLE-FAMILY DWELLING UNITS PER LOT		1
MINIMUM FLOOR AREA PER DWELLING UNIT	*LOT 17, BLOCK H*	2,200 SF
	LOTS 18-21, BLOCK H	2,000 SF
MINIMUM LOT FRONTAGE [1]		*SEE (1) BELOW*
MINIMUM LOT DEPTH [1]		*SEE (1) BELOW*
MINIMUM FRONT YARD SETBACK		30'
MINIMUM REAR YARD SETBACK		25'
MINIMUM SIDE YARD SETBACK		10'
MINIMUM BUILDING SEPERATION		10'
MAXIMUM BUILDING COVERAGE		35%
MAXIMUM BUILDING HEIGHT		30'
MINIMUM OFF-STREET PARKING (SPACES/UNIT) [2]		2

GENERAL NOTES:
[1]: As shown in the concept plan for *Tract J* above.
[2]: Excluding the required garage spaces.

(4) *Garage Orientation*. No *Garage* shall open onto Champions Drive.

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(F) *TRACT N*. (*The Shores, Phase 1*)

(1) *Concept Plan*. All development of *Tract N* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT N



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract N -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tract N -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract N* shall conform to the standards depicted in *Table 6*, which are as follows:

DRAFT
09/26/2023

Exhibit 'D':
Density and Development Standards

TABLE 6: *LOT DIMENSIONAL REQUIREMENTS*

Lot Type (see Concept Plan) ►	**N**
MINIMUM LOT AREA	9,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM LOT FRONTAGE [1]	75'
MINIMUM LOT DEPTH	120'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM REAR YARD SETBACK [2]	10'
MINIMUM SIDE YARD SETBACK [3]	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	*SEE (1) BELOW*
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT [4]	*2½ STORIES*

GENERAL NOTES:

[1]: (*OR*) As depicted on the approved subdivision plat that was filed with Rockwall County on March 9, 1978.

[2]: Section 9-701 of the 1972 City of Rockwall Zoning Ordinance [*Single-Family 3 (SF-3) District*].

[3]: Section 9-601 of the 1972 City of Rockwall Zoning Ordinance [*Single-Family 3 (SF-3) District*].

[4]: *Section 11-102 of the 1972 City of Rockwall Zoning Ordinance*: In the districts where the height of buildings is restricted to two and one-half (2½) or three (3) stories, cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed 40-feet above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings may be erected to exceed three (3) stories in height, provided that one (1) additional foot shall be added to the width and depth of front, side and rear yards for each foot that such structures exceed three (3} stories.

DRAFT ORDINANCE 09.12.2023

(G) *TRACT O*. (*The Shores, Phase 2*)

(1) *Concept Plan*. All development of *Tract O* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT O



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract O -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tract O -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract O* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

DRAFT
09/14/2023

Exhibit 'D':
Density and Development Standards

Lot Type (see Concept Plan) ►	**O**
MINIMUM LOT AREA [1]	9,000 SF
SINGLE-FAMILY DWELLING UNIT PER LOT	1
MINIMUM FLOOR AREA PER DWELLING UNIT	2,000 SF
MINIMUM LOT FRONTAGE [1] & [2]	75'
MINIMUM LOT DEPTH	120'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET [1]	15'
MINIMUM BUILDING SEPERATION	10'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	*2½ STORIES*
MINIMUM OFF-STREET PARKING (SPACES/UNIT) [3]	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2

GENERAL NOTES:
[1]: (*OR*) As depicted on the approved subdivision plat that was filed with Rockwall County on February 22, 1991.
[2]: Lot frontage shall be measured on a public street.
[3]: Excluding the required garage spaces.

DRAFT ORDINANCE 09.12.2023

(H) *TRACT P*. (*The Shores, Phase 3*)

(1) *Concept Plan*. All development of *Tract P* shall conform with the *Concept Plan* depicted in *Figure 6*.

FIGURE 6. CONCEPT PLAN FOR TRACT P



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract P -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(3) *Density and Development Standards*. The development of *Tract P -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, all lots in *Tract P* shall conform to the standards depicted in *Table 8*, which are as follows:

TABLE 8: LOT DIMENSIONAL REQUIREMENTS

DRAFT 05-24-2023

Exhibit 'D':
Density and Development Standards

Lot Type (see Concept Plan) ►	**P**
MINIMUM LOT AREA [1]	8,400 SF
SINGLE-FAMILY DWELLING UNIT PER LOT	1
MINIMUM FLOOR AREA PER DWELLING UNIT	2,000 SF
MINIMUM LOT FRONTAGE [1] & [2]	75'
MINIMUM LOT DEPTH	120'
MINIMUM FRONT YARD SETBACK [1]	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	6'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET [1]	15'
MINIMUM BUILDING SEPERATION	10'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM BUILDING HEIGHT	*2½ STORIES*
MINIMUM OFF-STREET PARKING (SPACES/UNIT) [3]	2
MINIMUM GARAGE SPACE (VEHICLES SPACES)	2

GENERAL NOTES:
[1]: (*OR*) As depicted on the approved subdivision plat that was filed with Rockwall County on February 22, 1991.
[2]: Lot frontage shall be measured on a public street.
[3]: Excluding the required garage spaces.

DRAFT ORDINANCE 09.12.2023

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:	September 18, 2023
SUBJECT:	Z2023-039; *Amendment to Subsection 06.16, Lake Ray Hubbard Takeline Overlay (TL OV) District, of Article 05, District Development Standards, of the UDC to Allow Homeowner's Associations (HOA's) the Ability to Lease the Lake Ray Hubbard Takeline*

On August 7, 2023, the City Council directed staff to amend Subsection 06.16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) to add language that would allow certain Homeowner's Associations (HOA's) the ability to lease non-leasable areas adjacent to their jurisdictional boundaries. The purpose of this proposal is to allow certain Homeowner's Associations (HOA's) the ability to make improvements in the takeline area in exchange for the necessary erosion control improvements needed to prevent or fix erosion on non-leasable areas without subjugating the City to the maintenance of these structures moving forward. In researching this amendment, staff identified four (4) Homeowner's Associations (HOA's) that could be eligible to lease areas of the takeline that are currently unleasable. These include: [*1*] the Chandler's Landing Subdivision (*i.e. adjacent to Blocks B & C, Chandler's Landing, Phase 17*), [*2*] the Signal Ridge Subdivision (*i.e. adjacent to Signal Ridge, Phase 4*), [*3*] the Water's Edge Subdivision at Lake Ray Hubbard (*aka Villas De Portofino*), and [*4*] the Lakeside Village Subdivision. If approved, the amendment prepared by staff -- *contained in the attached packet* -- would create the following requirements for the lease of the takeline for these Homeowner's Associations (HOA's):

(1) A site plan would be required to be approved by the Planning and Zoning Commission that will be incorporated into the *Sublease Agreement*. This site plan will show all proposed improvements within the leased takeline area -- *which are required to be located within Activity Areas* -- and the required seawalls necessary to make these improvements.
(2) All *Activity Areas* are permitted to be a maximum of 50-feet by 50-feet in size and be spaced a minimum of 200-feet apart.
(3) Seawalls are required to be installed a minimum of 100-feet on either side of an *Activity Area*.
(4) *Fixed Piers* and *Dock Decks* are required to be spaced a minimum of 200-feet apart along the leased area.
(5) *Boathouses* are prohibited to be constructed in the takeline in these leased areas.
(6) The Homeowner's Association (HOA) would be required to assume the responsibility for any existing improvements in the leased area.
(7) Fees for a new lease, annual renewal of a lease, and reinstatement of an expired lease are the same as the fees established for a standard takeline sublease agreement.

In addition to the proposed amendment, staff has included an updated *Sublease Agreement* that allows Homeowner's Associations (HOA's) to sublease the takeline area. Staff should note that the City Attorney has reviewed the proposed text amendment and *Sublease Agreement*, and has provided staff with comments that have been incorporated into these documents. In accordance with Section 02.04(B) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning brought the proposed text amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. On September 12, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the text amendment as written by a vote of 6-0, with Commissioner Womble absent. In addition, staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the City Council have any questions staff will be available at the meeting on *September 18, 2023*.

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

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

TO:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	August 7, 2023
SUBJECT:	*Text Amendment to Article 05, District Development Standards, of the UDC to Allow Homeowner's Associations (HOA's) the Ability to Lease the Lake Ray Hubbard Takeline*

On January 4, 2020, the City Council adopted changes to the *Lake Ray Hubbard Takeline Overlay (TL OV) District* [*Case No. Z2020-041*] for the purpose of [*1*] providing clearer requirements with regard to the land uses, building materials, and construction standards permitted within the takeline, [*2*] providing a process that incentivizes property owners to construct erosion control measures (*i.e. seawalls*) by allowing additional land uses when such measures are provided, and [*3*] providing for a process to try and facilitate more property owners to pursue takeline leases. Prior to the adoption of these changes, staff met with several citizens who owned property that backed up to areas of the takeline that were *not* leasable. These citizens were interested in creating a process that would allow Homeowner's Associations (HOA's) the ability to lease these areas of the takeline; however, this was ultimately not pursued in the changes that were brought forward to the City Council in January 2020. More recently, several residents of the Lakeside Village Subdivision have met with staff to express concern about erosion that is occurring along the banks of the takeline adjacent to this subdivision. Specifically, these residents were inquiring about constructing seawalls to correct the erosion issues. The problem that City staff encounter in considering this, is tied to the issue of allowing private property owners to make improvements on public land, and the fact that these improvements -- *after construction* -- would become the City's responsibility to maintain (*i.e. since these areas of the takeline were not leasable there is no way to tie the improvements in the takeline to the private property owner's property after construction*). To facilitate a solution to this issue, staff is proposing to amend the *Lake Ray Hubbard Takeline Overlay (TL OV) District* to allow Homeowner's Associations (HOA's) the ability to lease non-leasable areas adjacent to their jurisdictional boundaries. This would allow these property owners the ability to work with the Homeowner's Associations (HOA's) to make the necessary erosion control improvements without subjugating the City to the maintenance of these structures moving forward.

In researching this proposal, staff identified four (4) Homeowner's Associations (HOA's) that could be eligible to lease areas of the takeline that are currently unleasable. These include: [*1*] the Chandler's Landing Subdivision (*i.e. adjacent to Blocks B & C, Chandler's Landing, Phase 17*), [*2*] the Signal Ridge Subdivision (*i.e. adjacent to Signal Ridge, Phase 4*), [*3*] the Water's Edge Subdivision at Lake Ray Hubbard (*aka Villas De Portofino*), and [*4*] the Lakeside Village Subdivision. If approved, the amendment prepared by staff -- *contained in the attached packet* -- would create the following requirements for the lease of the takeline for these Homeowner's Associations (HOA's):

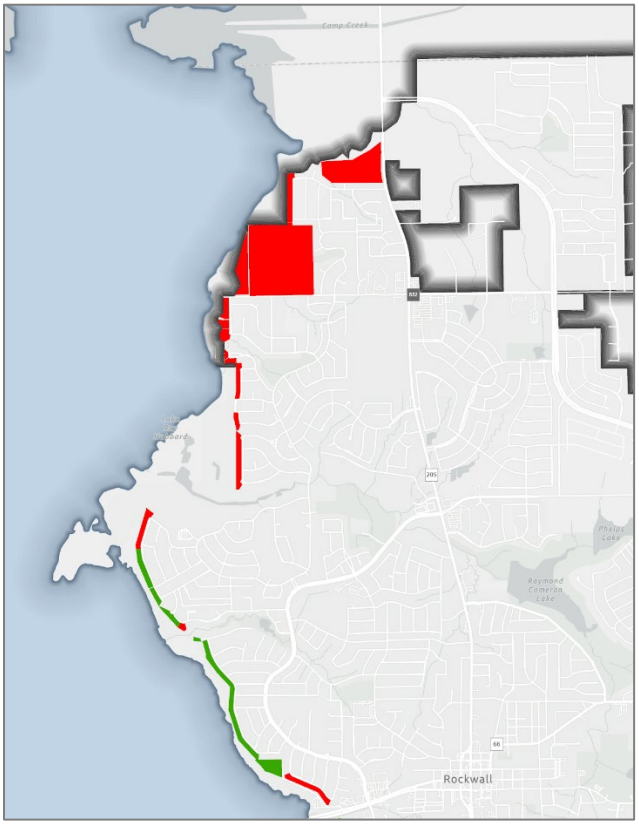
(1) A site plan would be required to be approved by the Planning and Zoning Commission that will be incorporated into the *Sublease Agreement*. This site plan will show all proposed improvements within the leased takeline area -- *which are required to be located within Activity Areas* -- and the required seawalls necessary to make these improvements.
(2) All *Activity Areas* are permitted to be a maximum of 50-feet by 50-feet in size and be spaced a minimum of 200-feet apart.
(3) Seawalls are required to be installed a minimum of 100-feet on either side of an *Activity Area*.
(4) *Fixed Piers* and *Dock Decks* are required to be spaced a minimum of 200-feet apart along the leased area.
(5) *Boathouses* are prohibited to be constructed in the takeline in these leased areas.
(6) The Homeowner's Association (HOA) would be required to assume the responsibility for any existing improvements in the leased area.
(7) Fees for a new lease, annual renewal of a lease, and reinstatement of an expired lease are the same as the fees established for a standard takeline sublease agreement.

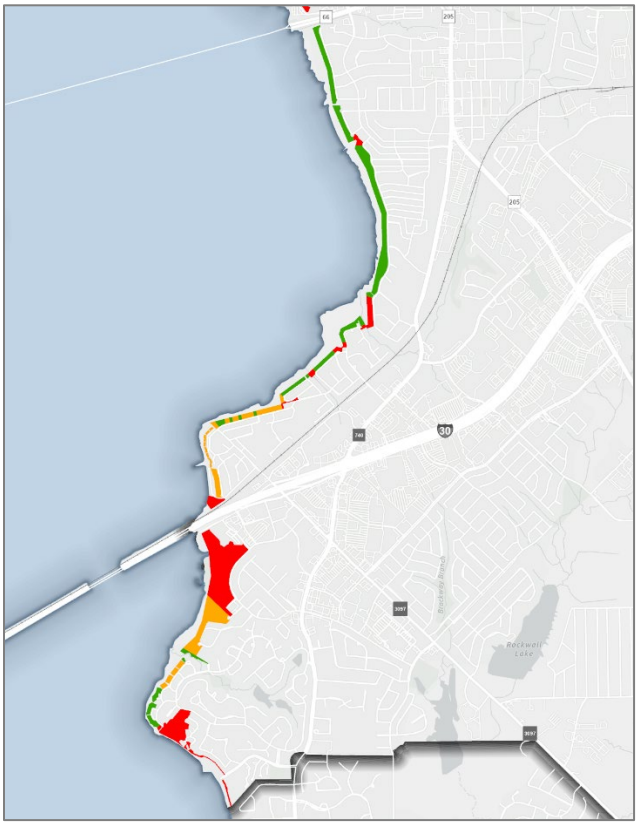
In addition to the proposed amendment, staff has included an updated *Sublease Agreement* that allows Homeowner's Associations (HOA's) to sublease the takeline area. Staff should note that the City Attorney has reviewed the proposed text amendment and *Sublease Agreement*, and has provided staff with comments that have been incorporated into these documents. Should the City Council choose to direct staff to proceed with this text amendment, the proposed amendment would be subject to the following schedule:

Planning and Zoning Commission Work Session: August 29, 2023
Planning and Zoning Commission Public Hearing: September 12, 2023
City Council Public Hearing/First Reading: September 18, 2023
City Council Second Reading: October 2, 2023

Should the City Council have any questions concerning the proposed text amendment, staff will be available at the meeting on *August 7, 2023*.

FIGURE 32: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT MAP





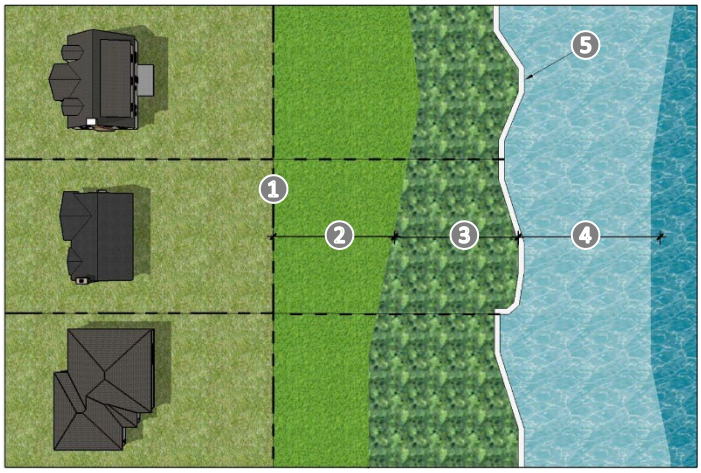
RED: NON-LEASEABLE PROPERTY
GREEN: LEASABLE PROPERTY
ORANGE: HOA LEASABLE AREA

SUBSECTION 06.16: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

(A) *Purpose*. The purpose of the *Lake Ray Hubbard Takeline Overlay (TL OV) District* is to permit the development of property along the shoreline of Lake Ray Hubbard under certain regulatory conditions governing permitted uses and development standards, setting forth the procedures for the development of said property, and establishing an appeal process for the development standards of the district. This zoning district has its basis in and is intended to serve as an implementation tool for the Lake Ray Hubbard Master Plan (*adopted by the City of Dallas*), the Lake Ray Hubbard Interlocal Agreement as approved by those municipalities comprising the *Lake Cities Coalition* (*i.e. Garland, Rockwall, and Rowlett*) and the City of Dallas, and the OURHometown Vision 2040 Comprehensive Plan. The adoption of this zoning district is intended to provide a means for the protection of water quality.

(B) *Boundaries*. The Lake Ray Hubbard Takeline (TL OV) District includes all property that is located between the City of Dallas *Takeline* as shown on the boundary map for Lake Ray Hubbard (*i.e. File 612D-1 on file in the City of Dallas Records Vault and depicted below in Figure ~~26~~32, Lake Ray Hubbard Takeline [TL OV] District Map*) and the meandering of the contour line 435.5-feet sea level elevation. In addition, *Figure ~~27~~33: Elevation Contours*, shows the elevation zones used to delineate where certain land uses are permitted.

FIGURE 33: ELEVATION CONTOUR ZONES



❶: REAR PROPERTY LINE/TAKE LINE; ❷: 438.0 ELEVATION ZONE; ❸: 435.5 ELEVATION ZONE; ❹: 425.5 ELEVATION ZONE; ❺: SEAWALL;

(C) *Applicability*.

(1) *Applicable Lots*. The standards set forth within Subsection 06.~~15~~16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, shall apply only to those lots within the takeline that are zoned and used for detached, single-family residential land uses, and that either have a minimum lot width of 45-feet when measured at the front building line or a minimum width of 35-feet at the front building line when located on a curved street or cul-de-sac or Homeowner's Association (HOA) that are eligible to lease. The properties and Homeowner's Associations (HOA's) that are eligible to lease the takeline area are depicted in *Figure*

~~26~~32: *Lake Ray Hubbard Takeline Overlay (TL OV) District Map* above.

(2) *Exceptions for Lots Not Meeting the Applicability Standards*. The City Council shall have the authority to consider special exceptions to the eligibility standards set forth within this section that apply to those lots within the Lake Ray Hubbard Takeline Overlay (TL OV) District that are zoned and used for detached, attached, or zero-lot-line single-family residential land uses and meet the minimum lot width requirements as prescribed in Subsection 06.15(C)(1) above.

(D) *Definitions*. The terms used in this section shall be as defined in this Unified Development Code (UDC), the Lake Ray Hubbard Interlocal Agreement, and the sublease agreements prepared by the City of Rockwall. For specific land use definitions refer to Subsection (~~J~~K), *Specifications for Permitted Land Uses*. In addition, the following terms shall be defined as follows:

(1) *Catwalk*. The narrow walkway of a dock providing people access to moored watercraft.

(2) *Centerline*. An established line that is equidistant from the surface or sides of something (*e.g. parcel boundaries*).

(3) *Cleat*. A metal fitting with two (2) projecting pieces used to wrap a rope around to secure a watercraft in position.

(4) *Dredging*. The process of deepening a waterway for the sale and efficient movement of watercraft by the removal of dirt either by digging or by suction.

(5) *Habitable Structure*. A structure fit for human habitation usually containing amenities (*e.g. fireplace, furniture, plumbing, bathing facilities, and cooking facilities*). Structures allowed by this section shall *not* be habitable structures and may not contain such amenities.

(6) *Lake*. Refers to Lake Ray Hubbard.

(7) *Lake Area*. The City of Dallas property, known as Lake Ray Hubbard, that is normally submerged by the lake at a normal lake pool elevation (*i.e. property at or below an elevation of 435.5-feet mean sea level*).

(8) *Leased Area*. Means the take area that is within the corporate limits of the City of Rockwall, or where the takeline is directly adjacent to the corporate limits of the City of Rockwall.

(9) *Lift*. A temporary means of elevating a watercraft out of the water by use of a hoist.

(10) *Locker Box*. A secured chest fixed onto a dock used for storage of watercraft equipment.

(11) *Moor*. Securing a watercraft to a fixed object such as a fixed cleat on a seawall while the watercraft is still in the water.

(12) *Mooring*. A place where a watercraft can be tied up and secured while in the water (*e.g. a slip*) for not more than 156-consecutive hours.

(13) *Power Source Station*. Used as a power supply for lighting a dock just below watercraft level.

(14) *Shoreline*. Refers to the line along the shore of the lake, established by the normal lake pool elevations (*i.e. 435.5-feet mean sea level*).

(15) *Slip*. A watercraft's berth between two (2) piers or between finger piers.

(16) *Take or Takeline Area*. Refers to the land owned by Dallas between the takeline and the normal lake pool elevations (*i.e. 435.5-feet mean sea level*).

(17) *Treated Wood*. Wood treated by the impregnation or application of chemical solutions or chemical mixtures for the purpose of retarding or preventing deterioration or destruction cause by insects, fungi, bacteria, or other wood destroying organisms.

(18) *View Clear Zone*. The area within the view preservation angle where no new structures or plantings shall exceed six (6) feet above the existing grade to maintain neighboring views.

(19) *View Corridor*. A sight passage recognized as holding an intangible asset for a property owner and for a community due to the unique visual qualities of distant terrain, woodlands, wetlands, grasslands, skylines, and manmade lakes expressed through a view preservation angle from either a generally recognized center point or various center points along a road corridor or public view area (*see Figure 28: Visual Measurements for View Corridors of Subsection (E)*).

(20) *View Preservation Angle*. The angle determined as the line extending from the center point -- *or 30-foot point depending on lot size* -- along the quarter distance line of the leased area extending back toward the opposite corner where the takeline area crosses the lease area's side yard (*see Figure 28: Visual Measurements for View Corridors*).

(21) *Watercraft (or Boat)*. A craft for water transport. Examples of watercrafts are as follows:

(a) *Motorized Boat*. A boat propelled by an internal combustion engine.

(b) *Sail Boat*. A boat with a mast and sail propelled by the wind.

(E) *Visual Measurements for View Corridors*.

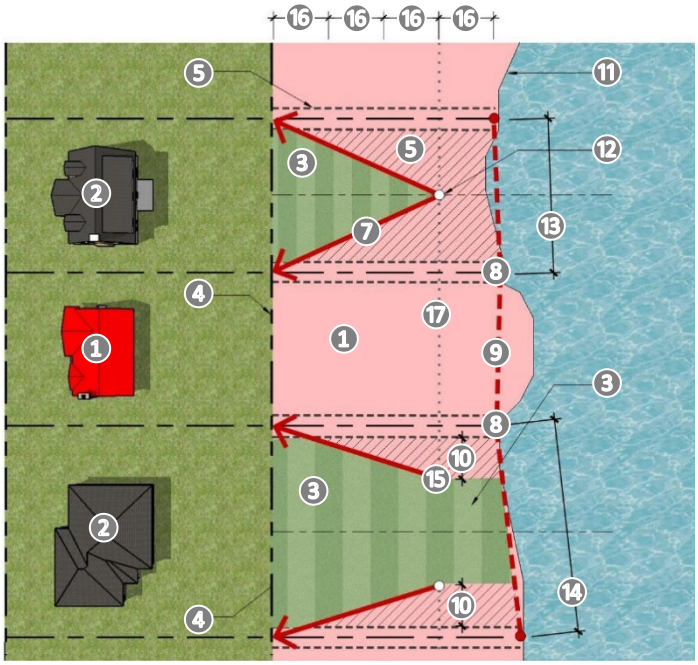
(1) *View Corridors*. View clear zones are established to protect a property owner's views of the lake and to maintain the aesthetic value of the lake's shoreline. The view clear zones for the takeline areas are established by the shoreline frontage of the takeline lease area. This measurement is determined by projecting the lease areas side yards to the normal pool elevation (*i.e. 435.5-feet mean sea level*), and connecting these two (2) points in a straight line (*see Figure ~~28~~34: Visual Measurements for View Corridors*). Based on this linear measurement, the view clear zones are determined by the following:

(a) *Lots That Have Less Than 100-Feet of Shoreline Frontage*. The view corridor for lots that have less than 100-feet of shoreline frontage is defined by the view preservation angle determined as the quarter distance (*i.e. 25%*) center point from the shoreline frontage line

along the centerline of the leasing property owner's side yard with the angle running from the quarter distance center point to the opposite corners where the takeline area crosses the lease area's side yard. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with Subsection (F)(2)(d).

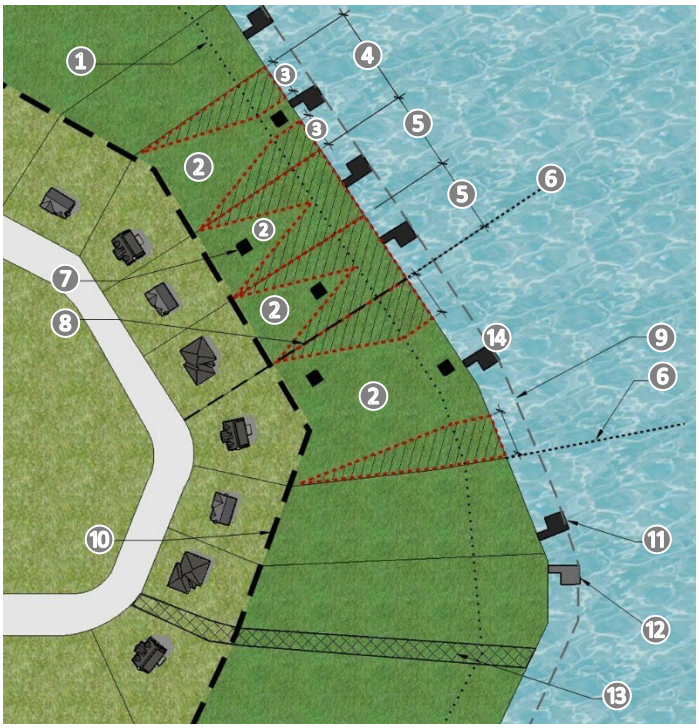
(b) *Lots That Have More 100-Feet or More Shoreline Frontage*. The view corridor for lots that have 100-feet or more shoreline frontage are defined by the view preservation angle determined as the quarter distance (*i.e. 25%*) line projected from the shoreline frontage line extending from the leasing property owner's side yard 30-feet along the quarter distance line and running from this point to the opposite corners where the takeline area crosses the lease area's side yard, and in a straight line from the 30-foot point on the quarter distance line to the shoreline frontage line. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with Subsection (F)(2)(d).

FIGURE 34: VISUAL MEASUREMENTS FOR VIEW CORRIDORS



❶: SUBJECT PROPERTY'S AND ITS VIEW CORRIDOR (*PINK AREA*); ❷: NEIGHBORING PROPERTY; ❸: NEIGHBORING PROPERTY'S BUILDABLE AREA (*GREEN LINED AREA*); ❹: REAR PROPERTY LINE/TAKELINE; ❺: VIEW CLEAR ZONE (*LINED AREA*); ❻: LEASE AREA SIDE YARD SETBACK; ❼: VIEW PRESERVATION ANGLE; ❽: THE INTERSECTION OF THE 435.5 ELEVATION LINE AND THE LEASE AREA'S SIDE YARD; ❾: SHORELINE FRONTAGE LINE (*ESTABLISHED BY CONNECTING THE TWO [2] ❽ POINTS IN A STRAIGHT LINE*); ❿: 30-FOOT ; ⓫: SHORELINE; ⓬: CENTER POINT AT THE QUARTER DISTANCE LINE; ⓭: A LOT WITH A SHORELINE FRONTAGE LESS THAN 100-FEET; ⓮: A LOT WITH A SHORELINE FRONTAGE 100-FEET OR MORE; ⓯: 30-FOOT POINT ON THE QUARTER DISTANCE LINE; ⓰: 25% OF THE TAKELINE AREA; ⓱: QUARTER DISTANCE LINE.

FIGURE 35 EXAMPLES OF VISUAL MEASUREMENTS FOR VIEW CORRIDORS AND STRUCTURE PLACEMENT



❶: QUARTER DISTANCE LINE; ❷: BUILDABLE AREA; ❸: 30-FEET; ❹: A LOT WITH A SHORELINE FRONTAGE LINE 100-FEET OR MORE; ❺: A LOT WITH A SHORELINE FRONTAGE LINE LESS THAN 100-FEET; ❻: LEASE AREA'S PROJECTED SIDE YARD; ❼: STRUCTURE BUILT IN THE 438.0 ELEVATION ZONE; ❽: LEASE AREA'S SIDE YARD; ❾: 40-FOOT BUILDING LINE; ❿: REAR PROPERTY LINE/TAKELINE ; ⓫: EXISTING BOATHOUSE; ⓬: BOATHOUSE LOCATION APPROVED ADMINISTRATIVELY BECAUSE OF DRAINAGE EASEMENT AND CLUSTERED WITH AN EXISTING BOATHOUSE; ⓭: DRAINAGE EASEMENT; ⓮: BOATHOUSE AND STRUCTURE IN THE 435.5 ELEVATION ZONE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE.

(F) *General Requirements*. The following general requirements shall apply for all property in the takeline area.

(1) *Number of Permitted Structures*. The following is the maximum number of structures that shall be permitted in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in Subsection (~~J~~K), Specifications for Permitted Land Uses that exceeds six [6] feet in height*):

(a) *438.0 Elevation Zone*: Two (2) structures shall be permitted in the *438.0 Elevation Zone*.

(b) *435.5 Elevation Zone*. One (1) structure shall be permitted in the *435.5 Elevation Zone*.

(2) *General Location of Permitted Structures*. The following requirements relate to where structures should be generally located in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in Subsection (~~J~~K), Specifications for Permitted Land Uses that exceeds six [6] feet in height*):

(a) *438.0 Elevation Zone*: Structures in the *438.0 Elevation Zone* should be located outside of the view clear zones unless specifically permitted to be in the view clear zone by Subsection (~~J~~K), *Specifications for Permitted Land Uses*.

(b) *435.5 Elevation Zone*: Structures in the *435.5 Elevation Zone* should be generally centered in the lease area -- *equal distance from both leased side yard boundary lines* -- behind the primary structure on the leasing property and outside of the view clear zones unless specifically permitted to be in the view clear zone by Subsection (~~J~~K), *Specifications for Permitted Land Uses*.

(c) *425.5 Elevation Zone*: Structures located in the *425.5 Elevation Zone* should be generally centered along the shoreline -- *equal distance from both the leased side yard boundary lines* -- behind the primary structure of the leasing property.

(d) *Administrative Exception for the 435.5 & 425.5 Elevation Zone*. In cases where it is [*1*] not feasible to construct a structure in the center of the lease area or along the shoreline, [*2*] will increase the view corridor or benefit the surrounding properties by not centering a structure in the lease area, or [*3*] where centering the structure will create an undue hardship to the property owner leasing the lease area, the Director of Planning and Zoning or his/her designee may approve an administrative exception to allow an alternate location that is not generally centered in the lease area as long as the location for the proposed structure is outside of the view clear zone. In approving these requests, the Director of Planning and Zoning or his/her designee shall consider the impact of the proposed structure on the adjacent property owners.

(3) *Building Materials*. The permitted building materials shall be as stipulated in Subsection (~~J~~K), *Specifications for Permitted Land Uses*, and as permitted by the City Council through a Specific Use Permit (SUP); however, the use of canvas, cloth, or like materials shall be prohibited within the takeline area. In addition, loose ground materials (*e.g. sand, fill, pea gravel*) that could be used for trails, paths, play areas, active sports activities, or as exposed landscape bedding material are prohibited.

(4) *Trees*. In order to plant or remove a tree in the takeline area, a *Treescape Plan* showing the exact location, size (*i.e. trunk diameter and height*), and common name of the tree to be planted or removed will be required to be submitted to the Parks and Recreation Department. A permit to plant or remove a tree may be approved administratively by the Director of Parks and Recreation or his/her designee, or forwarded to the Parks and Recreation Board for approval. In reviewing a request to plant or remove a tree, the following criteria shall apply:

(a) *Planting Trees*. Trees are permitted to be planted within the *438.0 Elevation Zone* pending they are [*1*] not a variety specifically listed in the prohibited tree list contained in Section 03, *Tree Planting Guidelines and Requirements*, of Appendix C, *Landscaping Guidelines and Requirements*, and [*2*] they are not located within the view clear zone outlined Subsection (E), *Visual Measurements*. The Director of Parks and Recreation or his/her designee may grant an exception to allow a tree to be planted in the view clear zone where it is determined that the tree will not decrease the visibility of the lake or shoreline for the adjacent properties. In making this determination, the Director of Parks and Recreation shall consider the size of the proposed tree at maturity.

(b) *Removing Trees*. Trees are permitted to be removed only if they are determined to be damaged or diseased, or if they create a hazardous or dangerous condition that could endanger the public health, safety or welfare of the general public.

(5) *Temporary Structures on Lease Property in the Takeline Area*. Temporary structures (*e.g. portable residential barbecue grills and ranges, trampolines, etc.*) are permitted to be brought out into the takeline area providing that they are not allowed to remain in any part of the takeline area for more than 72 consecutive hours unless completely enclosed within a fenced area constructed in accordance with Subsection 06.15(~~J~~K)(6). For temporary structures on unleased property in the takeline area see Article III, *Offenses Regarding the Use of the Lake Ray Hubbard Takeline*, of Chapter 22, *Miscellaneous Offenses* of the Municipal Code of Ordinances.

(G) *Residential Sublease Agreement*. A *Residential Sublease Agreement* is an agreement between a property owner and the City of Rockwall that grants the property owner certain rights to the exclusive use of the takeline area. A *Residential Sublease Agreement* shall be required to build certain structures within the takeline area. The area to be leased by a single-family property owner shall be directly contiguous to the boundaries of the property and are only permitted in the areas depicted in *GREEN* on Figure 32, *Lake Ray Hubbard Takeline (TL OV) District Map*. It shall be a violation of the zoning code to build or maintain a structure in the takeline area without a valid *Residential Sublease Agreement*. An owner in violation of this section shall be subject to the requirements of Section 01, *Penalties*, of Article 12, *Enforcement*, of the Unified Development Code (UDC). The following shall be the costs associated with a *Residential Sublease Agreement*:

Lease	Fees
New Lease (*i.e. New Never Leased by Current Owner*) [2]	$200.00
Annual Renewal of a Lease	$100.00
Change of Ownership of a Valid Lease	$50.00
Reinstatement of an Expired Lease (*i.e. Same Property Owner*) [3]	$500.00

NOTES:

[1]: To be subject to these new fees, a lease entered into after *January 1, 2021* will be required (*i.e. the effective date of the amendment adopting these fees*).

[2]: A lease is considered to be new under the following circumstances: [*1*] the property has never had a valid lease agreement, or [*2*] the property had a valid lease under different ownership but that lease agreement expired prior to the current owner taking possession of the property.

[3]: A lease is considered to be a reinstatement when it lapses or expires under the current ownership, and then the same owner requests a new lease.

(H) *Homeowner's Association (HOA) Sublease Agreement*. A *Homeowner's Association (HOA) Sublease Agreement* is an agreement between a Homeowner's Association (HOA) and the City of Rockwall that grants the HOA certain rights to the exclusive use of the takeline area for their members. The area to be leased by the Homeowner's Association (HOA) shall be directly contiguous to the boundaries of the HOA and are only permitted in the areas depicted in *ORANGE* on Figure 32, *Lake Ray Hubbard Takeline [TL OV] District Map*. It shall be a violation of the zoning code to build or maintain a structure in the takeline area without a valid *Homeowner's Association (HOA) Sublease Agreement.* A Homeowner's Association (HOA) in violation of this section shall be subject to the requirements of Section 01, *Penalties*, of Article 12, *Enforcement*, of the Unified Development Code (UDC). The requirements for a *Homeowner's Association (HOA) Sublease Agreement* are as follows:

(1) *Site Plan*. Prior to the execution of a *Homeowner's Association (HOA) Sublease Agreement*, the Homeowner's Association (HOA) shall submit a *Site Plan* to the Director of Planning and Zoning in accordance with the procedures outlined in Subsection 01.02, *Submission of an Application*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). The *Site Plan* shall show all of the *Activity Areas* [*see Subsection (H)(2) below*], the proposed improvements for these areas, the required seawalls, fixed piers and/or dock decks, private walkways, and any landscaping for the leased area. The Planning and Zoning Commission shall review the *Site Plan* in accordance with the procedures contained in Section 03, *Site Plans*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon approval of a *Site Plan*, the approved *Site Plan* shall be incorporated into the *Homeowner's Association (HOA) Sublease Agreement*. Should the Homeowner's Association (HOA) choose to amend the *Site Plan*, the *Site Plan* shall be amended in accordance with the procedures of Subsection 03.06, *Amended Site Plan*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon approval of an amendment to the *Site Plan*, a new *Homeowner's Association (HOA) Sublease Agreement* shall be drafted containing the *Amended Site Plan* and superseding the original *Homeowner's Association (HOA) Sublease Agreement*.

(2) *Activity Areas*. In lieu of the requirements of Subsections (F)(1), *Number of Permitted Structures*, and (F)(2), *General Location of Permitted Structures*, -- *and as part of the required Site Plan outlined in Subsection (H)(1) above* -- the Homeowner's Association (HOA) shall identify *Activity Areas* where improvements can/will be made within the leased area. Improvements outside of the *Activity Areas* -- *with the exception of landscaping and private walkways* -- shall be prohibited for the purpose of preserving the view corridors of the existing residential properties. The *Activity Areas* shall generally adhere to the following requirements:

(a) *Size*. *Activity Areas* should not be larger than 50-feet by 50-feet, unless otherwise approved by the Planning and Zoning Commission. In reviewing the *Activity Areas,* the Planning and Zoning Commission shall consider how the proposed size affects the view corridors of the adjacent residential properties.

(b) *Location*. *Activity Areas* shall be spaced so that they are a minimum of 200-feet apart, and be setback a minimum of 25-feet from the rear or side yard property line of any residential property. In addition, the *Activity Areas* shall be located in a manner that will create the least amount of impact to the adjacent property owners and their view corridors.

(c) *Seawalls*. Prior to the construction of an *Activity Area*, a seawall, conforming to Subsection (K), *Specifications for Permitted Land Uses*, and extending 100-feet on either side of the *Activity Area*, shall be required to be constructed.

(3) *Fixed Piers and Dock Decks*. Fixed piers and dock decks, conforming to Subsection (K), *Specifications for Permitted Land Uses* and spaced a minimum of 200-feet apart, are permitted along the leased area; however, a seawall, conforming to Subsection (K), *Specifications for Permitted Land Uses* and extending 100-feet on either side of the fixed pier or dock deck, shall be required with the proposed improvements.

(4) *Prohibited Land Uses*. Boathouses, as defined in Subsection (K), *Specifications for Permitted Land Uses*, shall be prohibited in the leased area associated with any *Homeowner's Association (HOA) Sublease Agreement*; however, in the event a boathouse existed in the leased area prior to the execution of the *Homeowner's Association (HOA) Sublease Agreement*, the HOA shall assume responsibility for the existing improvement in accordance with Subsection (H)(5) below.

(5) *Existing Improvements*. As part of the *Homeowner's Association (HOA) Sublease Agreement*, the HOA shall be required to assume responsibility for any existing improvements and the maintenance of these improvements in the leased area.

(6) *Fees*. The following shall be the costs associated with a *Homeowner's Association (HOA) Sublease Agreement*:

Lease	Fees
New Lease (*i.e. New Never Leased by HOA*) [1]	$200.00
Annual Renewal of a Lease	$100.00
Reinstatement of an Expired Lease (*i.e. Same HOA*) [2]	$500.00

NOTES:

[1]: A lease is considered to be new if the property has never had a valid lease agreement or if a site plan has been amended in accordance with the procedures of Subsection (H)(1).

[2]: A lease is considered to be a reinstatement when it lapses or expires, and then the Homeowner's Association (HOA) requests a new lease.

~~(H)~~(I) *Permitted Uses*. All of the uses permitted within the *Lake Ray Hubbard Takeline Overlay (TL OV) District* shall adhere to all other

applicable codes and the permitting requirements of the City of Rockwall. For a list of permitted land uses see Subsection (~~I~~L), *Specifications for Permitted Land Uses*, or Subsection 07.05, *Lake Ray Hubbard Takeline Overlay (TL OV) District Development Standards*.

(~~I~~)(J) *Specific Use Permits (SUPs)*. A Specific Use Permit (SUP) may be requested for: [*1*] any use that is not listed in Subsection (~~J~~K), *Specifications for Permitted Land Uses* or [*2*] any structure that does not adhere to the requirements stipulated for that use or structure as required by Subsection (~~J~~K), *Specifications for Permitted Land Uses*; however, a request for a Specific Use Permit (SUP) cannot be requested if a dimensional, material, size, or location standard stipulated in Subsection (~~J~~K), *Specifications for Permitted Land Uses*, or Subsection (F), *General Requirements*, is expressly prohibited. In addition, no requests can be made that violate the view corridor requirements stipulated in Subsection (E), *Visual Measurements*. A Specific Use Permit (SUP) may be requested for water related land uses that are not specifically addressed in Subsection (~~J~~K), *Specifications for Permitted Land Uses*, (*e.g. jet ski lift*) pending the applicant provides a letter of consent from the City of Dallas prior to making the application. In considering a Specific Use Permit (SUP) request, the City Council shall consider how the proposed request [*1*] impacts adjacent properties, and [*2*] adheres to the intent of the Lake Ray Hubbard Takeline Overlay (TL OV) District.

(~~J~~)(K) *Specifications for Permitted Land Uses*. See Subsection 07.05, *Lake Ray Hubbard Takeline Overlay (TL OV) District Development Standards*, for a summary of the development standards for each of the following conditional uses.

(1) *Barbecue Pit*.

(a) *Definition*. A *barbecue pit* is a permanent fireplace structure over which meat, poultry and other foods are roasted (*for Fire Pit see Subsection 06.15(~~J~~K)(9)*).

(b) *Prerequisites*. A *barbecue pit* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *barbecue pit* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *barbecue pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (*i.e. natural gas or propane*).

(e) *Construction Standards*.

(1) *Building Materials*. A *barbecue pit* must be constructed utilizing a combination of natural stone, brick, concrete, and/or iron grating.

(2) *Height*. A *barbecue pit* shall not exceed a maximum of six (6) feet in height.

(3) *Size*. A *barbecue pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *barbecue pit* should not exceed a maximum size of eight (8) feet in length by three (3) feet in width.

(f) *Setback Requirements*. A *barbecue pit* must adhere to the following setbacks:

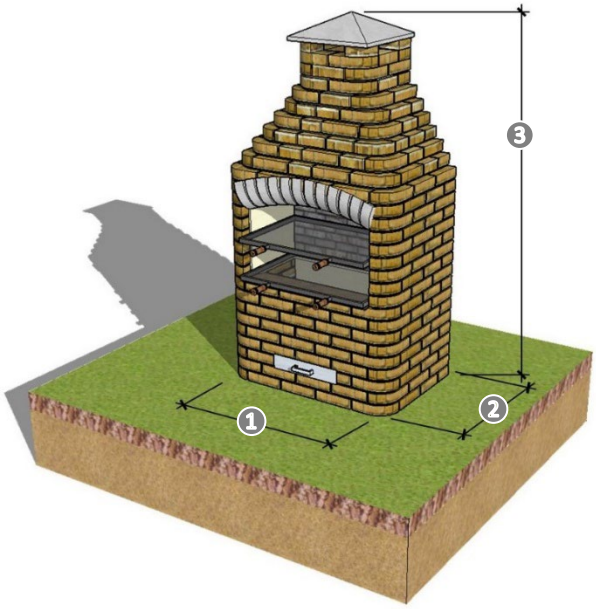
(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *barbecue pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *barbecue pit* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



❶: A MINIMUM AND MAXIMUM OF THREE (3) FEET IN LENGTH; ❷: A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET IN WIDTH; ❸: A MAXIMUM OF SIX (6) FEET;

(2) *Boathouse*.

(a) *Definition*. A *boathouse* is a roofed structure affixed to the end of an adjoining *fixed pier*, with a main waterside opening, containing an operating boatlift, and which is built to house and protect a watercraft and boat related equipment.

(b) *Prerequisites*. A *boathouse* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a *seawall* along the entire length of the shoreline within the leased area, and has constructed a *fixed pier*.

(c) *Conditional Use Standards*. *Boathouses* are used for storing boats that have a fuel efficiency rating greater than 95%; however, boathouses may also be used to store

sailboats. *Boathouses* will not be used for storing any other type of items except boats and boat-related equipment. In addition, *Boathouses* shall not be used as a habitable dwelling structure, or shelter for domestic or wild animals. All *boathouses* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *boathouse* shall not be designed to prevent public access to an area of water. Accessories placed on the flat surface of a *boathouse* or catwalk must be placed in an orderly manner that allows for the safe movement of people.

(d) *Elevation Zone*. A *boathouse* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

(e) *Construction Standards*.

(1) *Building Materials*. All *boathouse* constructed below the 437.0-foot mean sea level contour shall use only pilings and materials approved by the City of Rockwall and the City of Dallas. *Boathouses* shall be constructed utilizing composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with high-tech plastic materials*) -- *products equivalent to Trex brand are preferred* -- for decking, galvanized metal/iron/steel or aluminum (*with a minimum color rating of AAMA 2604*) for the support posts, all aforementioned materials and cedar or iron wood for the roof beams, and standing seam metal for the roof with a pre-finished color. Support posts may be wrapped in composite material. Water repellant sealants shall not be used to treat any cedar or ironwood used for roof beams. All fasteners binding materials together must be made out of stainless steel.

(2) *Height*. A *boathouse* shall be a minimum of 16-feet and a maximum of 21-feet in height as measured from the top of the fixed pier's catwalk to the vertex of the *boathouse's* cupola; however, in no case should a *boathouse* exceed one (1) story in height.

(3) *Size*. The footprint of the exterior sides of a *boathouse* will measure a minimum of eight (8) feet in width by 30-feet in length and a maximum of 12-feet in width and 30-feet in length. *Boathouses* shall not extend more that 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e. 435.5*).

(4) *Roof*. A *boathouse* will have a hip roof with either: [*1*] one (1) cupola with a hip roof centered at the top of the main hip roof, or [*2*] two (2) cupolas each with hip roofs at either end of the top of the main hip roof. Cupolas will be designed to allow updraft air and winds to vent outward, and shall measure three (3) feet by four (4) feet. All *boathouse* roofs shall be built with a minimum of a 2:1 roof pitch and will not have an overhang greater than 18-inches. *Boathouses* shall not incorporate a deck or platform.

(5) *Lighting*. Interior lighting for a *boathouse* will be directed downward from the ceiling of the structure and at the stored watercraft. Exterior lighting for a *boathouse* will be directed downwards toward the fixed pier with light fixtures incorporated either into the roof's overhang or the structure's columns. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.

(6) *Additional Construction Standards*.

(a) *Deck Ladder*. A deck ladder is permitted to be constructed inside a *boathouse*.

(b) *Storage Unit*. A *boathouse* can incorporate one (1) storage unit measuring 72-inches in length by 20-inches in depth by 20-inches in height. Storage units shall be placed on the outer dockside, and shall only be used for storing boat-related equipment. The storage of fossil fuels and/or hazardous materials is prohibited.

(c) *Boat or Watercraft Lift(s)*. A *boathouse* must incorporate either one (1) regular boat lift or two (2) personal watercraft boat lifts. All boat or watercraft lifts must be able to hoist a watercraft above the 438.0-foot mean sea level contour, and be maintained in good operating condition. All watercrafts must be stored under the roof of the *boathouse*.

(d) *Pilings*. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-feet mean sea level. Vertical rub rails are required on all concrete piers and pilings.

(e) *Catwalks*. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-feet mean sea level.

(f) *Safety Reflectors*. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

(7) *Location*. All *boathouses* are required to be located in the water of the *Lake*. View corridor restrictions do not apply to *boathouses*; however, a boathouse should generally be located in line with the primary structure on the leasing property (*i.e. generally centered on the lot*). *Boathouses* shall not be designed to prevent or restrict public access to any portion of water within the *Lake*.

(f) *Setback Requirements*. A *boathouse* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-feet
(2) *Leased Side Yard Setback*: 10-feet
(3) *Maximum Distance from Seawall*: 40-feet

(g) *Additional Requirements*.

(1) *Dredging*. Dredging of the lake area is allowed for the berthing of a motorized boat into a *boathouse* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-feet mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

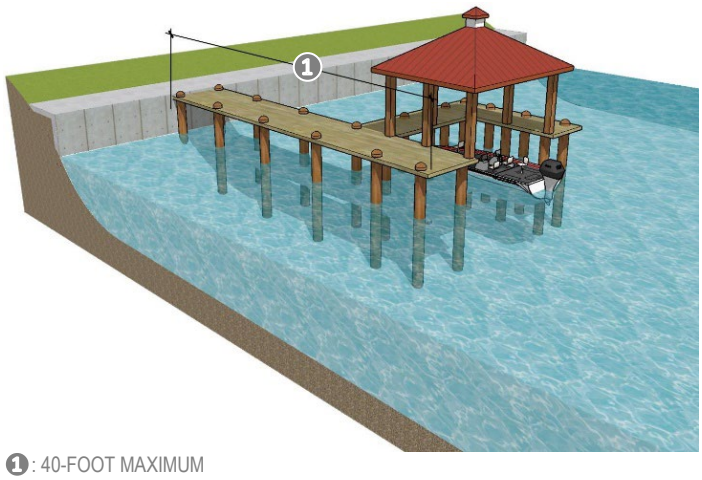
(2) *Compliance with Applicable Codes*. A *boathouse* must comply with all other applicable City of Rockwall codes.

(3) *Address*. All *boathouses* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.

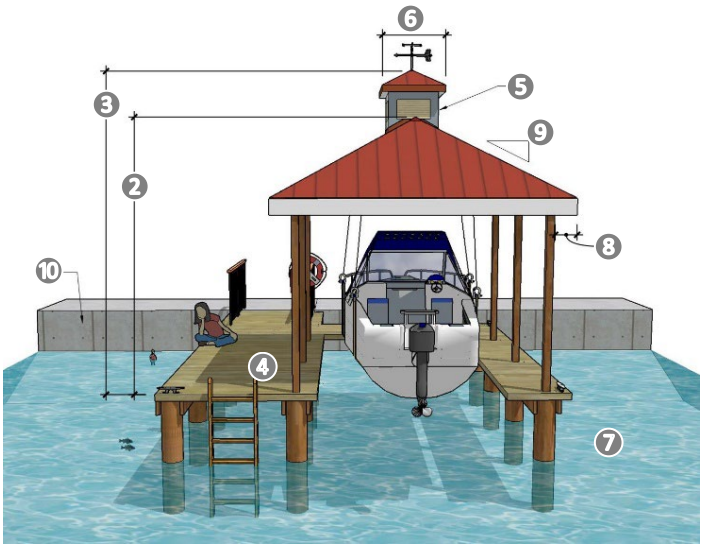
(4) *Easement Protection*. No *boathouse* shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) *Visual Representation*.

Continued on Next Page …



❶: 40-FOOT MAXIMUM



❶: 40-FOOT MAXIMUM; ❷: 13-FOOT MINIMUM TO 18-FOOT MAXIMUM; ❸: 16-FOOT MINIMUM TO 21-FOOT MAXIMUM; ❹: CATWALK (UNDERSTRUCTURE TO BE ABOVE THE 437.0-FOOT ELEVATION); ❺: CUPOLA; ❻: THREE (3) FEET BY FOUR (4) FEET; ❼: 435.5-FOOT NORMAL POOL ELEVATION; ❽: 1.5-FOOT MAXIMUM OVERHANG; ❾: 2:1 ROOF PITCH (HIP ROOF ONLY); ❿: SEAWALL

(3) *Covered Patio*.

(a) *Definition*. A *covered patio* is a standalone structure that provides shade and/or rain coverage for a patio or deck. Covered patios have a solid roof.

(b) *Prerequisites*. A *covered patio* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *covered patio* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *covered patio* shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.

(e) *Construction Standards*.

(1) *Building Materials*. A *covered patio* must be constructed utilizing cedar, redwood, ironwood, composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. The roof of the structure should generally match the color of the roof on the primary structure, and be constructed using clay tiles, standing seam metal, slate shingles, concrete shingles, or ceramic shingles. Canvas, cloth, or mesh attachments to the structure shall be prohibited.

(2) *Height*. A *covered patio* shall not exceed a maximum height of 15-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the mid-point of the pitched roof.

(3) *Size*. A *covered patio* shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.

(4) *Roof*. A *covered patio* will have a hip or gable roof with either: [*1*] one (1) cupola with a hip roof centered at the top of the main hip roof, or [*2*] a clerestory built into the center of the main hip roof. Cupolas and clerestories will be designed to allow updraft air and winds to vent outward, and shall be proportional to the main roof. All *covered patios* should be built with a minimum of a 4:1 roof pitch. The roof shall not have an overhang greater than 18-inches.

(5) *Location*. A *covered patio* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Covered patios* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *covered patio* must adhere to the following setbacks:

(1) *Takeline Setback*: 6-Feet (*from the Concrete Cap of the Seawall*)
(2) *Leased Side Yard Setback*: 20-Feet

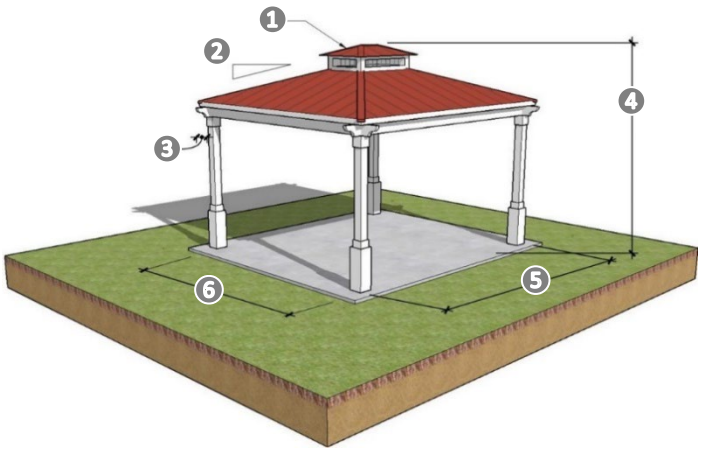
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *covered patio* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *covered patio* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *covered patio* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: CUPOLA OR CLERESTORY; ❷: 4:1 MINIMUM ROOF PITCH; ❸: 18-INCHES MAXIMUM OVERHANG; ❹: 15-FEET MAXIMUM HEIGHT; ❺: 20-FEET MAXIMUM; ❻: 12-FEET MAXIMUM;

(4) *Deck*.

(a) *Definition*. A *deck* is a roofless structure anchored to the ground that consists of planks running in a horizontal pattern and creating a flat surface area.

(b) *Prerequisites*. A *deck* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *deck* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted (*see Dock Deck in Subsection 06.15(~~JK~~)(5)*).

(d) *Conditional Use Standards*. A *deck* shall not incorporate walls or other none transparent structures to function as handrails or counter space.

(e) *Construction Standards*.

(1) *Building Materials*. A *deck* must be constructed of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Handrails incorporated into a *deck* in the *438.0 Elevation Zone* shall be made of wrought iron or decorative metal. Handrails are *not* permitted in the *435.5 Elevation Zone*.

(2) *Height*. A *deck* shall not exceed a maximum height of 24-inches above grade.

(3) *Size*. A *deck* shall not exceed a maximum area of 1,000 SF.

(4) *Location*. A *deck* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Decks* shall not be placed in the view clear zone of a neighbor's view corridor.

(5) *Foundation*. A *deck* shall be anchored into the ground using concrete posts and footings as a foundation appropriate for the load and size of the proposed *deck*.

(f) *Setback Requirements*. A *deck* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

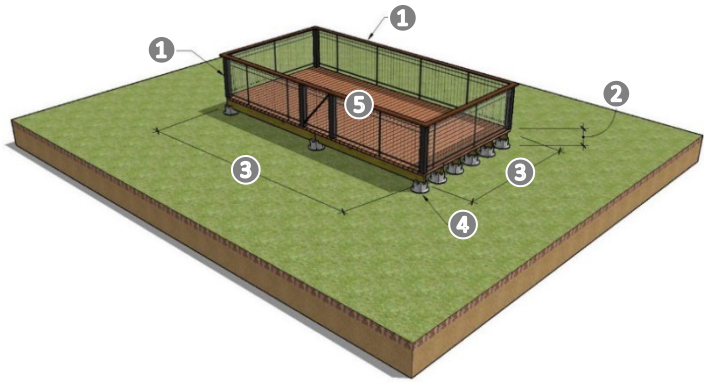
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *deck* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *deck* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *deck* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: WROUGHT IRON OR DECORATIVE METAL; ❷: MAXIMUM OF 24-INCHES OR TWO (2) FEET ABOVE GRADE; ❸: (L) X (W) SHALL NOT BE GREATER THAN 1,000 SF; ❹: CONCRETE POSTS AND FOOTINGS FOR FOUNDATION; ❺: COMPOSITE DECKING MATERIALS.

(5) *Dock Deck*.

(a) *Definition*. A *dock deck* is a flat floor surface area built over the water adjoining the end of a *fixed pier*.

(b) *Prerequisites*. A *dock deck* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a *seawall* along the entire length of the shoreline within the leased area, and has constructed *fixed pier*.

(c) *Elevation Zone*. A *dock deck* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

(d) *Conditional Use Standards*. Items that can be securely attached to the edge of a *dock deck* include the following: [*1*] a personal watercraft swing lift, [*2*] benches, [*3*] dock deck lighting that is either embedded in or on a pole, [*4*] locker box, and/or [*5*] power source station. A table may also be placed on the edge or in the center of a *dock deck*. A watercraft is only allowed to moor at any portion of a *dock deck* for no more that 156-consecutive hours during any given week. All *dock decks* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *dock deck* shall not be designed to prevent public access to an area of water. *Dock decks* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a *dock deck* or catwalk must be placed in an orderly manner that allows for the safe movement of people.

(e) *Construction Standards*.

(1) *Building Materials*. The catwalk and/or *dock deck* and any benches built on these structures shall utilize only composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Any railings built on a dock deck shall be constructed of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*) or steel tubing railings. *Dock decks* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Dock decks* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *dock decks* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall *not* be used.

(2) *Height*. No pole structures incorporated into a *dock deck* shall be higher than eight (8) feet above the flat floor surface with no more than four (4) pole structures allowed.

(3) *Size*. The footprint of the exterior sides of a *dock deck* adjoining a fixed pier shall be a minimum of eight (8) feet by ten (10) feet (*i.e. 80 SF*) and a maximum of 12-feet by 30-feet (*i.e. 360 SF*). *Dock*

decks shall not extend more that 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e. 435.5*).

(4) *Lighting*. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of a *dock deck* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a maximum height of eight (8) feet can be placed along the periphery of a *dock deck*.

(5) *Additional Construction Standards*.

(a) *Pilings*. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-feet mean sea level. Vertical rub rails are required on all concrete piers and pilings.

(b) *Catwalks*. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-feet mean sea level.

(c) *Safety Reflectors*. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

(6) *Location*. View corridor restrictions do not apply to *dock decks*. *Dock decks* shall not be allowed on land.

(f) *Setback Requirements*. A *dock deck* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-feet
(2) *Leased Side Yard Setback*: 10-feet
(3) *Maximum Distance from Seawall*: 40-feet

(g) *Additional Requirements*.

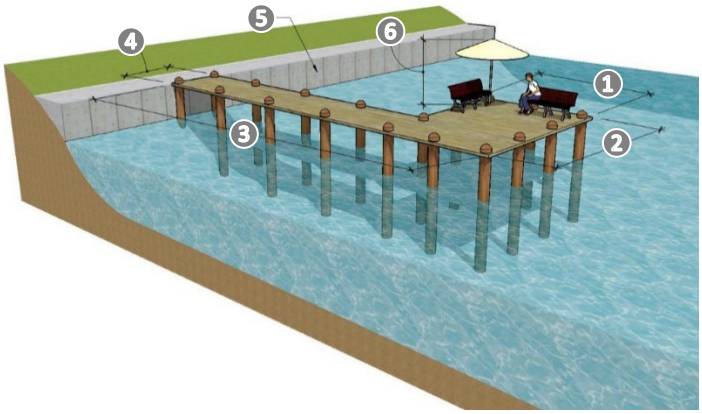
(1) *Dredging*. Dredging of the lake area is allowed for the berthing of a motorized boat into a *dock deck* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-feet mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

(2) *Compliance with Applicable Codes*. A *dock deck* must comply with all other applicable City of Rockwall codes.

(3) *Address*. All *dock decks* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.

(4) *Easement Protection*. No *dock deck* shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) *Visual Representation*.



❶: MINIMUM OF TEN (10) FEET AND A MAXIMUM OF 30-FEET; ❷: MINIMUM OF EIGHT (8) FEET AND A MAXIMUM OF 12-FEET; ❸: 40-FOOT MAXIMUM; ❹: SIX (6) FOOT MAXIMUM; ❺: SEAWALL; ❻: EIGHT (8) FOOT MAXIMUM;

(6) *Fence*.

(a) *Definition*. A *fence* is a barrier, railing, or other upright structure, enclosing a specific area to mark a boundary or control access.

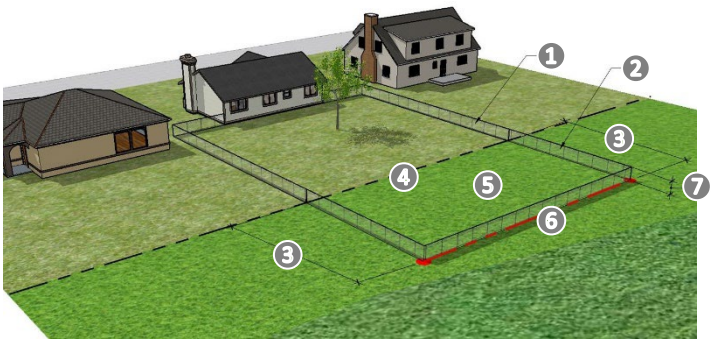
(b) *Prerequisites*. A *fence* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *fence* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *fence* shall only be allowed to enclose an area beginning at the *Takeline* corners (*i.e. the rear property line corners of the property leasing the*

take area), extending 45-feet along the lease line, and connecting the two (2) points in a straight line (*see example below*).



❶: EXISTING RESIDENTIAL FENCE ON THE LEASING PROPERTY; ❷: WROUGHT IRON OR BLACK TUBLAR STEEL FENCE; ❸: MAXIMUM OF 45-FEET ALONG THE LEASE LINE OF THE TAKELINE; ❹: REAR PROPERTY LINE/BEGINNING OF THE TAKELINE; ❺: 438.0 ELEVATION ZONE; ❻: THE STRAIGHT-LINE CONNECTION BETWEEN THE TWO (2), 45-FOOT POINTS; ❼: MAXIMUM OF 48-INCHES OR FOUR (4) FEET.

(e) *Construction Standards*.

(1) *Building Materials*. A *fence* shall *only* be constructed of wrought iron or black tubular steel.

(2) *Height*. A *fence* shall not exceed a maximum height of 48-inches from grade.

(3) *Location*. A *fence* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *fence* must adhere to the following setbacks:

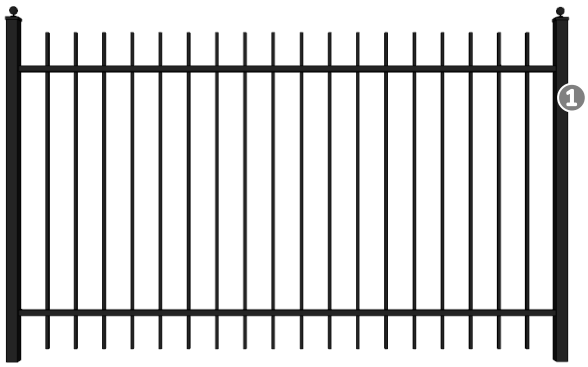
(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *fence* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *fence* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



❶: FOUR (4) FOOT WROUGHT IRON FENCE

(7) *Flagpole*.

(a) *Definition*. A *flagpole* is an upright pole or staff, constructed at a 90-degree angle to the finished grade, which is used to raise a flag.

(b) *Prerequisites*. A *flagpole* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *flagpole* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A maximum of two (2) *flagpoles*, with one (1) flag on each pole shall be permitted within a lease area. The United States of America and State of Texas flags measuring a maximum of six (6) feet by four (4) feet will be the only flags permitted to be flown along the takeline. Lighting in association with a flagpole shall be prohibited.

(e) *Construction Standards*.

(1) *Building Materials*. A *flagpole* shall *only* be constructed of either stainless steel or aluminum.

(2) *Height*. A *flagpole* shall not exceed a maximum height of 20-feet from grade.

(3) *Size*. At the ground base a *flagpole* shall measure a minimum size of five (5) inches and a maximum size of eight (8) inches.

(4) *Location*. A *flagpole* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Flagpoles* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *flagpole* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

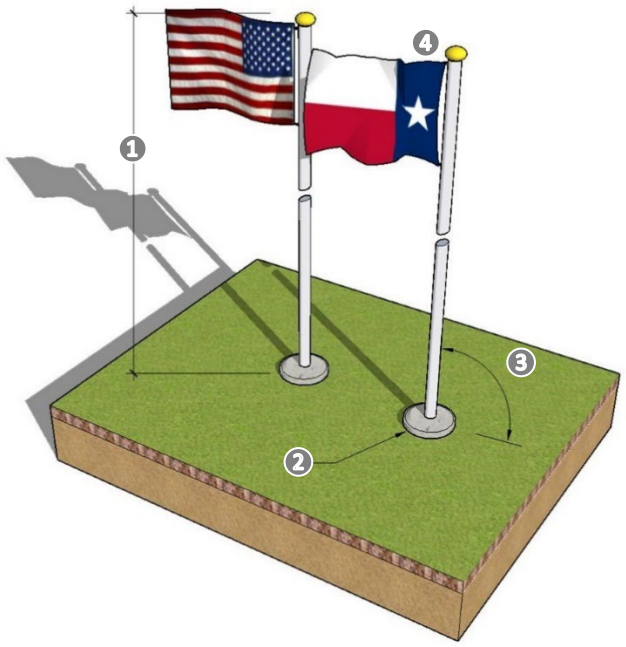
(1) *Earth Work*. Earth work required for the construction of a *flagpole* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *flagpole* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *flagpole* shall not be located in an area where it would block public safety

personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: MAXIMUM OF 20-FEET FROM GRADE; ❷: AT THE BASE THE FLAGPOLE CAN BE A MINIMUM OF FIVE (5) INCEHS AND A MAXIMUM OF EIGHT (8) INCHES; ❸: MAINTAINED TO BE 90-DEGREES FROM GRADE; ❹: FLAGPOLES ARE PERMITTED ONE (1) FLAG A MAXIMUM OF FOUR (4) FEET BY SIX (6) FEET;

(8) *Fixed Pier*.

(a) *Definition*. A *fixed pier* is a structure with a catwalk that extends from the shoreline out into the body of water with the structure being used to moor and land watercraft.

(b) *Prerequisites*. A *fixed pier* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, and has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *fixed pier* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

(d) *Conditional Use Standards*. Each eligible property adjacent to the takeline will be permitted one (1) fixed pier with an adjoining dock deck and/or boathouse. *Fixed piers* can be designed to be in an 'I', 'T', 'L' or 'U' shape (*see Subsection 06.15(~~JK~~)(8)(h)*). Items that can be securely attached to the edge of a *dock deck* include the following: [*1*] a personal watercraft swing lift, [*2*] benches, [*3*] cleats, [*4*] dock lighting, [*5*] locker box, and/or [*6*] power source station. A watercraft is only allowed to moor at any portion of a *fixed pier* for no more that 156-consecutive hours during any given week. All *fixed pier* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *fixed pier* shall not be designed to prevent public access to an area of water. *Fixed piers* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a catwalk of a *fixed pier* must be placed in an orderly manner that allows for the safe movement of people.

(e) *Construction Standards*.

(1) *Building Materials*. The catwalk and any benches built on these structures shall utilize only composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Any railings built on a *fixed pier* shall be constructed of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*) or steel tubing railings. *Fixed piers* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Fixed piers* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *fixed piers* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall not be used.

(2) *Height*. No pole structures incorporated into a *fixed pier* shall be higher than eight (8) feet above the flat floor surface with no more than two (2) pole structures allowed.

(3) *Size*. The catwalk of a *fixed pier* will be a maximum of six (6) feet in width, as measured at a 90-degree angle to the main *fixed pier's* length, and will not enclose any portion of the water to allow the free movement of water underneath. *Fixed piers* shall not extend more than 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e. 435.5*).

(4) *Lighting*. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of the catwalk of a *fixed pier* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a

maximum height of eight (8) feet can be placed at the end of a *fixed pier*.

(5) *Additional Construction Standards*.

(a) *Pilings*. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-feet mean sea level. Vertical rub rails are required on all concrete piers and pilings.

(b) *Catwalks*. The catwalk of a *fixed pier* will be allowed within nine (9) feet of the normal pool elevation of 435.5-feet mean sea level. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-feet mean sea level.

(c) *Safety Reflectors*. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside end of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

(6) *Location*. View corridor restrictions do not apply to *fixed piers*.

(f) *Setback Requirements*. A *fixed pier* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-feet
(2) *Leased Side Yard Setback*: 10-feet
(3) *Maximum Distance from Seawall*: 40-feet

(g) *Additional Requirements*.

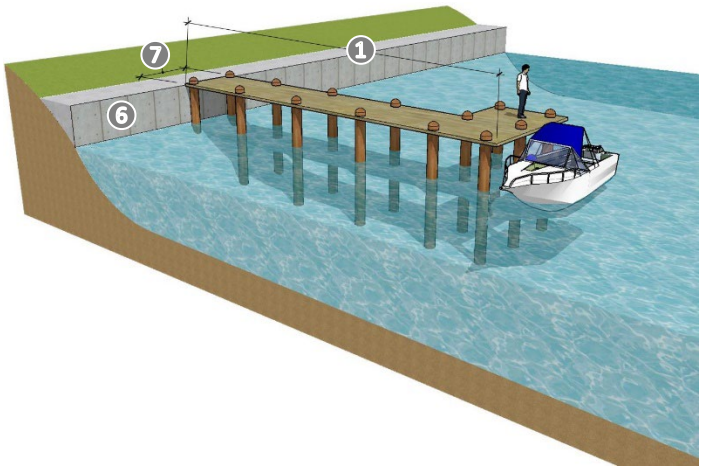
(1) *Dredging*. Dredging of the lake area is allowed for the berthing of a motorized boat into a *fixed pier* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-feet mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

(2) *Compliance with Applicable Codes*. A *fixed pier* must comply with all other applicable City of Rockwall codes.

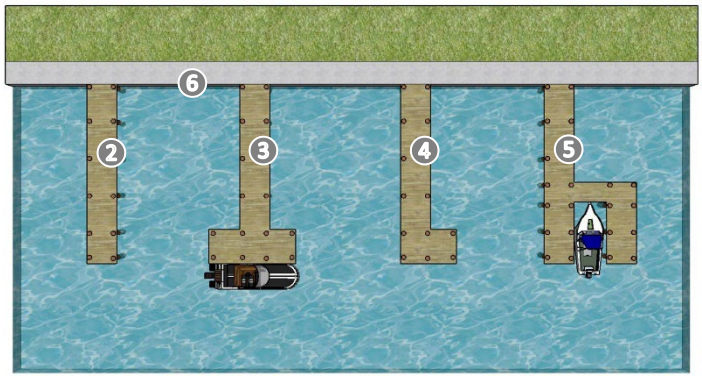
(3) *Address*. All *fixed pier* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.

(4) *Easement Protection*. No *fixed pier* shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) *Visual Representation*.



❶: 40-FOOT MAXIMUM; ❷: PIER IN AN 'I' SHAPE; ❸: PIER IN 'T' SHAPE; ❹: PIER IN A 'L' SHAPE; ❺: PIER IN A 'U' SHAPE; ❻: SEAWALL; ❼: SIX (6) FOOT MAXIMUM



(9) *Fire Pit*.

(a) *Definition*. A *fire pit* is a permanent fireplace that is dug into the ground or is in a freestanding structure in which a contained fire is made.

(b) *Prerequisites*. A *fire pit* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *fire pit* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *fire pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (*i.e. natural gas or propane*).

(e) *Construction Standards*.

(1) *Building Materials*. The surround (*i.e. the area used to contain the fire*) for a *fire pit* must be constructed utilizing a combination of natural stone, brick, and/or concrete.

(2) *Height*. A *fire pit* shall not exceed a maximum of 36-inches in height.

(3) *Size*. A *fire pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *fire pit* should not exceed a maximum size of five (5) feet in length by five (5) feet in width.

(f) *Setback Requirements*. A *fire pit* must adhere to the following setbacks:

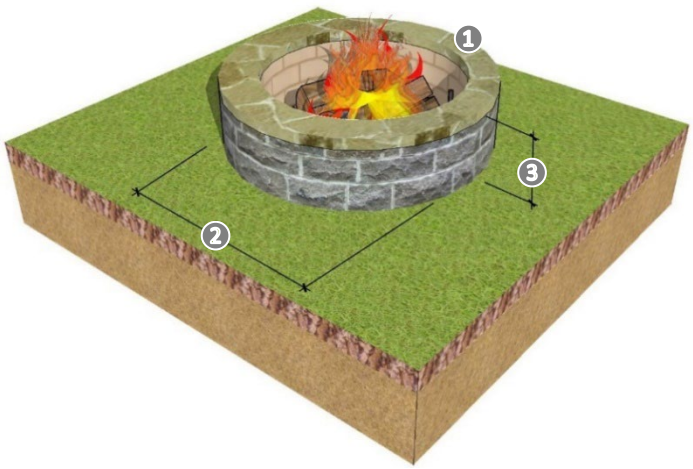
(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *fire pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *fire pit* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



❶: NATURAL STONE, BRICK, AND/OR CONCRETE; ❷: MINIMUM SIZE OF THREE (3) FEET BY THREE (3) FEET AND A MAXIMUM SIZE OF FIVE (5) FEET BY FIVE (5) FEET; ❸: MAXIMUM HIEGHT OF 36-INCHES OR THREE (3) FEET.

(10) *Gazebo*.

(a) *Definition*. A *gazebo* is a permanent stand-alone structure with a roof and trellis structure open on all sides with places for sitting.

(b) *Prerequisites*. A *gazebo* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *gazebo* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *gazebo* shall not be used as a habitable dwelling structure, storage facility, deck, or shelter for domestic or wild animals.

(e) *Construction Standards*.

(1) *Building Materials*. A *gazebo* built in the *438.0 Elevation Zone* must be constructed utilizing cedar, redwood, ironwood, composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. The side trellis of the *gazebo* may be built using wood; however, canvas, cloth, or mesh attachments to the structure shall be prohibited. A *gazebo* built in the *435.5 Elevation Zone* shall only be built out of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. A *gazebo* will be constructed using steel reinforced concrete piers.

(2) *Height*. A *gazebo* shall not exceed a maximum height of 15-feet without a clerestory and 18-feet with a clerestory/cupola. The height of the *gazebo* shall be measured from grade to the vertex of the *gazebo's* main roof or clerestory/cupola roof. In either case a *gazebo* shall not be larger than one (1) story or incorporate a balcony.

(3) *Size*. A *gazebo* shall not exceed a maximum size of 12-feet by 12-feet or 144 SF.

(4) *Roof*. The roof of the *gazebo* shall be a hipped roof, gable roof, or hip and/or gable roof with or without a clerestory/cupola, and have a slope of 2:1. The roof shall not have an overhang greater than 18-inches. In addition, the roof of the *gazebo* can match the roof of the primary structure on the leasing property; otherwise, the roof shall be built out of a prefinished standing seam galvanized metal roof. If a clerestory/cupola is incorporated it shall be centered at the top of the main hip roof.

(5) *Location*. A *gazebo* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Gazebos* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *gazebo* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(g) *Additional Requirements.*

(1) *Earth Work*. Earth work required for the construction of a *gazebo* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *gazebo* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *gazebo* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation.*



1: CUPOLA OR CLERESTORY; 2: 2:1 MINIMUM ROOF PITCH; 3: 1.5-FOOT MAXIMUM OVERHANG; 4: 18-FEET MAXIMUM HEIGHT WITH A CUPOLA OR CLERESTORY AND 15-FEET WITHOUT A CUPOLA OR CLERESTORY; 5: 12-FEET MAXIMUM; 6: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(11) *Landing and Stairs*.

(a) *Definition*. A *landing* is the area of a floor near the top or bottom step of a stair. A *stair* is a set of steps leading from one floor of an area to another.

(b) *Prerequisites*. A *landing and stairs* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 or 425.5 Elevation Zones* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *landing and stairs* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Permitted (*if a Seawall has been constructed*).

NOTE: A *landing and stairs* located in the *425.5 Elevation Zone* is permitted beside the lake but not upon or over the lake.

(d) *Conditional Use Standards*. A *landing and stairs* shall be allowed to be constructed in conjunction with a retaining wall if the retaining wall exceeds three (3) feet in height measured from the adjacent grade to the top of the wall.

(e) *Construction Standards*.

(1) *Building Materials*. A *landing and stairs* shall be constructed of wrought iron or black tubular steel, natural stone, brick, and/or concrete.

(2) *Height*. A *landing and stairs* shall not exceed the height of the adjacent retaining wall.

(3) *Size*. A *landing and stairs* shall be limited to eight (8) feet by eight (8) feet measured at the top of the adjacent retaining wall and the staircase shall be parallel to the retaining wall with a maximum width of a six (6) foot projection from the wall.

(4) *Location*. A *landing and stairs* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *landing and stairs* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 5-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *landing and stairs* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *landing and stairs* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.

PERSPECTIVE VIEW.



TOP VIEW.



❶: MINIMUM OF EIGHT (8) FOOT BY EIGHT (8) FOOT LANDING; ❷: VARIABLE LENGTH STAIRCASE; ❸: WROUGHT IRON OR BLACK TUBLAR STEEL; ❹: NATURAL STONE, BRICK, OR CONCRETE MATCHING THE RETAINING WALL; ❺: VARIABLE HEIGHT BUT A MINIMUM OF THREE (3) FEET; ❻: MAXIMUM OF SIX (6) FEET.

(12) *Landscaping and Retaining Walls*.

(a) *Definition*. *Landscaping* is the minor modification or altering of the surrounding takeline area terrain and shoreline with trees, shrubs, ground cover, and native stone or interlocking retaining walls.

(b) *Prerequisites*. *Landscaping and retaining walls* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. *Landscaping and retaining walls* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

NOTE: Remedial *landscaping* in the *425.5 Zone* is permitted when the intent is to maintain the integrity of the shoreline. This will require the approval of the Director of Parks and Recreation.

(d) *Conditional Use Standards*. *Landscaping and retaining walls* shall compliment and be integrated into the existing woodlands, wetlands, and general aesthetic of the takeline area. *Landscaping* shall not consist of hedge or shrub rows, or any plantings that may restrict views or lead to the siltation and/or erosion of the shoreline. The use of pesticides, herbicides, fungicides, or preservatives is *strictly prohibited*. All landscaping must comply with the requirements of Article 08, *Landscaping and Fence Standards*, of the Unified Development Code (UDC). For information regarding planting or removing trees see Subsection (F)(4) above.

(e) *Construction Standards*.

(1) *Building Materials*. *Retaining walls* shall be finished in native stone and will only be allowed in the *438.0 Elevation Zone* and the *435.5 Elevation Zone*. The use of mulch is prohibited in all zones with the exception of the *438.0 Elevation Zone*. The use of railroad ties, treated wood, pea gravel -- *with the exception of using it as a base* --, and brick shall be prohibited.

(2) *Height*. *Retaining walls* as part of landscaping will be limited to less than three (3) feet.

(3) *Location*. *Landscaping and retaining walls* shall not hinder the view clear zone of an adjacent neighbor's view corridor. *Landscaping* shall not exceed six (6) feet in height in the view clear zone.

(f) *Setback Requirements*. *Retaining walls* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *landscaping and retaining walls* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. *Landscaping and retaining walls* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. *Landscaping and retaining walls* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(13) *Municipal Utilities*.

(a) *Definition*. *Municipal utilities* represent all local utilities that consist of cable lines, pipelines, and wiring already existing and planned running through the take area used by both the local community and the region's communities to facilitate the distribution and collection of communications, water, electricity, natural gas, and waste byproducts.

(b) *Elevation Zone*. *Municipal utilities* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Permitted.

(c) *Conditional Use Standards*. All *municipal utilities'* infrastructure is permitted within the take area. *Municipal utilities* shall be placed underground.

(d) *Setback Requirements*. *Municipal utilities* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(e) *Additional Requirements*.

(1) *Compliance with Applicable Codes*. *Municipal utilities* must comply with all other applicable City of Rockwall codes.

(14) *Outdoor Lighting*.

(a) *Definition*. *Outdoor lighting* is a structure or system of structures, fixtures, and/or devices used to provide artificial nighttime lighting over a defined broad area, on buildings and monuments, on docks for safety, and to emphasize landscaping but not directed to the detriment of the traveling public or surrounding residents in the light's path.

(b) *Prerequisites*. *Outdoor lighting* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. *Outdoor lighting* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

NOTE: Catwalk lighting in the *425.5 Elevation Zone* is the only permitted *outdoor lighting* allowed below the *438.0 Elevation Zone*.

(d) *Conditional Use Standards*. Systems and structures associated with *outdoor lighting* include artificial landscape lighting, dock lighting, monument lighting, and flood lights. Cobra and florescent light fixtures are *not* allowed on poled structures. All lights are to have shields which deflect light downward. The operation of search or spot lighting shall be prohibited.

(e) *Photometric Plan*. A photometric plan describing compliance with the provisions of Article 07, *Performance Standards*, of the Unified Development Code (UDC) shall be submitted to the Director of Planning and Zoning or his/her designee prior to the issuance of a building permit for *outdoor lighting*. This plan shall be prepared by an appropriate lighting professional (*e.g. lighting engineer, architect, or other qualified lighting designer*). Upon installation of the lighting, the lighting professional shall provide a letter certifying that the lighting is installed in accordance with the approved photometric plan. The Director of Planning and Zoning, or his/her designee, shall have the authority to interpret and determine compliance with the photometric plan and the Unified Development Code (UDC). The Planning and Zoning Commission may grant an exception to the provisions of the Unified Development Code (UDC) when strict compliance with the requirements of this section will result in substantial financial hardship or inequity, so long as such exception is without harm to the public. Decisions of the Planning and Zoning Commission may be appealed to the City Council in accordance with the procedures outline in Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(f) *Construction Standards*.

(1) *Building Materials*. *Outdoor lighting* poles must be constructed of aluminum or steel. Wood and/or concrete poles are prohibited.

(2) *Height*. The height of *outdoor lighting* shall range from light fixtures embedded into a catwalk periphery to a 12-foot maximum for post structures on land for broader illumination. Poled outdoor light fixtures within the *438.0 Elevation Zone* should be no taller than one-third (*1/3*) the distance to a neighboring property and should not exceed 12-feet.

(3) *Location*. *Outdoor lighting* fixtures shall not be placed in the view clear zone of a neighbor's view corridor; however, view corridor restrictions do not apply for *outdoor lighting* associated with boathouses, dock decks, or fixed piers except as described for each use due to brightness and glare to surrounding neighbors and the traveling public.

(g) *Setback Requirements*. *Outdoor lighting* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(h) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *outdoor lighting* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. *Outdoor lighting* must comply with all other applicable City of Rockwall codes.

(3) *Municipal or Government Installed Lighting*. *Outdoor lighting* installed by and/or for a governmental agency for a public benefit that is used for activities for the public benefit (*e.g. rights-of-way, ball fields, airports, and/or parks*) shall be exempted from the requirements of this section; however, parking lot lighting for these activities shall meet the requirements of the Unified Development Code (UDC).

(15) *Patio*.

(a) *Definition*. A *patio* is a paved, tiled, or rocked outdoor area that is generally used for dining or recreation.

(b) *Prerequisites*. A *patio* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *patio* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *patio* shall not incorporate walls or other none transparent structures to function as handrails or counter space.

(e) *Construction Standards*.

(1) *Building Materials*. A *patio* must be constructed with natural stone. Handrails incorporated into a *patio* in the *438.0 Elevation Zone* shall be made of wrought iron or decorative metal. Handrails are *not* permitted in the *435.5 Elevation Zone*.

(2) *Height*. A *patio* shall not exceed a maximum height of 12-inches above grade.

(3) *Size*. A *patio* shall not exceed a maximum area of 1,000 SF.

(4) *Location*. *Patios* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *patio* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

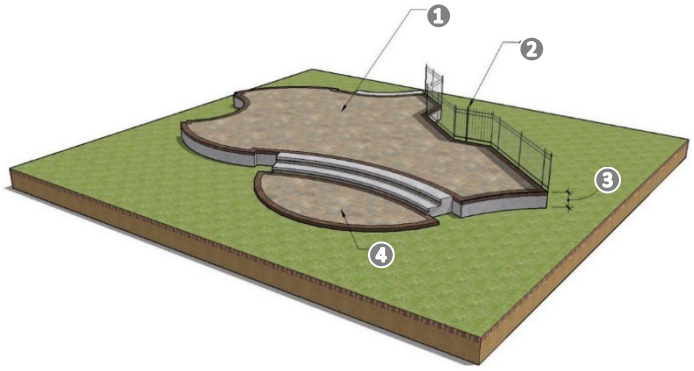
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *patio* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *patio* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *patio* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: NATURAL STONE; ❷: WROUGHT IRON OR BLACK TUBLAR STEEL; ❸: MAXIMUM OF 12-INCHES OR ONE (1) FOOT; ❹: PATIO AREA SHALL NOT BE GREATER THAN 1,000 SF

(16) *Pergola*.

(a) *Definition*. A *pergola* is a stand along structure consisting of parallel columns supporting an open roof of girders and cross rafters.

(b) *Prerequisites*. A *pergola* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *pergola* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *pergola* shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.

(e) *Construction Standards*.

(1) *Building Materials*. A *pergola* constructed within the *438.0 Elevation Zone* must be constructed utilizing cedar, redwood, ironwood, composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. A *pergola* constructed within the 435.5 Elevation Zone must be constructed using composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*) or metal. Canvas, cloth, or mesh attachments to the structure shall be prohibited.

(2) *Height*. A *pergola* shall not exceed a maximum height of 12-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the highest point of the structure.

(3) *Size*. A *pergola* shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.

(4) *Roof*. The roof of the *pergola* shall not have an overhang greater than 18-inches.

(5) *Location*. A *pergola* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Pergolas* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A pergola must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

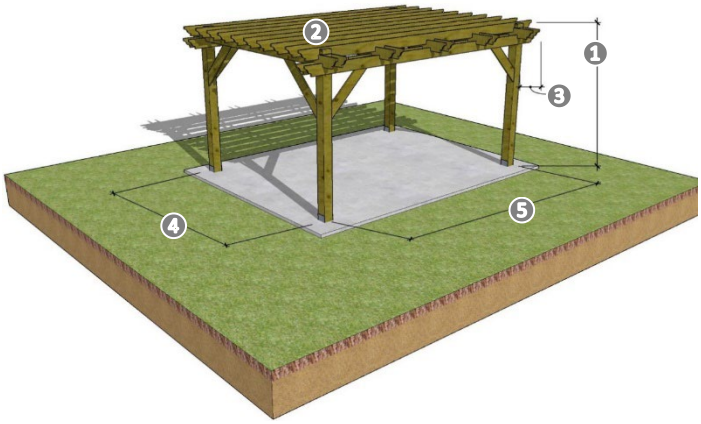
(g) *Additional Requirements.*

(1) *Earth Work*. Earth work required for the construction of a *pergola* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *pergola* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *pergola* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation.*



❶: 12-FOOT MAXIMUM HEIGHT; ❷: OPEN ROOF OF GIRDERS OR RAFTERS; ❸: 1.5-FOOT MAXIMUM OVERHANG; ❹: 12-FOOT MAXIMUM; ❺: 20-FOOT MAXIMUM; ❻: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(17) *Picnic Table*.

(a) *Definition*. A *picnic table* is a permanent outdoor structure used for outdoor dining.

(b) *Prerequisites*. A *picnic table* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *picnic table* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *picnic table* must be a minimum of 12-feet from a *barbecue pit* or *fire pit*, and shall be open to the air (*i.e. no roof covering*) unless combined with a covered patio or pergola. A *picnic table* shall be built on level terrain.

(e) *Construction Standards*.

(1) *Building Materials*. The surface area of the *picnic table* shall be constructed out of concrete, brick, or native stone. *Picnic tables* constructed with wood shall be prohibited.

(2) *Height*. A *picnic table* shall not exceed a maximum of 36-inches in height.

(3) *Size*. A *picnic table* shall not exceed a maximum size of ten (10) feet in length by eight (8) feet in width.

(4) *Location*. A *picnic table* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Picnic tables* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *picnic table* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

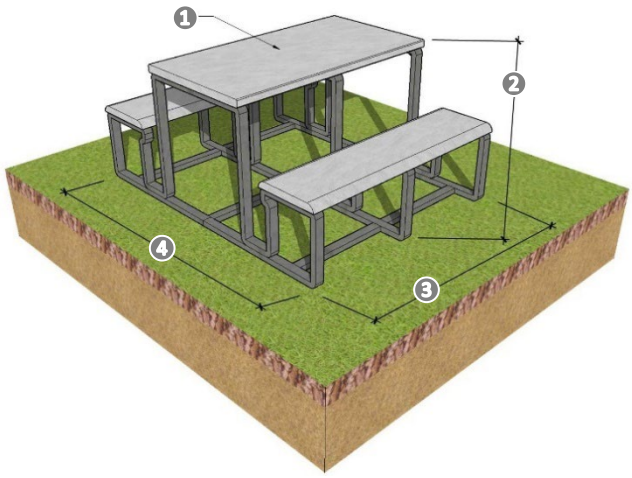
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *picnic table* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *picnic table* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *picnic table* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: SURFACE OF THE PICNIC TABLE SHALL BE CONCRETE, BRICK, OR NATIVE STONE; ❷: NOT TO EXCEED 36-INCHES OR THREE (3) FEET; ❸: EIGHT (8) FOOT MAXIMUM; ❹: TEN (10) FOOT MAXIMUM.

(18) *Private Play Structure*.

(a) *Definition*. A *private play structure* is a permanent outdoor structure used by children for play, which is installed by the private property owner.

(b) *Prerequisites*. A *private play structure* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *private play structure* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *private play structure* can consist of arched ladders, vertical ladders, horizontal

ladders, clatter bridge, timber structures, slides, fort and slide playset, climbers, play walls, play climbers, play pods, moon houses, jungle gyms, see-saws, merry-go-rounds, domes, rocket riders, tire swings, buoy balls, monkey bars, drums, chin-up bars, trampoline and rock walls; however, sandboxes and/or sand play areas shall *not* be permitted.

(e) *Construction Standards*.

(1) *Building Materials*. A *private play structure* shall be built out of aluminum, galvanized steel, rubber, and/or water-resistant wood; however, railroad ties and treated lumber are prohibited. The exterior color of a *private play structure* should blend and incorporate the same hues and tones of the surrounding landscaping.

(2) *Height*. A *private play structure* shall not exceed a maximum of eight (8) feet in height.

(3) *Size*. All *private play structures* will be situated in a collected area that is a maximum of 1,000 SF in area.

(4) *Location*. *Private play structures* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *private play structures* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(g) *Additional Requirements*.

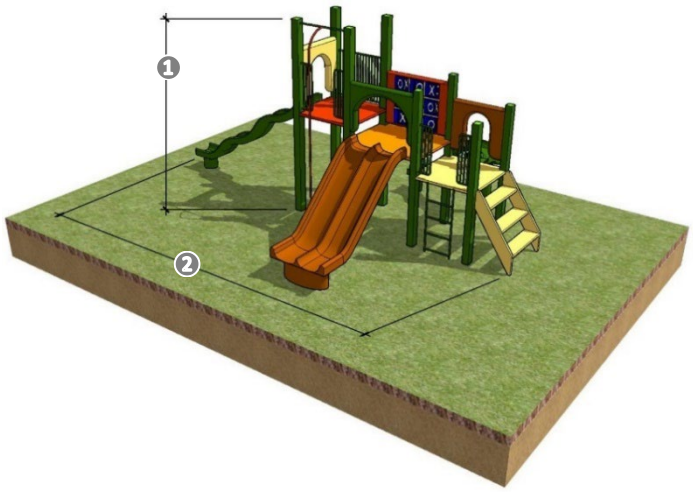
(1) *Earth Work*. Earth work required for the construction of a *private play structures* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private play structure* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *private play structure* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.

Continued on Next Page …



❶: MAXIMUM OF EIGHT (8) FEET IN HEIGHT; ❷: TOTAL SQUARE FOOTAGE SHALL NOT EXCEED A MAXIMUM OF 1,000 SF; ❸: EXTERIOR COLOR SHOULD BLEND WITH THE SURROUNDING LANDSCAPING.

(19) *Private Utilities*.

(a) *Definition*. *Private utilities* are a system of underground cable line, pipelines, and wiring installed by the leasing property owner to maintain and operate improvements in the take area.

(b) *Prerequisites*. *Private utilities* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. *Private utilities* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. *Private utilities* are required to be buried in accordance with Chapter 38, *Subdivisions*, of the City of Rockwall's Municipal Code of Ordinances. *No* overhead private utility lines are permitted in the lease area. *Private utilities* containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds shall not be permitted within the lease area. No part of any *On-Site Sanitary Sewer System* (OSSF) or any other private wastewater system or appurtenances shall be permitted within the lease area.

(e) *Construction Standards*.

(1) *Building Materials*. *Private utilities* shall *only* be constructed out of materials permitted by the City's Engineering Department.

(2) *Location*. *Private utilities* within 20-feet of the normal pool elevation shoreline (*i.e. 435.5*) shall be built to handle load factors associated with emergency and service vehicles. *Private utilities* containing electricity and communication lines built into structures over the water shall not be allowed below the 436.5-foot mean sea level elevation.

(f) *Setback Requirements*. *Private utilities* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private utility* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) *Private Walkways*.

(a) *Definition*. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) *Prerequisites*. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. *Private walkways* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. *Private walkways* with steps are permitted (*see Landing and Stairs in Subsection 06.15(J)(11)*).

(e) *Construction Standards*.

(1) *Building Materials*. *Private walkways* shall be constructed using native stone, brick, concrete and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, or asphalt.

(2) *Height*. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.

(3) *Size*. *Private walkways* shall be no greater than 48-inches in width.

(4) *Location*. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) *Setback Requirements*. *Private walkways* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 10-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private walkway* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) *Seawall*.

(a) *Definition*. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) *Prerequisites*. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *seawall* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

NOTE: Seawalls are *only* permitted along the shoreline.

(d) *Construction Standards*.

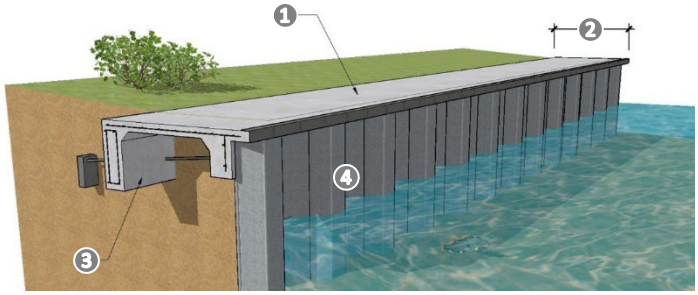
(1) *Concrete Cap*. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.

(e) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *seawalls* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *seawall* must comply with all other applicable City of Rockwall codes.

(f) *Visual Representation*.



1: CONCRETE WALKWAY; 2: SIX (6) FOOT MINIMUM; 3: 24-INCH BY TEN (10) INCH BEAM WITH #3 REBAR ON 18-INCH CENTERS; 4: RETAINING WALL.

(22) *Sprinkler/Irrigation System*.

(a) *Definition*. A *sprinkler/irrigation system* is an underground irrigation network used to water and maintain trees, shrubs, grounds, and the foundations of improvements.

(b) *Prerequisites*. A *sprinkler/irrigation system* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *sprinkler/irrigation system* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

Note: The prohibition of sprinkler/irrigation systems in the 425.5 Elevation Zone does not include the pumps or lines necessary to pump raw water, when a property owner has been granted permission to do so from the City of Dallas.

(d) *Conditional Use Standards*. A *sprinkler/irrigation system* must be connected to the leasing property owner's existing water supply source with approved backflow prevention devices.

(e) *Construction Standards*.

(1) *Building Materials*. A *sprinkler/irrigation system* shall *only* be constructed utilizing *Schedule 40 PVC* pipe.

(2) *Height*. The heads of a *sprinkler/irrigation system* used for shrubs shall extend no higher than three (3) feet from the average base of the surrounding terrain within a three (3) foot radius of the head.

(3) *Location*. A *sprinkler/irrigation system* shall be allowed up to one (1) foot of the normal pool elevation shoreline (*i.e. 435.5*) provided no part of the system could potentially result in lake siltation erosion.

(f) *Setback Requirements*. A *sprinkler/irrigation system* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *sprinkler/irrigation system* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *sprinkler/irrigation system* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any part of a *sprinkler/irrigation system* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

SUBSECTION 06.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

See Subsection 09.02, *Variances to the General Overlay Districts Standards*, of Article 11, *Development Applications and Review Procedures*.

SECTION 07 | DISTRICT DEVELOPMENT STANDARDS

See next page.

THE STATE OF TEXAS §
CITY OF ROCKWALL §

HOMEOWNER'S ASSOCIATION (HOA) SUBLEASE AGREEMENT

This Sublease Agreement (hereinafter referred to as the "Sublease") is made and entered into this ___ day of _____ by and between the City of Rockwall, Texas, a political subdivision of the State of Texas herein called "Sublessor," and the _____ Homeowner's Association (HOA), herein called "Sublessee."

RECITALS

(A) On or about the 16th day of January, 2001, Sublessor (as lessee) and the City of Dallas, Texas (as Lessor) entered into an Interlocal Agreement and Lease (hereinafter defined and described as the "Base Lease") covering the lease of the Lake Ray Hubbard take line area, which encompasses the Leased Area as hereinafter defined. Said Interlocal Agreement and Lease is incorporated herein by reference and said Lease shall expire on January 16, 2041.

(B) Sublessor is a municipal corporation, which has leased from the City of Dallas the land adjacent to Lake Ray Hubbard, which encompasses the perimeter boundary of Dallas' property at the lake for the purposes as set out in the Base Lease.

(C) Sublessor desires to sublease to Sublessee the leased area adjacent to Sublessee's jurisdictional boundary being depicted and described by the hereto attached *Exhibit 'A'* survey of the sublease property, during the term hereof, so as to permit use and enjoyment of same by said Sublessee.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, the parties hereby agree as follows:

ARTICLE 1. DEFINITIONS

(A) **"Interlocal Agreement"** means the Base Lease, or Master Lease, covering the lease of the Lake Ray Hubbard take line area by the City of Dallas to the City of Rockwall, dated January 16, 2001, which encompasses the Leased Area as defined herein.

(B) **"Lake"** means Lake Ray Hubbard.

(C) **"Take Line"** means the perimeter boundary of Dallas' property at the Lake.

(D) **"Take Area"** means the land owned by Dallas between the Take Line and the normal Lake pool elevation (435.5 mean sea level).

(E) **"Lake Area"** means the City of Dallas property, known as Lake Ray Hubbard, that is normally submerged by the Lake at normal Lake pool elevation (property at or below elevation 435.5 mean sea level).

(F) **"Lake Ray Hubbard Overlay District Ordinance"** means Subsection 06.16 of the City of Rockwall Unified Development Code, known as the Lake Ray Hubbard Take line Overlay District.

(G) **"Leased Area"** means the Take Area that is within the City Limits of Rockwall, or where the Take Line is directly adjacent to the City Limits of Rockwall.

(H) **"Maintenance Responsibilities"** shall mean keeping the erosion control structure(s) in good condition throughout the term hereof so that such structures remain capable of proper protection against erosion.

(I) **"Subleased Premises"** means the area hereby subleased and more particularly described in Article 3 herein.

(J) "**HOA Area**" means the Leased Area where the Take Line is adjacent to the boundaries of the Homeowner's Association (HOA) and where no commercial activity exists, or is proposed to exist, on Dallas property. If commercial activity occurs in a HOA Area, that portion of the Leased Area will be considered a Commercial Area.

(K) "**Sublessee**" means a person or entity subleasing Dallas property in the Leased Area from City of Rockwall. Sublessee shall be an adjacent property owner.

(L) **"Shoreline**" means the line along the shore of the Lake, established by the normal Lake pool elevation (435.5 mean sea level).

(M) **"New Immediate Action Area"** means any section of the Leased Area where any of the following has occurred:

(1) The shoreline is within 30 feet or less of the Take Line;
(2) A public hazard exists or can be expected to be created by erosion within a short period of time;
(3) Structures are at risk of structural damage due to erosion; or,
(4) Existing adjacent erosion protection is impeded if erosion is allowed to continue.

(N) **"Critical Areas"** mean areas determined to be immediate action erosion control areas, as defined in the 1987 "Lake Ray Hubbard Erosion Control Study" by Bernard Johnson Incorporated (*the Bernard Johnson Report*), a copy of which is available for review at the City of Rockwall Parks and Recreation Department.

ARTICLE 2. PURPOSE AND INTENT

The purpose of this sublease agreement is to permit the use of property along the take area of Lake Ray Hubbard under certain regulatory conditions governing permitted uses and development standards, setting forth procedures for the development of said property and establishing an appeal process for the terms of Lake Ray Hubbard Overlay District Ordinance adopted by the City of Rockwall. The zoning overlay district has its basis in and is intended to serve as one implementation tool for the Lake Ray Hubbard Master Plan, adopted by the City of Dallas; the Lake Ray Hubbard Interlocal Agreement as approved by those municipalities comprising the Lake Cities Coalition (Garland, Rockwall, and Rowlett, Texas) and the City of Dallas, Texas; and the Comprehensive Plan for the City of Rockwall, adopted on December 17, 2001. The adoption of the zoning district is intended to provide a means for the protection of water quality, water supply, and the preservation of the natural environment and to enhance the quality of the Lake Ray Hubbard shoreline through regulation of manmade facilities. For those properties that take part in the City of Rockwall Residential Sublease Agreement the overlay zoning ordinance is to be used in conjunction and in addition to the erosion control and engineering standards as well as other development related ordinances, such as but not limited to, landscaping ordinance, tree preservation ordinance and outdoor lighting.

ARTICLE 3. SUBLEASED AREA

(A) Sublessor, for and in consideration of the rents, covenants and promises herein contained to be kept, performed and observed by Sublessee has subleased to Sublessee, for and in consideration of the covenants and agreements herein does hereby accept from Sublessor, the Subleased Area as more specifically described by the hereto attached *Exhibit 'A'* (survey of the Take Area) and subsequent to the terms and conditions as hereafter described. Sublessee acknowledges that it has inspected the Subleased Area to their satisfaction and accepts the Subleased Area "As Is" and with all faults and defects, whether known or unknown to either Sublessor or Sublessee and without representation or warranty of any kind from Sublessor as to the status or condition thereof.

(B) All structure and/or improvements that exist in the Take Area at the time this agreement is executed shall be the responsibility of the Sublessee, and shall be maintained in accordance with the requirements of the City of Rockwall.

(C) All structures and/or improvements in the Take Area **shall require a building permit** issued by the City of Rockwall consistent with applicable ordinances and regulations of Takeline Area Overlay District allowed uses, and shall be constructed in accordance with the approved site plan depicted in *Exhibit 'B'* of this sublease agreement.

(D) Sublessee acknowledges that the decision to lease the Subleased Area is based solely upon the Sublessee's comprehensive inspection of the Subleased Area and not upon any warranty or representation of Sublessor, or of Sublessor's employees, agents or representatives with regard thereto. Without limiting the foregoing, **THERE IS NO WARRANTY, EXPRESSED OR IMPLIED, OF SUITABILITY, MERCHANT ABILITY, HABITABILITY, OR FITNESS FOR ANY PARTICULAR PURPOSE GIVEN IN CONNECTION WITH THIS LEASE.**

(E) **IT IS UNDERSTOOD BY BOTH THE CITY OF ROCKWALL AND SUBLESSEE THAT THE WATER LEVEL IN THE LAKE WILL NOT REMAIN CONSTANT AND THAT ALL LAND IN THE SUBLEASED PREMISES IS SUBJECT TO FLOODING. THE PARTIES AGREE THAT NEITHER THE CITY OF DALLAS NOR THE CITY OF ROCKWALL SHALL BE RESPONSIBLE FOR DAMAGES TO ANY STRUCTURES, FACILITIES, LANDSCAPING, OR OTHER PROPERTY DAMAGE ON THE SUBLEASED AREA DUE TO WIND, WATER, EROSION, FLUCTUATING WATER LEVELS, OR FLOATING DEBRIS.**

ARTICLE 4. SUBLEASE TERM

(A) Subject to the terms and conditions of this Sublease, the demise set forth in Article 3 above shall be for the Sublease Term, which shall **expire on January 16, 2041,** unless otherwise terminated. *HOA Area subleases cannot be further subleased*.

(B) This sublease shall terminate and become null and void no later than **January 16, 2041**, unless extended by the parties hereto in writing subject to the provisions of the Base Lease or the Master Lease by and between the City of Dallas and the City of Rockwall. Any holding over or use and occupancy by Sublessee after the termination of this Sublease shall not constitute a renewal hereof or give Sublessee any rights hereunder in or to the Subleased Area upon termination. Upon termination of this Sublease, all improvements to the Subleased Area (whether or not constructed by Sublessee) shall be and become the property of Sublessor or its successors in interest; provided, however, Sublessee shall be entitled to remove from the Subleased Area removable equipment, provided that such removal can be accomplished without unreasonable injury to the Subleased Area or the removing improvements on the Subleased Premises.

(C) This Sublease shall be terminated or canceled by the City of Rockwall in the event that the Interlocal Agreement between the City of Rockwall and the City of Dallas is terminated or canceled by agreement or operation of law. Sublessee shall be entitled to no compensation of any kind from the City of Rockwall or the City of Dallas if this Agreement is so canceled or terminated.

(D) The annual sublease payment shall not exceed the estimated annual expenses of the City of Rockwall in administering all subleases and sublease areas, pursuant to the base lease, divided by the number of properties within the boundaries of the City of Rockwall within the Takeline area, and subleases or legally available for sublease.

(E) Sublessee shall have the right to terminate this sublease if, at any time during this sublease, a material and substantial change in circumstances existing at the time of this sublease should occur. For the purpose of this paragraph, a "material and substantial change in circumstances" shall include but not be limited to a collective increase in the sublease payment of more than 100% over any ten (10) year period or less, or the elimination by the City Council of an authorized use for which the sublessee has in place.

(F) Sublessor shall have the right to terminate this sublease if, at any time during this sublease, Sublessee breaches any provision of the sublease and fails to remedy the breach in accordance with Article VI. Sublessor shall not terminate sublease if Sublessee cures such breach within the cure period in Article VI.

ARTICLE 5. SUBLEASE PAYMENT

(A) In accordance with Section III (**C**) of the Base Lease, Sublessee shall pay an initial payment of **$200.00** to Sublessor and an annual payment of **$100.00** due annually based on contract date. Said payment may be adjusted annually by the City during the term of the Sublease by majority vote of the City Council of the City of Rockwall.

(B) Failure of sublessee to pay the annual payment as provided for in Section A shall be considered as an event of default. If Sublessee fails to pay the annual payment within thirty (30) days of receipt of notice, Sublessor may terminate this lease and take possession of any improvements on the leased premises subject to *Article 6*, *Section N* herein.

ARTICLE 6. USE OF SUBLEASED AREA

(A) Sublessee agrees to use and maintain the Subleased Area in accordance with all City codes and regulations established by Sublessor for the Take Line area. Any violation of such regulations shall be considered a breach by Sublessee of this Agreement, for which Sublessor shall be entitled to take appropriate action if such violation is not cured. Sublessee specifically recognizes that the City of Dallas, as a third-party beneficiary, has the right to enforce the terms of this Agreement in the event of the Sublessee' breach of any of the terms contained herein.

(B) Structures or appurtenances that shall be **prohibited** within the Subleased Area, without prior approval by Sublessor and the City of Dallas are as follows but not limited to:

(1) Propane tanks.
(2) Storage of gasoline, oils, diesel, or similar types of compounds.
(3) Storage of pesticides, herbicides, fungicides, or preservatives.

(4) Use of pesticides, herbicides, fungicides, or preservatives that are not approved by the Texas Commission on Environmental Quality or US Environmental Protection Agency for use around water supplies, and on a listing approved provided by Dallas.
(5) Storage of any hazardous materials, regardless of its nature.
(6) Septic tanks and lateral lines (with the exception of city utilities).
(7) Toilets.
(8) Habitable structures.
(9) Diving boards and slides over and/or into the lake.
(10) Pets living quarters, livestock, maintenance of livestock or any such structure that houses or shelters livestock and/or pets, including but not limited to cattle, horses, swine, poultry.
(11) Water wells.
(12) Chemically preserved wood (e.g. railroad ties and telephone poles) in the water.

(C) Prohibited activities on the lake and shore area:

(1) Shoreline (bank of the lake) will not be tapered, cut, smoothed, or altered in any way without a permit.

(2) Leased shore area will not be excavated, channeled, cut, bored, dug, filled, smoothed, or altered in any manner unless specifically permitted.

(3) Wheeled vehicles and all other motorized equipment are prohibited from operating on the lake bottom unless specifically authorized.

(4) The construction of sandy beaches on the lake bottom at the shoreline are prohibited.

(5) Removal of vegetation from the lake bottom at the shoreline is prohibited unless specifically authorized.

(6) Railroad ties on the shoreline and Take Area are prohibited.

(7) No dumping on the shoreline (bank of the lake) and take area of brush, leaves, bricks, logs, concrete rubble, asphalt rubble, soil, sand, gravel, rock, or any other material.

(8) Garbage cans and waste receptacles are prohibited anywhere in the leased area.

(9) No signage in the leased area unless specifically authorized.

(10) No business activity will be performed from within the leased area.

(11) No storage of personal items on the Take Area and shoreline unless specifically authorized by the City of Rockwall. Personal items includes but is not limited to boats, jet skis, rafts, watercraft, boat trailers, vehicles, campers, RVs, wood piles, lawn equipment, appliances, storage facilities, construction material, and storage of miscellaneous materials.

(12) Drawing lake water for personal usage such as for irrigation is prohibited without a permit issued by Dallas Water Utilities.

Additional Requirements:

(1) All tree removals will comply with the City of Rockwall Tree Preservation Ordinance.

(2) A permit is required for any and all types of lake dredging and lake bottom earthwork.

(3) Sublessee will immediately remove personal items littering the lake, particularly after a storm.

(4) No permit is required for minor repair or general maintenance of an authorized existing erosion control structure unless the repair or general maintenance will include different material than what was originally approved. A permit is required for modifications and alterations to existing erosion control structures.

(5) All boats on the shoreline must comply with the mooring time limit as specified in the Rockwall Takeline Overlay District Zoning Ordinance.

(6) Boats will in no way pollute lake waters from, but not limited to; bilge discharges, septic waste, fueling, cleaning, maintenance, and painting.

(7) Sublessee must first install an approved method of erosion control before the construction of lake structures. Lake structures will not be permitted without the placement of erosion control the entire length of the subleased shoreline.

(D) Sublessee agrees that he/she will not make nor allow to be made, any unlawful, improper or offensive use of the premises, which would be injurious to any person or property, or which would violate the laws of the United States or the State of Texas, or any ordinance(s) of the City of Rockwall or the City of Dallas that may pertain to the demised premises. In the event of a conflict between the respective ordinances and/or the provisions of the lease the most restrictive shall apply. Sublessee shall be subject to the terms and penalties associated with ordinance and regulations violations in addition to the provisions of this Sublease.

(E) The City of Rockwall and the City of Dallas retain the right to make regular or special inspections of the Subleased Premises to ensure that it is being maintained and used in accordance with the terms of this Sublease and the Base Lease and that all terms of this Sublease and the Base Lease are being upheld. The City of Rockwall will provide written notice of a breach or violation, or noncompliance with the terms of this Sublease or the Base Lease to Sublessee. Sublessee will have ten (10) days to correct and/or abate all violations, unless otherwise agreed by the City of Rockwall. If Sublessee has commenced and is pursuing the cure of the same, then after first advising the City Council of Rockwall or its designated representatives of Sublessee's effort to cure, Sublessee may utilize an additional ten (10) days, if approved by the City of Rockwall. Failure to correct all violations in the allotted time constitutes a material breach of this Sublease.

(F) In the event of the default after the expiration of the applicable notice and cure periods (except for the non-payment of agreed sublease), the City of Rockwall shall be entitled in addition to any other penalties or fines to assess and receive from Sublessee as liquidated damages the sum of $500.00 per day for each day the breach remains uncured.

(G) Failure by the City to provide the ten (10) day notice described above shall not constitute a waiver of any breach of this Sublease. Waiver of any breach of any provision of this Sublease shall not be considered as a waiver of any subsequent breach of the same or any other provision of the Sublease.

(H) The City of Rockwall has adopted the Takeline Area Overlay District Zoning Ordinance and policies for the construction of structures and/or other improvements in the Subleased Premises. A detailed site plan for construction of structures in accordance with the Take Area Zoning Ordinance adopted June 21, 2004, must be approved by the City of Rockwall and the City of Dallas prior to construction. If improvements or structures have been constructed in the Takeline area or the shoreline prior to the execution of this Sublease, all existing noncompliance items or encroachments that are not approved must be abated prior to the execution of this sublease agreement. No structures or improvements that are in noncompliance or are encroaching will be grandfathered.

(I) Sublessee recognizes and consents to the City of Rockwall and the City of Dallas having the right of ingress and egress to the Subleased premises for any operational or maintenance purposes upon twenty-four (24) hours advance notification to Sublessee; except that no advance notice will be required in case of an emergency or possible health and/or safety hazards.

(J) Sublessee understands that pursuant to the Base Lease Dallas will make a reasonable effort to repair any damage resulting from Dallas accessing the Take Area for utility maintenance and/or public safety vehicles, and will restore the damaged property as nearly as possible to its condition prior to the damage created by the City of Dallas accessing the Take Area; however, if the damage is located within a dedicated easement the requirements of that easement shall govern and no additional obligations are assumed by the City of Rockwall or the City of Dallas as a result of the execution of this Sublease. Likewise, the City of Rockwall will make a reasonable effort to repair any damage resulting from the City of Rockwall accessing the Take Area for utility maintenance and/or public safety vehicles, and will restore the damaged property as nearly as possible to its condition prior to the damage created by the City of Rockwall accessing the Takeline Area however, if the damage is located within a dedicated easement the requirements of that easement shall govern and no additional obligations are assumed by the City of Rockwall or the City of Dallas as a result of the execution of this Sublease.

(K) Sublessee recognizes that the City of Rockwall may require easements in the future in the Subleased Area. Sublessee hereby agrees to approve future easements with the understanding that the Sublessor will make all reasonable efforts to avoid damage to existing improvements. If damage results from the use of a future easement, Sublessor will restore the damaged property as nearly as possible to its condition prior to the damage created by the Sublessor.

(L) Sublessee recognizes that Sublessor has established specific setbacks, reservation of future easements or other development requirements unique to this Sublease. Such specific requirements are set forth in the Take Area Zoning Ordinance adopted June 21, 2004. Sublessee agrees to abide by all requirements during the term of the Sublease.

(M) Sublessee recognizes that prior to placement of any structures and/or personal items, improvements, including, but not limited to: landscaping, construction or subgrade alterations on the Subleased Premises a construction alteration permit must first be obtained from the City of Rockwall. Such construction alteration permit will be in addition to any other permit or approval required by the City of Dallas. Time limits for completion of construction will be established at the issuance of the construction alteration permit. No construction will be considered complete and/or approved until a final inspection is conducted by the City of Rockwall and/or the City of Dallas or their appointed representatives.

(N) If this lease is terminated for any reason stated within this agreement any structures and/or any improvements must be removed within 30 days.

ARTICLE 7. EROSION PROTECTION

(A) For all subleases, the City of Rockwall will require sublessee of HOA Areas to either completely install, or pay for the installation of, Shoreline erosion protection in accordance with Section VI of the Base Lease or Master Lease in Critical Areas, whenever such Critical Areas may arise (as defined in Section VI (A) Base Lease), before execution of the sublease. Erosion protection required under the sublease must be completed no later than twelve (12) months from the date of execution of the sublease, but prior to, or concurrent with, a sublessee's commencement of construction of any improvements. If a Critical Area arises after execution of the sublease, the City of Dallas or the City of Rockwall are not responsible for any erosion control measures required and the

sublessee shall not look to the City of Dallas or the City of Rockwall for action. If any part of the subleased area becomes a Critical Area after execution of the sublease, the sublessee of a residential area may, at sublessee's option, install erosion protection in accordance with this sublease agreement and Base Lease. Erosion protection required under the sublease must be completed prior to a sublessee's commencement of construction of any improvements of any kind on the leased area, subject to the City of Rockwall's permitting process.

(B) In areas determined to be Critical Areas or New Immediate Action Areas, as defined above (collectively referred to as "Critical Areas"), the Sublessee will be responsible for installation and maintenance of erosion control. Such required erosion protection must be completed no later than twelve (12) months from the date of execution of this Sublease, but prior to, or concurrent with, the Sublessee's commencement of construction of any improvement. If the City of Dallas has installed or performed maintenance or erosion control in any Critical Area, the Sublessee will reimburse the City of Dallas for the cost of installation and maintenance from the date of execution of the Base Lease to the later of, the date of execution of the Sublessee's sublease with the City of Rockwall, or the date of installation of the erosion control. If Dallas installed or performed maintenance or erosion control in any area that is not a Critical Area, the Sublessee will reimburse Dallas for the cost of installation and maintenance from the date of execution of the Base Lease to the date of execution of the Sublessee's sublease with the City of Rockwall (*i.e.* there will be no retroactive reimbursement obligations of the Sublessee in a non-Critical Area; the full extent of the erosion reimbursement obligations of the Sublessee in a non-Critical Area will be known at the time of execution of the sublease). Reimbursements can be paid in a lump sum or over a term to be determined by Dallas. Term payments will include interest charges and the term will not exceed the life of the asset. Sublessee shall assume maintenance responsibility for existing or proposed erosion control.

(C) Sublessee may install erosion control subject to the written approval of the City of Dallas and the City of Rockwall. Sublessee will be responsible for maintenance of the installed erosion control in the same manner as set out above.

(D) The City of Dallas and the City of Rockwall will establish a listing of types of erosion control approved for use around the Lake, based on the Bernard Johnson Report or engineering data or criteria list. The list may be expanded jointly by Dallas and the City of Rockwall should new and approved technology become available for such erosion control. If the City of Dallas or the City of Rockwall installs erosion control, it can install any type listed in the Bernard Johnson Report, or on the updated/approved listing, as it deems economically and/or environmentally feasible.

(E) The Sublessee may reclaim lost Shoreline with the approval of the City of Rockwall and prior written approval of the City of Dallas, as determined on a case-by-case basis. Any reclamation or cut and fill in the Lake or at the Shoreline shall not reduce the usable water storage capacity or flood storage capacity of the Lake, as determined by the City of Dallas. Sublessee, or the parties performing the reclamation, will be responsible for obtaining all related permits for the reclamation, such as the U.S. Army Corps of Engineer permits.

(F) No activities will be allowed which will increase the erosion of the Shoreline property, including any alteration of vegetation or property, as determined by the City of Dallas as described by the Bernard Johnson report.

(G) Erosion control installations must comply with all local, state, and federal laws, regulations and requirements and shall be designed by a licensed professional engineer *and installed by a competent contractor with demonstrated experience in the installation of that system.*

(H) Sublessee agrees to allow abutting Sublessee(s) to connect to the erosion protection mechanism so installed, so as not to create gaps between abutting properties in said erosion protection.

ARTICLE 8. HOLD HARMLESS

Sublessee hereby agrees to defend, indemnify and hold the City of Dallas and City of Rockwall, their respective officers, agents and employees, fully harmless from any claims, lawsuits or expenses for personal injury (including death), property damage or other harm for which damages may be recovered under law, suffered by any person or persons (including but not limited to Sublessee), that may arise out of or be occasioned by Sublessee's fault or negligence in the use, occupancy, maintenance or operation of the Subleased Premises for any purpose, or that arises out of or is occasioned by erosion control improvements installed, used or maintained by Sublessee, or by Sublessee's failure to install erosion control devices as required under the Sublease, **REGARDLESS OF WHETHER OR NOT THE NEGLIGENCE OR FAULT OF THE CITY OF DALLAS OR THE CITY OF ROCKWALL IN OPERATING OR MAINTAINING THE LAKE AREA, OR ORIGINALLY INSTALLING OR MAINTAINING ANY EXISTING EROSION CONTROL IMPROVEMENTS ASSUMED BY SUBLESSEE, OR IN DETERMINING WHAT EROSION CONTROL IMPROVEMENTS WERE APPROPRIATE, CONTRIBUTED TO THE DAMAGE OR INJURY.**

ARTICLE 9. COVENANT RUNNING WITH THE LAND

(A) This Sublessee cannot be further subleased by Sublessee. Sublessee agrees to notify in writing, Sublessor of any change in ownership of the property within five (5) days prior to closing but no later than ten (10) days of closing. This covenant shall be considered as a covenant running with the land and shall be filed for record in the deed records of Rockwall County, Texas.

(B) It is the understanding of the parties that this Sublease contains the entire understanding of the Sublessor and Sublessee and that any change, alteration, or modification of this Sublease shall only be effective if in writing approved by both parties.

(C) Sublessee further asserts that the Homeowner's Association (HOA) has received a summary of the Base Lease and the Takeline Area Overlay District Zoning Ordinance which is incorporated herein by reference and that he/she has read said Base Lease and understands its terms and provisions.

(D) Sublessee will endeavor to provide Sublessor with a certificate that extends coverage under Sublessee's Homeowners Insurance Policy to the leased premises.

ARTICLE 10. SEVERABILITY

In case any one or more of the provisions contained in this Sublease shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Sublease shall be considered as if such invalid, illegal, unenforceable provision had never been contained in this Sublease.

ARTICLE 11. MISCELLANEOUS

(A) This sublease, its exhibits, addenda, and riders are the entire agreement of the parties concerning the sublease of the Subleased Area by Sublessor to Sublessee. There are no representations, warranties, agreements, or promises pertaining to the Subleased Area or the sublease of the Subleased Area by Sublessor to Sublessee, and Sublessee is not relying on any statements or representations of any agent of the Sublessor, that are not in this Sublease and any exhibits, addenda, and riders. This Sublease may be amended only by an instrument in writing signed by Sublessor and Sublessee.

(B) *Alternative Dispute Resolution*. The parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties shall first attempt to resolve the dispute by taking the steps

described in this Section. First, the dissatisfied party shall deliver to the other party a written notice substantially describing the nature of the dispute, which notice shall request a written response to be delivered to the dissatisfied party not less than five (5) days after receipt of the notice of dispute. Second, if those persons cannot or do not resolve the dispute, then the parties shall each appoint a person within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute. Third, if the dispute is not resolved after such effort, the Sublessor and Sublessee agree to mediate in good faith before filing a suit for damages.

(C) *Governing Law; Venue*. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Rockwall County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Rockwall County, Texas.

(D) *Exhibits*. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

(E) *Notices*. Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given if (i) delivered to the party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, or (iii) given to a recognized and reputable overnight delivery service, to the address set forth below:

IF TO SUBLESSEE:

City of Rockwall
City Manager
385 S. Goliad
Rockwall, TX 75987

WITH COPY TO:

City of Dallas
ATTN:
ADDRESS

IF TO SUBLESSEE

NAME OF HOA
ADDRESS

EXECUTED this the ___ day of _____, 2021.

SUBLESSOR:

CITY OF ROCKWALL

_____

CITY MANAGER OF THE CITY
OF ROCKWALL, TEXAS

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS/ROCKWALL §

BEFORE ME, the, undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 202_.

_____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

_____

MY COMMISSION EXPIRES

SUBLESSEE:

_____

HOMEOWNER'S ASSOCIATION REPRESENTATIVE

_____

HOMEOWNER'S ASSOCIATION

_____

ADDRESS

_____

PHONE NUMBER

_____

EMAIL ADDRESS

_____

SIGNATURE

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF DALLAS/ROCKWALL §

BEFORE ME, the, undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 202_.

_____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

_____

MY COMMISSION EXPIRES

EXHIBIT 'A': SURVEY OF SUBLEASED AREA

EXHIBIT 'B': APPROVED SITE PLAN

CITY OF ROCKWALL

ORDINANCE NO. 23-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, BY AMENDING ARTICLE 05, *DISTRICT DEVELOPMENT STANDARDS*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] to allow certain Homeowner's Associations (HOA's) the ability to lease the *Lake Ray Hubbard Takeline*; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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. 20-02*], 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 4. 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 2ND DAY OF OCTOBER, 2023.

_____

Trace Johannesen, *Mayor*

DRAFT ORDINANCE 09.19.2023

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2023*

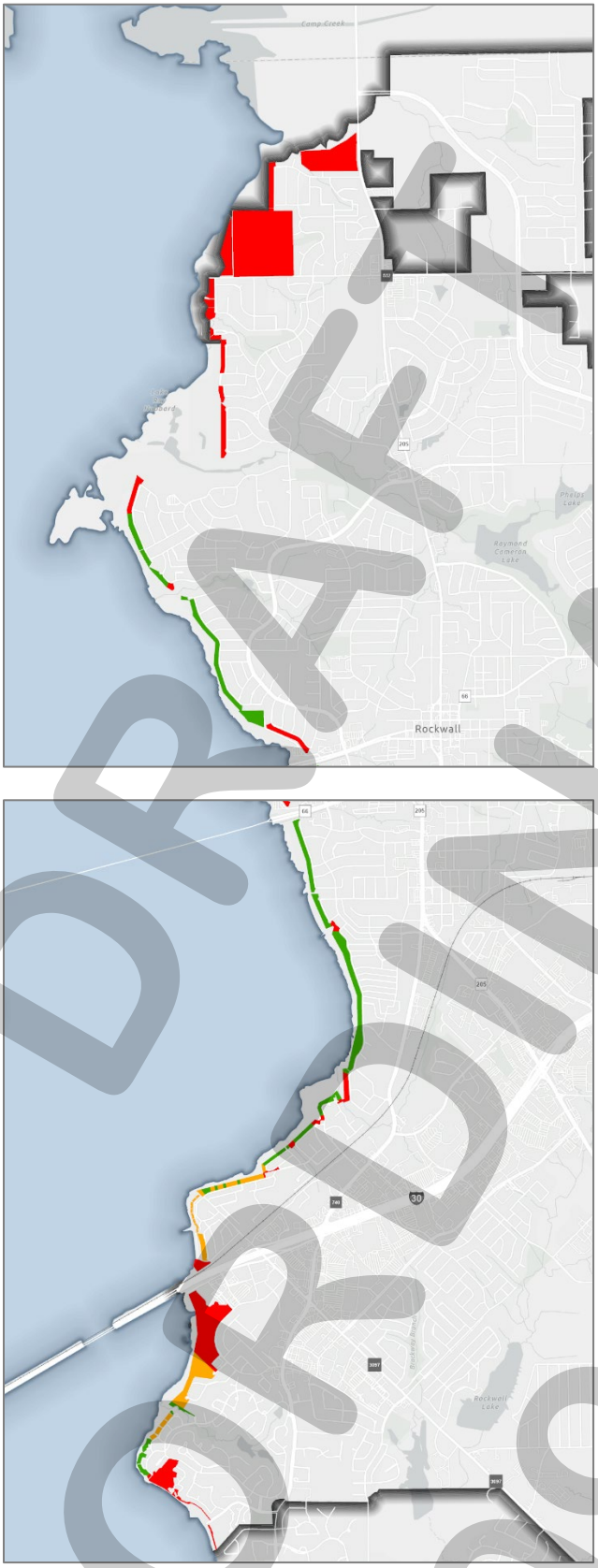
2nd Reading: *October 2, 2023*

DRAFT ORDINANCE 09.18.2023

Continued on Next Page …

DRAFT
ORDINANCE
09.18.2023

FIGURE 32: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT MAP



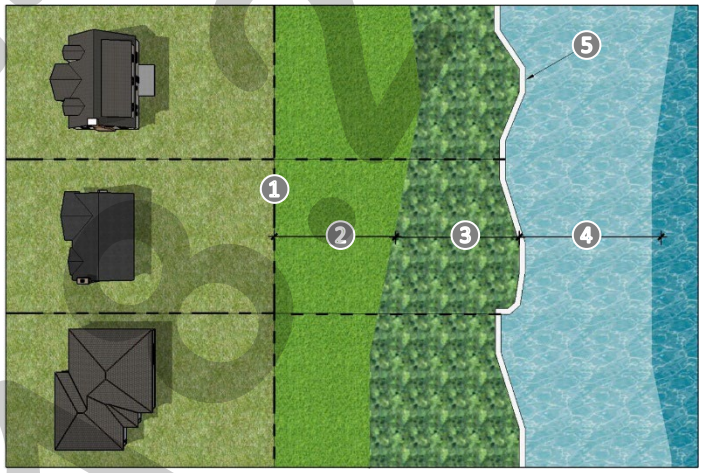
RED: NON-LEASEABLE PROPERTY
GREEN: LEASABLE PROPERTY
ORANGE: HOA LEASABLE AREA

SUBSECTION 06.16: LAKE RAY HUBBARD TAKELINE OVERLAY (TL OV) DISTRICT

(A) *Purpose*. The purpose of the *Lake Ray Hubbard Takeline Overlay (TL OV) District* is to permit the development of property along the shoreline of Lake Ray Hubbard under certain regulatory conditions governing permitted uses and development standards, setting forth the procedures for the development of said property, and establishing an appeal process for the development standards of the district. This zoning district has its basis in and is intended to serve as an implementation tool for the Lake Ray Hubbard Master Plan (*adopted by the City of Dallas*), the Lake Ray Hubbard Interlocal Agreement as approved by those municipalities comprising the *Lake Cities Coalition* (*i.e. Garland, Rockwall, and Rowlett*) and the City of Dallas, and the OURHometown Vision 2040 Comprehensive Plan. The adoption of this zoning district is intended to provide a means for the protection of water quality.

(B) *Boundaries*. The Lake Ray Hubbard Takeline (TL OV) District includes all property that is located between the City of Dallas *Takeline* as shown on the boundary map for Lake Ray Hubbard (*i.e. File 612D-1 on file in the City of Dallas Records Vault and depicted below in Figure ~~26~~32, Lake Ray Hubbard Takeline [TL OV] District Map*) and the meandering of the contour line 435.5-feet sea level elevation. In addition, *Figure ~~27~~33: Elevation Contours*, shows the elevation zones used to delineate where certain land uses are permitted.

FIGURE 33: ELEVATION CONTOUR ZONES



❶: REAR PROPERTY LINE/TAKE LINE; ❷: 438.0 ELEVATION ZONE; ❸: 435.5 ELEVATION ZONE; ❹: 425.5 ELEVATION ZONE; ❺: SEAWALL;

(C) *Applicability*.

(1) *Applicable Lots*. The standards set forth within Subsection 06.~~15~~16, *Lake Ray Hubbard Takeline Overlay (TL OV) District*, shall apply only to those lots within the takeline that are zoned and used for detached, single-family residential land uses, and that either have a minimum lot width of 45-feet when measured at the front building line or a minimum width of 35-feet at the front building line when located on a curved street or cul-de-sac or Homeowner's Association (HOA) that are eligible to lease. The properties and Homeowner's Associations (HOA's) that are eligible to lease the takeline area are depicted in *Figure*

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~~26~~32: *Lake Ray Hubbard Takeline Overlay (TL OV) District Map* above.

(2) *Exceptions for Lots Not Meeting the Applicability Standards*. The City Council shall have the authority to consider special exceptions to the eligibility standards set forth within this section that apply to those lots within the Lake Ray Hubbard Takeline Overlay (TL OV) District that are zoned and used for detached, attached, or zero-lot-line single-family residential land uses and meet the minimum lot width requirements as prescribed in Subsection 06.15(C)(1) above.

(D) *Definitions*. The terms used in this section shall be as defined in this Unified Development Code (UDC), the Lake Ray Hubbard Interlocal Agreement, and the sublease agreements prepared by the City of Rockwall. For specific land use definitions refer to Subsection (~~J~~K), *Specifications for Permitted Land Uses*. In addition, the following terms shall be defined as follows:

(1) *Catwalk*. The narrow walkway of a dock providing people access to moored watercraft.

(2) *Centerline*. An established line that is equidistant from the surface or sides of something (*e.g. parcel boundaries*).

(3) *Cleat*. A metal fitting with two (2) projecting pieces used to wrap a rope around to secure a watercraft in position.

(4) *Dredging*. The process of deepening a waterway for the sale and efficient movement of watercraft by the removal of dirt either by digging or by suction.

(5) *Habitable Structure*. A structure fit for human habitation usually containing amenities (*e.g. fireplace, furniture, plumbing, bathing facilities, and cooking facilities*). Structures allowed by this section shall *not* be habitable structures and may not contain such amenities.

(6) *Lake*. Refers to Lake Ray Hubbard.

(7) *Lake Area*. The City of Dallas property, known as Lake Ray Hubbard, that is normally submerged by the lake at a normal lake pool elevation (*i.e. property at or below an elevation of 435.5-feet mean sea level*).

(8) *Leased Area*. Means the take area that is within the corporate limits of the City of Rockwall, or where the takeline is directly adjacent to the corporate limits of the City of Rockwall.

(9) *Lift*. A temporary means of elevating a watercraft out of the water by use of a hoist.

(10) *Locker Box*. A secured chest fixed onto a dock used for storage of watercraft equipment.

(11) *Moor*. Securing a watercraft to a fixed object such as a fixed cleat on a seawall while the watercraft is still in the water.

(12) *Mooring*. A place where a watercraft can be tied up and secured while in the water (*e.g. a slip*) for not more than 156-consecutive hours.

(13) *Power Source Station*. Used as a power supply for lighting a dock just below watercraft level.

(14) *Shoreline*. Refers to the line along the shore of the lake, established by the normal lake pool elevations (*i.e. 435.5-feet mean sea level*).

(15) *Slip*. A watercraft's berth between two (2) piers or between finger piers.

(16) *Take or Takeline Area*. Refers to the land owned by Dallas between the takeline and the normal lake pool elevations (*i.e. 435.5-feet mean sea level*).

(17) *Treated Wood*. Wood treated by the impregnation or application of chemical solutions or chemical mixtures for the purpose of retarding or preventing deterioration or destruction cause by insects, fungi, bacteria, or other wood destroying organisms.

(18) *View Clear Zone*. The area within the view preservation angle where no new structures or plantings shall exceed six (6) feet above the existing grade to maintain neighboring views.

(19) *View Corridor*. A sight passage recognized as holding an intangible asset for a property owner and for a community due to the unique visual qualities of distant terrain, woodlands, wetlands, grasslands, skylines, and manmade lakes expressed through a view preservation angle from either a generally recognized center point or various center points along a road corridor or public view area (*see Figure 28: Visual Measurements for View Corridors of Subsection (E)*).

(20) *View Preservation Angle*. The angle determined as the line extending from the center point -- *or 30-foot point depending on lot size* -- along the quarter distance line of the leased area extending back toward the opposite corner where the takeline area crosses the lease area's side yard (*see Figure 28: Visual Measurements for View Corridors*).

(21) *Watercraft (or Boat)*. A craft for water transport. Examples of watercrafts are as follows:

(a) *Motorized Boat*. A boat propelled by an internal combustion engine.

(b) *Sail Boat*. A boat with a mast and sail propelled by the wind.

(E) *Visual Measurements for View Corridors*.

(1) *View Corridors*. View clear zones are established to protect a property owner's views of the lake and to maintain the aesthetic value of the lake's shoreline. The view clear zones for the takeline areas are established by the shoreline frontage of the takeline lease area. This measurement is determined by projecting the lease areas side yards to the normal pool elevation (*i.e. 435.5-feet mean sea level*), and connecting these two (2) points in a straight line (*see Figure ~~28~~34: Visual Measurements for View Corridors*). Based on this linear measurement, the view clear zones are determined by the following:

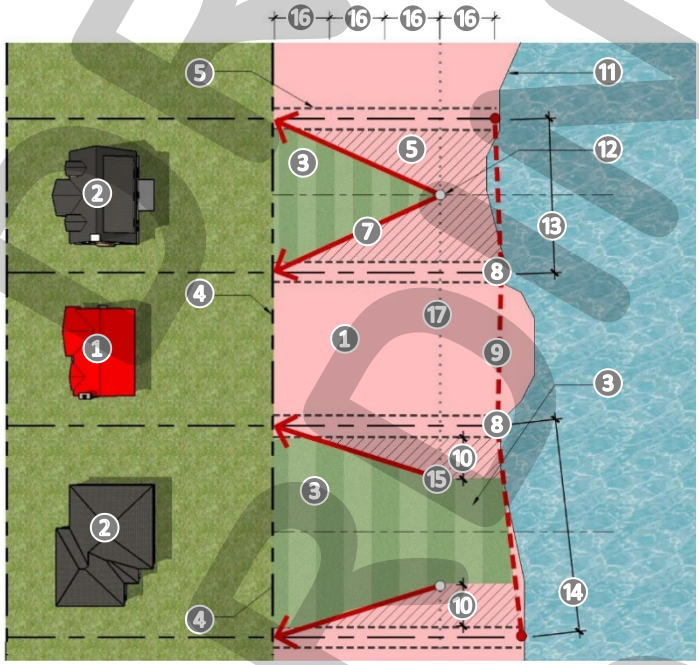
(a) *Lots That Have Less Than 100-Feet of Shoreline Frontage*. The view corridor for lots that have less than 100-feet of shoreline frontage is defined by the view preservation angle determined as the quarter distance (*i.e. 25%*) center point from the shoreline frontage line

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along the centerline of the leasing property owner's side yard with the angle running from the quarter distance center point to the opposite corners where the takeline area crosses the lease area's side yard. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with Subsection (F)(2)(d).

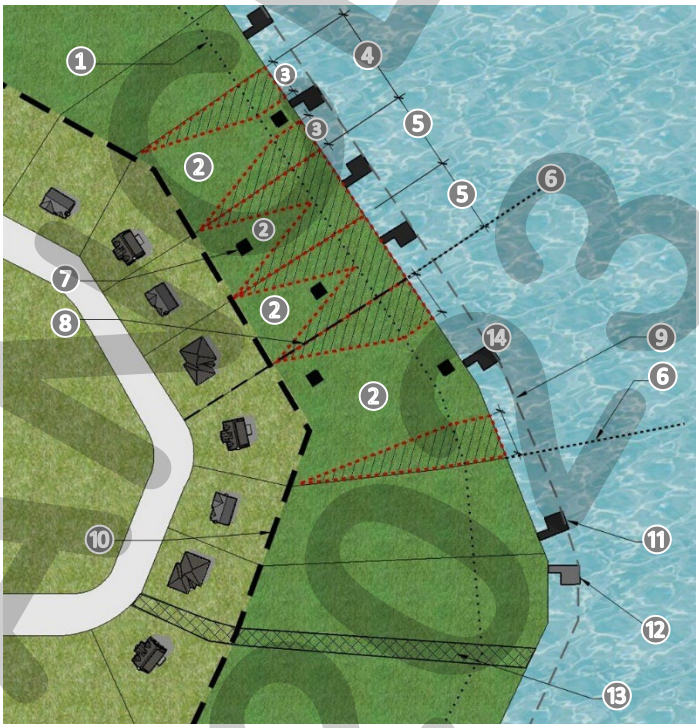
(b) *Lots That Have More 100-Feet or More Shoreline Frontage*. The view corridor for lots that have 100-feet or more shoreline frontage are defined by the view preservation angle determined as the quarter distance (*i.e. 25%*) line projected from the shoreline frontage line extending from the leasing property owner's side yard 30-feet along the quarter distance line and running from this point to the opposite corners where the takeline area crosses the lease area's side yard, and in a straight line from the 30-foot point on the quarter distance line to the shoreline frontage line. Those areas that fall inside of the view clear zones will be restricted from any type of new improvements or plantings exceeding six (6) feet in height with the exception of boat-related uses, which will be allowed by an administrative exception in accordance with Subsection (F)(2)(d).

FIGURE 34: VISUAL MEASUREMENTS FOR VIEW CORRIDORS



❶: SUBJECT PROPERTY'S AND ITS VIEW CORRIDOR (*PINK AREA*); ❷: NEIGHBORING PROPERTY; ❸: NEIGHBORING PROPERTY'S BUILDABLE AREA (*GREEN LINED AREA*); ❹: REAR PROPERTY LINE/TAKELINE; ❺: VIEW CLEAR ZONE (*LINED AREA*); ❻: LEASE AREA SIDE YARD SETBACK; ❼: VIEW PRESERVATION ANGLE; ❽: THE INTERSECTION OF THE 435.5 ELEVATION LINE AND THE LEASE AREA'S SIDE YARD; ❾: SHORELINE FRONTAGE LINE (*ESTABLISHED BY CONNECTING THE TWO [2] ❽ POINTS IN A STRAIGHT LINE*); ❿: 30-FOOT ; ⓫: SHORELINE; ⓬: CENTER POINT AT THE QUARTER DISTANCE LINE; ⓭: A LOT WITH A SHORELINE FRONTAGE LESS THAN 100-FEET; ⓮: A LOT WITH A SHORELINE FRONTAGE 100-FEET OR MORE; ⓯: 30-FOOT POINT ON THE QUARTER DISTANCE LINE; ⓰: 25% OF THE TAKELINE AREA; ⓱: QUARTER DISTANCE LINE.

FIGURE 35 EXAMPLES OF VISUAL MEASUREMENTS FOR VIEW CORRIDORS AND STRUCTURE PLACEMENT



❶: QUARTER DISTANCE LINE; ❷: BUILDABLE AREA; ❸: 30-FEET; ❹: A LOT WITH A SHORELINE FRONTAGE LINE 100-FEET OR MORE; ❺: A LOT WITH A SHORELINE FRONTAGE LINE LESS THAN 100-FEET; ❻: LEASE AREA'S PROJECTED SIDE YARD; ❼: STRUCTURE BUILT IN THE 438.0 ELEVATION ZONE; ❽: LEASE AREA'S SIDE YARD; ❾: 40-FOOT BUILDING LINE; ❿: REAR PROPERTY LINE/TAKELINE ; ⓫: EXISTING BOATHOUSE; ⓬: BOATHOUSE LOCATION APPROVED ADMINISTRATIVELY BECAUSE OF DRAINAGE EASEMENT AND CLUSTERED WITH AN EXISTING BOATHOUSE; ⓭: DRAINAGE EASEMENT; ⓮: BOATHOUSE AND STRUCTURE IN THE 435.5 ELEVATION ZONE GENERALLY CENTERED IN THE LEASE AREA BEHIND THE PRIMARY STRUCTURE.

(F) *General Requirements*. The following general requirements shall apply for all property in the takeline area.

(1) *Number of Permitted Structures*. The following is the maximum number of structures that shall be permitted in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in Subsection (~~J~~K), Specifications for Permitted Land Uses that exceeds six [6] feet in height*):

(a) *438.0 Elevation Zone*: Two (2) structures shall be permitted in the *438.0 Elevation Zone*.

(b) *435.5 Elevation Zone*. One (1) structure shall be permitted in the *435.5 Elevation Zone*.

(2) *General Location of Permitted Structures*. The following requirements relate to where structures should be generally located in each elevation zone (*NOTE: in this case a structure is defined as any of the permitted uses specified in Subsection (~~J~~K), Specifications for Permitted Land Uses that exceeds six [6] feet in height*):

(a) *438.0 Elevation Zone*: Structures in the *438.0 Elevation Zone* should be located outside of the view clear zones unless specifically permitted to be in the view clear zone by Subsection (~~J~~K), *Specifications for Permitted Land Uses*.

(b) *435.5 Elevation Zone*: Structures in the *435.5 Elevation Zone* should be generally centered in the lease area -- *equal distance from both leased side yard boundary lines* -- behind the primary structure on the leasing property and outside of the view clear zones unless specifically permitted to be in the view clear zone by Subsection (~~J~~K), *Specifications for Permitted Land Uses*.

(c) *425.5 Elevation Zone*: Structures located in the *425.5 Elevation Zone* should be generally centered along the shoreline -- *equal distance from both the leased side yard boundary lines* -- behind the primary structure of the leasing property.

(d) *Administrative Exception for the 435.5 & 425.5 Elevation Zone*. In cases where it is [*1*] not feasible to construct a structure in the center of the lease area or along the shoreline, [*2*] will increase the view corridor or benefit the surrounding properties by not centering a structure in the lease area, or [*3*] where centering the structure will create an undue hardship to the property owner leasing the lease area, the Director of Planning and Zoning or his/her designee may approve an administrative exception to allow an alternate location that is not generally centered in the lease area as long as the location for the proposed structure is outside of the view clear zone. In approving these requests, the Director of Planning and Zoning or his/her designee shall consider the impact of the proposed structure on the adjacent property owners.

(3) *Building Materials*. The permitted building materials shall be as stipulated in Subsection (~~J~~K), *Specifications for Permitted Land Uses*, and as permitted by the City Council through a Specific Use Permit (SUP); however, the use of canvas, cloth, or like materials shall be prohibited within the takeline area. In addition, loose ground materials (*e.g. sand, fill, pea gravel*) that could be used for trails, paths, play areas, active sports activities, or as exposed landscape bedding material are prohibited.

(4) *Trees*. In order to plant or remove a tree in the takeline area, a *Treescape Plan* showing the exact location, size (*i.e. trunk diameter and height*), and common name of the tree to be planted or removed will be required to be submitted to the Parks and Recreation Department. A permit to plant or remove a tree may be approved administratively by the Director of Parks and Recreation or his/her designee, or forwarded to the Parks and Recreation Board for approval. In reviewing a request to plant or remove a tree, the following criteria shall apply:

(a) *Planting Trees*. Trees are permitted to be planted within the *438.0 Elevation Zone* pending they are [*1*] not a variety specifically listed in the prohibited tree list contained in Section 03, *Tree Planting Guidelines and Requirements*, of Appendix C, *Landscaping Guidelines and Requirements*, and [*2*] they are not located within the view clear zone outlined Subsection (E), *Visual Measurements*. The Director of Parks and Recreation or his/her designee may grant an exception to allow a tree to be planted in the view clear zone where it is determined that the tree will not decrease the visibility of the lake or shoreline for the adjacent properties. In making this determination, the Director of Parks and Recreation shall consider the size of the proposed tree at maturity.

(b) *Removing Trees*. Trees are permitted to be removed only if they are determined to be damaged or diseased, or if they create a hazardous or dangerous condition that could endanger the public health, safety or welfare of the general public.

(5) *Temporary Structures on Lease Property in the Takeline Area*. Temporary structures (*e.g. portable residential barbecue grills and ranges, trampolines, etc.*) are permitted to be brought out into the takeline area providing that they are not allowed to remain in any part of the takeline area for more than 72 consecutive hours unless completely enclosed within a fenced area constructed in accordance with Subsection 06.15(~~J~~K)(6). For temporary structures on unleased property in the takeline area see Article III, *Offenses Regarding the Use of the Lake Ray Hubbard Takeline*, of Chapter 22, *Miscellaneous Offenses* of the Municipal Code of Ordinances.

(G) *Residential Sublease Agreement*. A *Residential Sublease Agreement* is an agreement between a property owner and the City of Rockwall that grants the property owner certain rights to the exclusive use of the takeline area. A *Residential Sublease Agreement* shall be required to build certain structures within the takeline area. The area to be leased by a single-family property owner shall be directly contiguous to the boundaries of the property and are only permitted in the areas depicted in *GREEN* on Figure 32, *Lake Ray Hubbard Takeline (TL OV) District Map*. It shall be a violation of the zoning code to build or maintain a structure in the takeline area without a valid *Residential Sublease Agreement*. An owner in violation of this section shall be subject to the requirements of Section 01, *Penalties*, of Article 12, *Enforcement*, of the Unified Development Code (UDC). The following shall be the costs associated with a *Residential Sublease Agreement*:

Lease	Fees
New Lease (*i.e. New Never Leased by Current Owner*) [2]	$200.00
Annual Renewal of a Lease	$100.00
Change of Ownership of a Valid Lease	$50.00
Reinstatement of an Expired Lease (*i.e. Same Property Owner*) [3]	$500.00

NOTES:

[1]: To be subject to these new fees, a lease entered into after *January 1, 2021* will be required (*i.e. the effective date of the amendment adopting these fees*).

[2]: A lease is considered to be new under the following circumstances: [*1*] the property has never had a valid lease agreement, or [*2*] the property had a valid lease under different ownership but that lease agreement expired prior to the current owner taking possession of the property.

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[3]: A lease is considered to be a reinstatement when it lapses or expires under the current ownership, and then the same owner requests a new lease.

(H) *Homeowner's Association (HOA) Sublease Agreement*. A *Homeowner's Association (HOA) Sublease Agreement* is an agreement between a Homeowner's Association (HOA) and the City of Rockwall that grants the HOA certain rights to the exclusive use of the takeline area for their members. The area to be leased by the Homeowner's Association (HOA) shall be directly contiguous to the boundaries of the HOA and are only permitted in the areas depicted in *ORANGE* on Figure 32, *Lake Ray Hubbard Takeline [TL OV] District Map*. It shall be a violation of the zoning code to build or maintain a structure in the takeline area without a valid *Homeowner's Association (HOA) Sublease Agreement.* A Homeowner's Association (HOA) in violation of this section shall be subject to the requirements of Section 01, *Penalties*, of Article 12, *Enforcement*, of the Unified Development Code (UDC). The requirements for a *Homeowner's Association (HOA) Sublease Agreement* are as follows:

(1) *Site Plan*. Prior to the execution of a *Homeowner's Association (HOA) Sublease Agreement*, the Homeowner's Association (HOA) shall submit a *Site Plan* to the Director of Planning and Zoning in accordance with the procedures outlined in Subsection 01.02, *Submission of an Application*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). The *Site Plan* shall show all of the *Activity Areas* [*see Subsection (H)(2) below*], the proposed improvements for these areas, the required seawalls, fixed piers and/or dock decks, private walkways, and any landscaping for the leased area. The Planning and Zoning Commission shall review the *Site Plan* in accordance with the procedures contained in Section 03, *Site Plans*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon approval of a *Site Plan*, the approved *Site Plan* shall be incorporated into the *Homeowner's Association (HOA) Sublease Agreement*. Should the Homeowner's Association (HOA) choose to amend the *Site Plan*, the *Site Plan* shall be amended in accordance with the procedures of Subsection 03.06, *Amended Site Plan*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Upon approval of an amendment to the *Site Plan*, a new *Homeowner's Association (HOA) Sublease Agreement* shall be drafted containing the *Amended Site Plan* and superseding the original *Homeowner's Association (HOA) Sublease Agreement*.

(2) *Activity Areas*. In lieu of the requirements of Subsections (F)(1), *Number of Permitted Structures*, and (F)(2), *General Location of Permitted Structures*, -- *and as part of the required Site Plan outlined in Subsection (H)(1) above* -- the Homeowner's Association (HOA) shall identify *Activity Areas* where improvements can/will be made within the leased area. Improvements outside of the *Activity Areas* -- *with the exception of landscaping and private walkways* -- shall be prohibited for the purpose of preserving the view corridors of the existing residential properties. The *Activity Areas* shall generally adhere to the following requirements:

(a) *Size*. *Activity Areas* should not be larger than 50-feet by 50-feet, unless otherwise approved by the Planning and Zoning Commission. In reviewing the *Activity Areas*, the Planning and Zoning Commission shall consider how the proposed size affects the view corridors of the adjacent residential properties.

(b) *Location*. *Activity Areas* shall be spaced so that they are a minimum of 200-feet apart, and be setback a minimum of 25-feet from the rear or side yard property line of any residential property. In addition, the *Activity Areas* shall be located in a manner that will create the least amount of impact to the adjacent property owners and their view corridors.

(c) *Seawalls*. Prior to the construction of an *Activity Area*, a seawall, conforming to Subsection (K), *Specifications for Permitted Land Uses*, and extending 100-feet on either side of the *Activity Area*, shall be required to be constructed.

(3) *Fixed Piers and Dock Decks*. Fixed piers and dock decks, conforming to Subsection (K), *Specifications for Permitted Land Uses* and spaced a minimum of 200-feet apart, are permitted along the leased area; however, a seawall, conforming to Subsection (K), *Specifications for Permitted Land Uses* and extending 100-feet on either side of the fixed pier or dock deck, shall be required with the proposed improvements.

(4) *Prohibited Land Uses*. Boathouses, as defined in Subsection (K), *Specifications for Permitted Land Uses*, shall be prohibited in the leased area associated with any *Homeowner's Association (HOA) Sublease Agreement*; however, in the event a boathouse existed in the leased area prior to the execution of the *Homeowner's Association (HOA) Sublease Agreement*, the HOA shall assume responsibility for the existing improvement in accordance with Subsection (H)(5) below.

(5) *Existing Improvements*. As part of the *Homeowner's Association (HOA) Sublease Agreement*, the HOA shall be required to assume responsibility for any existing improvements and the maintenance of these improvements in the leased area.

(6) *Fees*. The following shall be the costs associated with a *Homeowner's Association (HOA) Sublease Agreement*:

Lease	Fees
New Lease (*i.e. New Never Leased by HOA*) [1]	$200.00
Annual Renewal of a Lease	$100.00
Reinstatement of an Expired Lease (*i.e. Same HOA*) [2]	$500.00

NOTES:

[1]: A lease is considered to be new if the property has never had a valid lease agreement or if a site plan has been amended in accordance with the procedures of Subsection (H)(1).

[2]: A lease is considered to be a reinstatement when it lapses or expires, and then the Homeowner's Association (HOA) requests a new lease.

~~(H)~~(I) *Permitted Uses*. All of the uses permitted within the *Lake Ray Hubbard Takeline Overlay (TL OV) District* shall adhere to all other

applicable codes and the permitting requirements of the City of Rockwall. For a list of permitted land uses see Subsection (~~I~~L), *Specifications for Permitted Land Uses*, or Subsection 07.05, *Lake Ray Hubbard Takeline Overlay (TL OV) District Development Standards*.

(~~I~~)(J) *Specific Use Permits (SUPs)*. A Specific Use Permit (SUP) may be requested for: [*1*] any use that is not listed in Subsection (~~J~~K), *Specifications for Permitted Land Uses* or [2] any structure that does not adhere to the requirements stipulated for that use or structure as required by Subsection (~~J~~K), *Specifications for Permitted Land Uses*; however, a request for a Specific Use Permit (SUP) cannot be requested if a dimensional, material, size, or location standard stipulated in Subsection (~~J~~K), *Specifications for Permitted Land Uses*, or Subsection (F), *General Requirements*, is expressly prohibited. In addition, no requests can be made that violate the view corridor requirements stipulated in Subsection (E), *Visual Measurements*. A Specific Use Permit (SUP) may be requested for water related land uses that are not specifically addressed in Subsection (~~J~~K), *Specifications for Permitted Land Uses*, (*e.g. jet ski lift*) pending the applicant provides a letter of consent from the City of Dallas prior to making the application. In considering a Specific Use Permit (SUP) request, the City Council shall consider how the proposed request [*1*] impacts adjacent properties, and [2] adheres to the intent of the Lake Ray Hubbard Takeline Overlay (TL OV) District.

(~~J~~)(K) *Specifications for Permitted Land Uses*. See Subsection 07.05, *Lake Ray Hubbard Takeline Overlay (TL OV) District Development Standards*, for a summary of the development standards for each of the following conditional uses.

(1) *Barbecue Pit*.

(a) *Definition*. A *barbecue pit* is a permanent fireplace structure over which meat, poultry and other foods are roasted (*for Fire Pit see Subsection 06.15(~~J~~K)(9)*).

(b) *Prerequisites*. A *barbecue pit* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *barbecue pit* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *barbecue pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (*i.e. natural gas or propane*).

(e) *Construction Standards*.

(1) *Building Materials*. A *barbecue pit* must be constructed utilizing a combination of natural stone, brick, concrete, and/or iron grating.

(2) *Height*. A *barbecue pit* shall not exceed a maximum of six (6) feet in height.

(3) *Size*. A *barbecue pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *barbecue pit* should not exceed a maximum size of eight (8) feet in length by three (3) feet in width.

(f) *Setback Requirements*. A *barbecue pit* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *barbecue pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *barbecue pit* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



❶: A MINIMUM AND MAXIMUM OF THREE (3) FEET IN LENGTH; ❷: A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF EIGHT (8) FEET IN WIDTH; ❸: A MAXIMUM OF SIX (6) FEET;

(2) *Boathouse*.

(a) *Definition*. A *boathouse* is a roofed structure affixed to the end of an adjoining *fixed pier*, with a main waterside opening, containing an operating boatlift, and which is built to house and protect a watercraft and boat related equipment.

(b) *Prerequisites*. A *boathouse* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a *seawall* along the entire length of the shoreline within the leased area, and has constructed a *fixed pier*.

(c) *Conditional Use Standards*. *Boathouses* are used for storing boats that have a fuel efficiency rating greater than 95%; however, boathouses may also be used to store

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sailboats. *Boathouses* will not be used for storing any other type of items except boats and boat-related equipment. In addition, *Boathouses* shall not be used as a habitable dwelling structure, or shelter for domestic or wild animals. All *boathouses* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *boathouse* shall not be designed to prevent public access to an area of water. Accessories placed on the flat surface of a *boathouse* or catwalk must be placed in an orderly manner that allows for the safe movement of people.

(d) *Elevation Zone*. A *boathouse* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

(e) *Construction Standards*.

(1) *Building Materials*. All *boathouse* constructed below the 437.0-foot mean sea level contour shall use only pilings and materials approved by the City of Rockwall and the City of Dallas. *Boathouses* shall be constructed utilizing composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with high-tech plastic materials*) -- *products equivalent to Trex brand are preferred* -- for decking, galvanized metal/iron/steel or aluminum (*with a minimum color rating of AAMA 2604*) for the support posts, all aforementioned materials and cedar or iron wood for the roof beams, and standing seam metal for the roof with a pre-finished color. Support posts may be wrapped in composite material. Water repellant sealants shall not be used to treat any cedar or ironwood used for roof beams. All fasteners binding materials together must be made out of stainless steel.

(2) *Height*. A *boathouse* shall be a minimum of 16-feet and a maximum of 21-feet in height as measured from the top of the fixed pier's catwalk to the vertex of the *boathouse's* cupola; however, in no case should a *boathouse* exceed one (1) story in height.

(3) *Size*. The footprint of the exterior sides of a *boathouse* will measure a minimum of eight (8) feet in width by 30-feet in length and a maximum of 12-feet in width and 30-feet in length. *Boathouses* shall not extend more that 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e. 435.5*).

(4) *Roof*. A *boathouse* will have a hip roof with either: [*1*] one (1) cupola with a hip roof centered at the top of the main hip roof, or [*2*] two (2) cupolas each with hip roofs at either end of the top of the main hip roof. Cupolas will be designed to allow updraft air and winds to vent outward, and shall measure three (3) feet by four (4) feet. All *boathouse* roofs shall be built with a minimum of a 2:1 roof pitch and will not have an overhang greater than 18-inches. *Boathouses* shall not incorporate a deck or platform.

(5) *Lighting*. Interior lighting for a *boathouse* will be directed downward from the ceiling of the structure and at the stored watercraft. Exterior lighting for a *boathouse* will be directed downwards toward the fixed pier with light fixtures incorporated either into the roof's overhang or the structure's columns. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public.

(6) *Additional Construction Standards*.

(a) *Deck Ladder*. A deck ladder is permitted to be constructed inside a *boathouse*.

(b) *Storage Unit*. A *boathouse* can incorporate one (1) storage unit measuring 72-inches in length by 20-inches in depth by 20-inches in height. Storage units shall be placed on the outer dockside, and shall only be used for storing boat-related equipment. The storage of fossil fuels and/or hazardous materials is prohibited.

(c) *Boat or Watercraft Lift(s)*. A *boathouse* must incorporate either one (1) regular boat lift or two (2) personal watercraft boat lifts. All boat or watercraft lifts must be able to hoist a watercraft above the 438.0-foot mean sea level contour, and be maintained in good operating condition. All watercrafts must be stored under the roof of the *boathouse*.

(d) *Pilings*. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-feet mean sea level. Vertical rub rails are required on all concrete piers and pilings.

(e) *Catwalks*. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-feet mean sea level.

(f) *Safety Reflectors*. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

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(7) *Location*. All *boathouses* are required to be located in the water of the *Lake*. View corridor restrictions do not apply to *boathouses*; however, a boathouse should generally be located in line with the primary structure on the leasing property (*i.e. generally centered on the lot*). *Boathouses* shall not be designed to prevent or restrict public access to any portion of water within the *Lake*.

(f) *Setback Requirements*. A *boathouse* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-feet
(2) *Leased Side Yard Setback*: 10-feet
(3) *Maximum Distance from Seawall*: 40-feet

(g) *Additional Requirements*.

(1) *Dredging*. Dredging of the lake area is allowed for the berthing of a motorized boat into a *boathouse* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-feet mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

(2) *Compliance with Applicable Codes*. A *boathouse* must comply with all other applicable City of Rockwall codes.

(3) *Address*. All *boathouses* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.

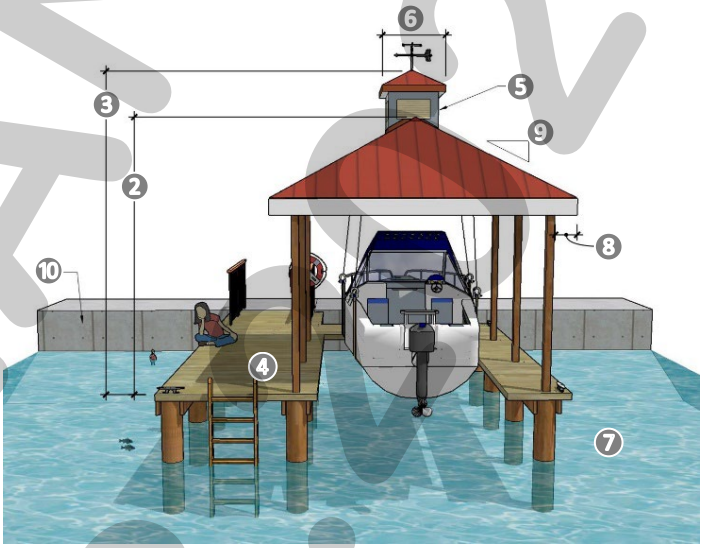
(4) *Easement Protection*. No *boathouse* shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) *Visual Representation*.

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❶: 40-FOOT MAXIMUM



❶: 40-FOOT MAXIMUM; ❷: 13-FOOT MINIMUM TO 18-FOOT MAXIMUM; ❸: 16-FOOT MINIMUM TO 21-FOOT MAXIMUM; ❹: CATWALK (UNDERSTRUCTURE TO BE ABOVE THE 437.0-FOOT ELEVATION); ❺: CUPOLA; ❻: THREE (3) FEET BY FOUR (4) FEET; ❼: 435.5-FOOT NORMAL POOL ELEVATION; ❽: 1.5-FOOT MAXIMUM OVERHANG; ❾: 2:1 ROOF PITCH (HIP ROOF ONLY); ❿: SEAWALL

(3) *Covered Patio*.

(a) *Definition*. A *covered patio* is a standalone structure that provides shade and/or rain coverage for a patio or deck. Covered patios have a solid roof.

(b) *Prerequisites*. A *covered patio* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *covered patio* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

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(d) *Conditional Use Standards*. A *covered patio* shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.

(e) *Construction Standards*.

(1) *Building Materials*. A *covered patio* must be constructed utilizing cedar, redwood, ironwood, composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. The roof of the structure should generally match the color of the roof on the primary structure, and be constructed using clay tiles, standing seam metal, slate shingles, concrete shingles, or ceramic shingles. Canvas, cloth, or mesh attachments to the structure shall be prohibited.

(2) *Height*. A *covered patio* shall not exceed a maximum height of 15-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the mid-point of the pitched roof.

(3) *Size*. A *covered patio* shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.

(4) *Roof*. A *covered patio* will have a hip or gable roof with either: [*1*] one (1) cupola with a hip roof centered at the top of the main hip roof, or [*2*] a clerestory built into the center of the main hip roof. Cupolas and clerestories will be designed to allow updraft air and winds to vent outward, and shall be proportional to the main roof. All *covered patios* should be built with a minimum of a 4:1 roof pitch. The roof shall not have an overhang greater than 18-inches.

(5) *Location*. A *covered patio* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Covered patios* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *covered patio* must adhere to the following setbacks:

(1) *Takeline Setback*: 6-Feet (*from the Concrete Cap of the Seawall*)
(2) *Leased Side Yard Setback*: 20-Feet

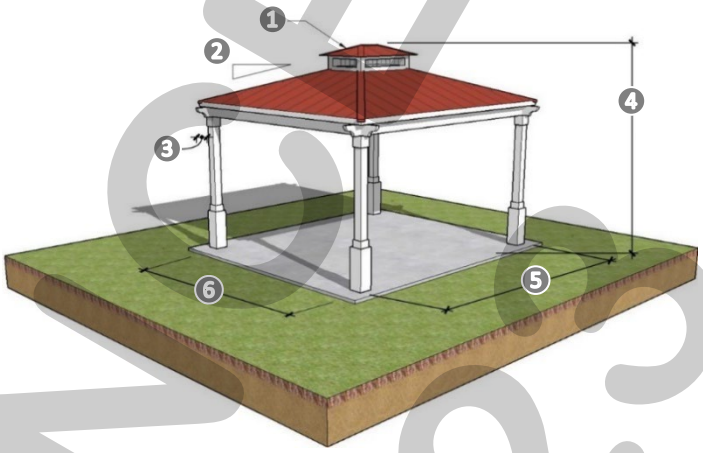
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *covered patio* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *covered patio* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *covered patio* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: CUPOLA OR CLERESTORY; ❷: 4:1 MINIMUM ROOF PITCH; ❸: 18-INCHES MAXIMUM OVERHANG; ❹: 15-FEET MAXIMUM HEIGHT; ❺: 20-FEET MAXIMUM; ❻: 12-FEET MAXIMUM;

(4) *Deck*.

(a) *Definition*. A *deck* is a roofless structure anchored to the ground that consists of planks running in a horizontal pattern and creating a flat surface area.

(b) *Prerequisites*. A *deck* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *deck* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted (*see Dock Deck in Subsection 06.15(~~JK~~)(5)*).

(d) *Conditional Use Standards*. A *deck* shall not incorporate walls or other none transparent structures to function as handrails or counter space.

(e) *Construction Standards*.

(1) *Building Materials*. A *deck* must be constructed of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Handrails incorporated into a *deck* in the *438.0 Elevation Zone* shall be made of wrought iron or decorative metal. Handrails are *not* permitted in the *435.5 Elevation Zone*.

(2) *Height*. A *deck* shall not exceed a maximum height of 24-inches above grade.

(3) *Size*. A *deck* shall not exceed a maximum area of 1,000 SF.

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(4) *Location*. A *deck* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Decks* shall not be placed in the view clear zone of a neighbor's view corridor.

(5) *Foundation*. A *deck* shall be anchored into the ground using concrete posts and footings as a foundation appropriate for the load and size of the proposed *deck*.

(f) *Setback Requirements*. A *deck* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

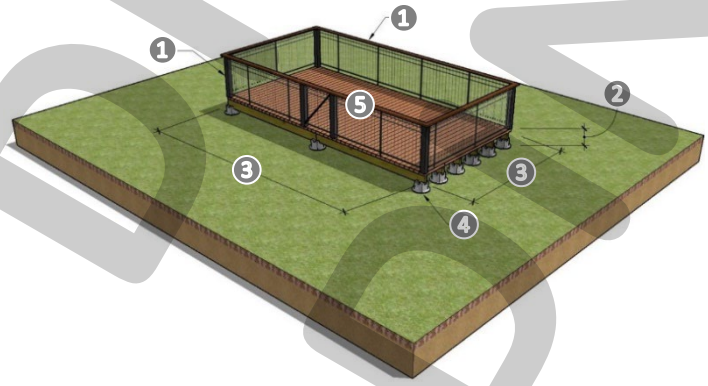
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *deck* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *deck* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *deck* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: WROUGHT IRON OR DECORATIVE METAL; ❷: MAXIMUM OF 24-INCHES OR TWO (2) FEET ABOVE GRADE; ❸: (L) X (W) SHALL NOT BE GREATER THAN 1,000 SF; ❹: CONCRETE POSTS AND FOOTINGS FOR FOUNDATION; ❺: COMPOSITE DECKING MATERIALS.

(5) *Dock Deck*.

(a) *Definition*. A *dock deck* is a flat floor surface area built over the water adjoining the end of a *fixed pier*.

(b) *Prerequisites*. A *dock deck* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, has constructed a *seawall* along the entire length of the shoreline within the leased area, and has constructed *fixed pier*.

(c) *Elevation Zone*. A *dock deck* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

(d) *Conditional Use Standards*. Items that can be securely attached to the edge of a *dock deck* include the following: [*1*] a personal watercraft swing lift, [*2*] benches, [*3*] dock deck lighting that is either embedded in or on a pole, [*4*] locker box, and/or [*5*] power source station. A table may also be placed on the edge or in the center of a *dock deck*. A watercraft is only allowed to moor at any portion of a *dock deck* for no more that 156-consecutive hours during any given week. All *dock decks* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *dock deck* shall not be designed to prevent public access to an area of water. *Dock decks* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a *dock deck* or catwalk must be placed in an orderly manner that allows for the safe movement of people.

(e) *Construction Standards*.

(1) *Building Materials*. The catwalk and/or *dock deck* and any benches built on these structures shall utilize only composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Any railings built on a dock deck shall be constructed of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*) or steel tubing railings. *Dock decks* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Dock decks* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *dock decks* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall *not* be used.

(2) *Height*. No pole structures incorporated into a *dock deck* shall be higher than eight (8) feet above the flat floor surface with no more than four (4) pole structures allowed.

(3) *Size*. The footprint of the exterior sides of a *dock deck* adjoining a fixed pier shall be a minimum of eight (8) feet by ten (10) feet (*i.e. 80 SF*) and a maximum of 12-feet by 30-feet (*i.e. 360 SF*). *Dock*

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decks shall not extend more that 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e. 435.5*).

(4) *Lighting*. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of a *dock deck* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a maximum height of eight (8) feet can be placed along the periphery of a *dock deck*.

(5) *Additional Construction Standards*.

(a) *Pilings*. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-feet mean sea level. Vertical rub rails are required on all concrete piers and pilings.

(b) *Catwalks*. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-feet mean sea level.

(c) *Safety Reflectors*. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

(6) *Location*. View corridor restrictions do not apply to *dock decks*. *Dock decks* shall not be allowed on land.

(f) *Setback Requirements*. A *dock deck* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-feet
(2) *Leased Side Yard Setback*: 10-feet
(3) *Maximum Distance from Seawall*: 40-feet

(g) *Additional Requirements*.

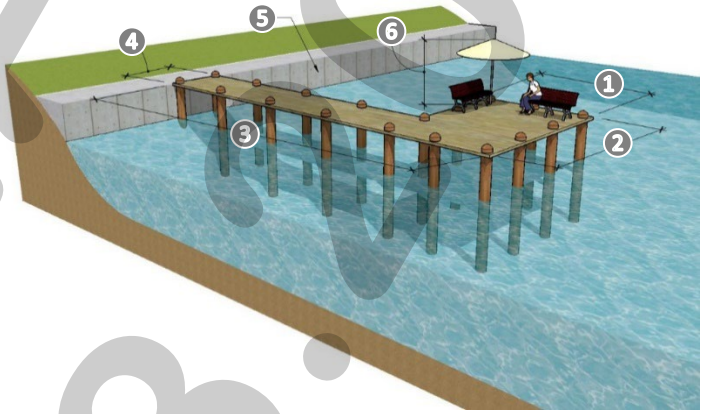
(1) *Dredging*. Dredging of the lake area is allowed for the berthing of a motorized boat into a *dock deck* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-feet mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

(2) *Compliance with Applicable Codes*. A *dock deck* must comply with all other applicable City of Rockwall codes.

(3) *Address*. All *dock decks* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.

(4) *Easement Protection*. No *dock deck* shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) *Visual Representation*.



❶: MINIMUM OF TEN (10) FEET AND A MAXIMUM OF 30-FEET; ❷: MINIMUM OF EIGHT (8) FEET AND A MAXIMUM OF 12-FEET; ❸: 40-FOOT MAXIMUM; ❹: SIX (6) FOOT MAXIMUM; ❺: SEAWALL; ❻: EIGHT (8) FOOT MAXIMUM;

(6) *Fence*.

(a) *Definition*. A *fence* is a barrier, railing, or other upright structure, enclosing a specific area to mark a boundary or control access.

(b) *Prerequisites*. A *fence* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

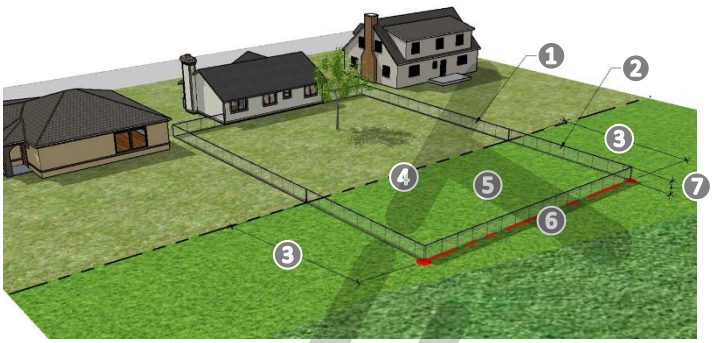
(c) *Elevation Zone*. A *fence* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *fence* shall only be allowed to enclose an area beginning at the *Takeline* corners (*i.e. the rear property line corners of the property leasing the*

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take area), extending 45-feet along the lease line, and connecting the two (2) points in a straight line (*see example below*).



❶: EXISTING RESIDENTIAL FENCE ON THE LEASING PROPERTY; ❷: WROUGHT IRON OR BLACK TUBLAR STEEL FENCE; ❸: MAXIMUM OF 45-FEET ALONG THE LEASE LINE OF THE TAKELINE; ❹: REAR PROPERTY LINE/BEGINNING OF THE TAKELINE; ❺: 438.0 ELEVATION ZONE; ❻: THE STRAIGHT-LINE CONNECTION BETWEEN THE TWO (2), 45-FOOT POINTS; ❼: MAXIMUM OF 48-INCHES OR FOUR (4) FEET.

(e) *Construction Standards*.

(1) *Building Materials*. A *fence* shall *only* be constructed of wrought iron or black tubular steel.

(2) *Height*. A *fence* shall not exceed a maximum height of 48-inches from grade.

(3) *Location*. A *fence* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *fence* must adhere to the following setbacks:

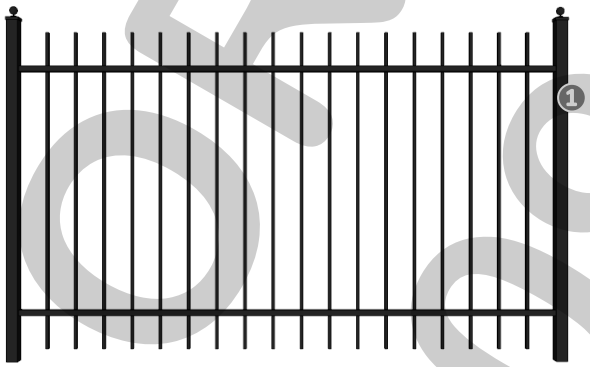
(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *fence* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *fence* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



❶: FOUR (4) FOOT WROUGHT IRON FENCE

(7) *Flagpole*.

(a) *Definition*. A *flagpole* is an upright pole or staff, constructed at a 90-degree angle to the finished grade, which is used to raise a flag.

(b) *Prerequisites*. A *flagpole* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *flagpole* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A maximum of two (2) *flagpoles*, with one (1) flag on each pole shall be permitted within a lease area. The United States of America and State of Texas flags measuring a maximum of six (6) feet by four (4) feet will be the only flags permitted to be flown along the takeline. Lighting in association with a flagpole shall be prohibited.

(e) *Construction Standards*.

(1) *Building Materials*. A *flagpole* shall *only* be constructed of either stainless steel or aluminum.

(2) *Height*. A *flagpole* shall not exceed a maximum height of 20-feet from grade.

(3) *Size*. At the ground base a *flagpole* shall measure a minimum size of five (5) inches and a maximum size of eight (8) inches.

(4) *Location*. A *flagpole* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Flagpoles* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *flagpole* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *flagpole* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

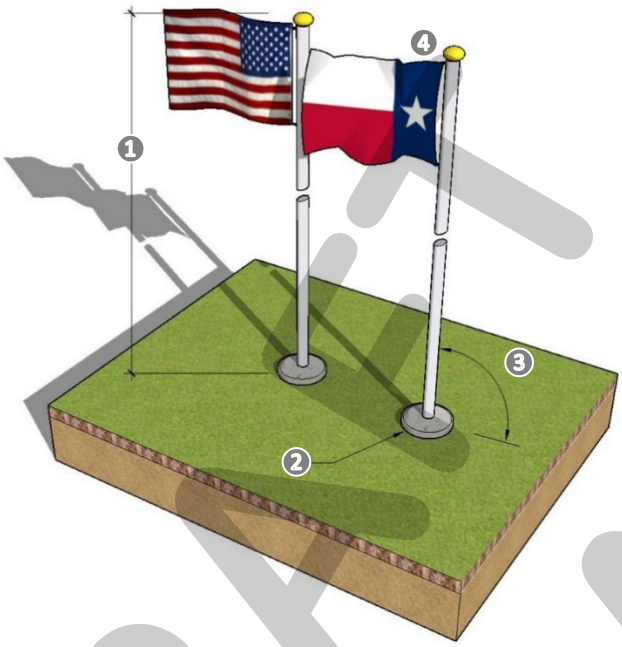
(2) *Compliance with Applicable Codes*. A *flagpole* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *flagpole* shall not be located in an area where it would block public safety

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personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: MAXIMUM OF 20-FEET FROM GRADE; ❷: AT THE BASE THE FLAGPOLE CAN BE A MINIMUM OF FIVE (5) INCEHS AND A MAXIMUM OF EIGHT (8) INCHES; ❸: MAINTAINED TO BE 90-DEGREES FROM GRADE; ❹: FLAGPOLES ARE PERMITTED ONE (1) FLAG A MAXIMUM OF FOUR (4) FEET BY SIX (6) FEET;

(8) *Fixed Pier*.

(a) *Definition*. A *fixed pier* is a structure with a catwalk that extends from the shoreline out into the body of water with the structure being used to moor and land watercraft.

(b) *Prerequisites*. A *fixed pier* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall, and has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *fixed pier* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

(d) *Conditional Use Standards*. Each eligible property adjacent to the takeline will be permitted one (1) fixed pier with an adjoining dock deck and/or boathouse. *Fixed piers* can be designed to be in an 'I', 'T', 'L' or 'U' shape (*see Subsection 06.15(~~J~~K)(8)(h)*). Items that can be securely attached to the edge of a *dock deck* include the following: [*1*] a personal watercraft swing lift, [*2*] benches, [*3*] cleats, [*4*] dock lighting, [*5*] locker box, and/or [*6*] power source station. A watercraft is only allowed to moor at any portion of a *fixed pier* for no more that 156-consecutive hours during any given week. All *fixed pier* shall be designed to discourage swimming, be durable, and have a base foundation construction of approved piling piers placed to a depth decided by a structural engineer; however, a *fixed pier* shall not be designed to prevent public access to an area of water. *Fixed piers* shall also be designed to be clearly visible during all seasons of the year and fluctuations in pool elevation of the *Lake*. Accessories placed on the flat surface of a catwalk of a *fixed pier* must be placed in an orderly manner that allows for the safe movement of people.

(e) *Construction Standards*.

(1) *Building Materials*. The catwalk and any benches built on these structures shall utilize only composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*). Any railings built on a *fixed pier* shall be constructed of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*) or steel tubing railings. *Fixed piers* above 437.0 feet mean sea level are required to be constructed of metal pilings, concrete pilings, or plastic PVC pilings. *Fixed piers* constructed below 437.0 feet mean sea level must use only pilings and materials approved by the City of Dallas as specified in the City of Dallas' *Construction Permit Application Lake Structures Lake Ray Hubbard*. All pilings shall be engineered and approved to handle the pressures, stresses, and loads applicable to lakefront conditions. The exterior color of all *fixed piers* shall be a neutral or earth tone color and be subject to approval by the Planning and Zoning Department at the time of building permit. All fasteners binding materials together must be made of stainless steel. Water repellant sealants shall not be used.

(2) *Height*. No pole structures incorporated into a *fixed pier* shall be higher than eight (8) feet above the flat floor surface with no more than two (2) pole structures allowed.

(3) *Size*. The catwalk of a *fixed pier* will be a maximum of six (6) feet in width, as measured at a 90-degree angle to the main *fixed pier's* length, and will not enclose any portion of the water to allow the free movement of water underneath. *Fixed piers* shall not extend more than 40-linear feet into the water as measured from the normal pool elevation of the shoreline (*i.e. 435.5*).

(4) *Lighting*. Lighting shall not hinder an adjacent property owner's lake views, negatively impact surrounding residents with unwanted brightness or glare, or interfere with the safety of the traveling public. Safety lighting may be placed onto the interior edges of the flat floor surface of the catwalk of a *fixed pier* at ten (10) foot increments, with the cover housing the lighting source no higher than six (6) inches. Two (2) light post structures with a

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maximum height of eight (8) feet can be placed at the end of a *fixed pier*.

(5) *Additional Construction Standards*.

(a) *Pilings*. The approved pilings used to support a boathouse must be built up to at least 17-inches above the normal pool elevation of 435.5-feet mean sea level. Vertical rub rails are required on all concrete piers and pilings.

(b) *Catwalks*. The catwalk of a *fixed pier* will be allowed within nine (9) feet of the normal pool elevation of 435.5-feet mean sea level. The flat floor surface or catwalk for all structures must be no more and no less than 18-inches above the normal pool elevation of 435.5-feet mean sea level.

(c) *Safety Reflectors*. All structures shall be designed with safety reflectors to be clearly visible on three (3) sides on the main waterside end of the end of the structure. Safety reflectors are required on either side of the main waterside end and the two (2) sides at a minimum increment of ten (10) feet starting at the structure's main waterside end and working back to the shoreline. Safety reflectors will be white, blue, or red and no less than three (3) inches in diameter or square in size, kept clean, firmly attached to the structure, and maintained in good condition.

(6) *Location*. View corridor restrictions do not apply to *fixed piers*.

(f) *Setback Requirements*. A *fixed pier* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-feet
(2) *Leased Side Yard Setback*: 10-feet
(3) *Maximum Distance from Seawall*: 40-feet

(g) *Additional Requirements*.

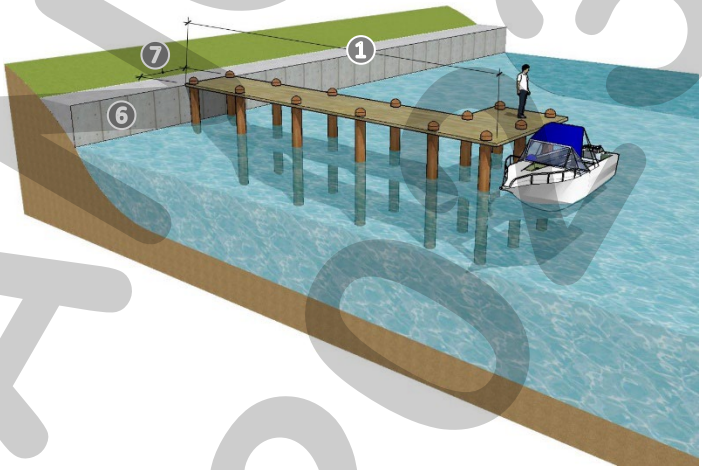
(1) *Dredging*. Dredging of the lake area is allowed for the berthing of a motorized boat into a *fixed pier* provided that the dredging does not exacerbate shoreline erosion, lake siltation, water quality degradation, wetlands instability, or the integrity of any built structure, and the dredged channel is maintained for boating maneuverability to a depth of 425.0-feet mean sea level and a width area allowable for safe boating maneuverability. Property authorization to dredge must be obtained from the City of Rockwall, City of Dallas, US Army Corps of Engineers, and the Texas Parks and Wildlife Department. Disposal of dredging materials must be handled by a licensed establishment, properly treated and disposed of at an offsite location or disposed onsite only as part of land reclamation working under the City of Dallas guidelines and supervision.

(2) *Compliance with Applicable Codes*. A *fixed pier* must comply with all other applicable City of Rockwall codes.

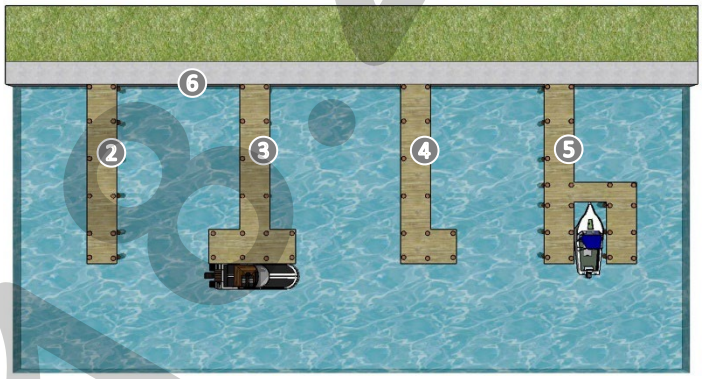
(3) *Address*. All *fixed pier* shall have a residential street address sign with six (6) inch black letters on a white background displayed outwards towards the main body of the *Lake* to be recognizable for waterside public safety and emergency personnel.

(4) *Easement Protection*. No *fixed pier* shall encroach into an existing or identified future easement, right-of-way, access road, or path.

(h) *Visual Representation*.



❶: 40-FOOT MAXIMUM; ❷: PIER IN AN 'I' SHAPE; ❸: PIER IN 'T' SHAPE; ❹: PIER IN A 'L' SHAPE; ❺: PIER IN A 'U' SHAPE; ❻: SEAWALL; ❼: SIX (6) FOOT MAXIMUM



(9) *Fire Pit*.

(a) *Definition*. A *fire pit* is a permanent fireplace that is dug into the ground or is in a freestanding structure in which a contained fire is made.

(b) *Prerequisites*. A *fire pit* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *fire pit* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

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(d) *Conditional Use Standards*. A *fire pit* can only be fueled by charcoal and wood products, and shall not be fueled by any permanently buried gas products (*i.e. natural gas or propane*).

(e) *Construction Standards*.

(1) *Building Materials*. The surround (*i.e. the area used to contain the fire*) for a *fire pit* must be constructed utilizing a combination of natural stone, brick, and/or concrete.

(2) *Height*. A *fire pit* shall not exceed a maximum of 36-inches in height.

(3) *Size*. A *fire pit* shall not be smaller than a minimum size of three (3) feet in length by three (3) feet in width; however, a *fire pit* should not exceed a maximum size of five (5) feet in length by five (5) feet in width.

(f) *Setback Requirements*. A *fire pit* must adhere to the following setbacks:

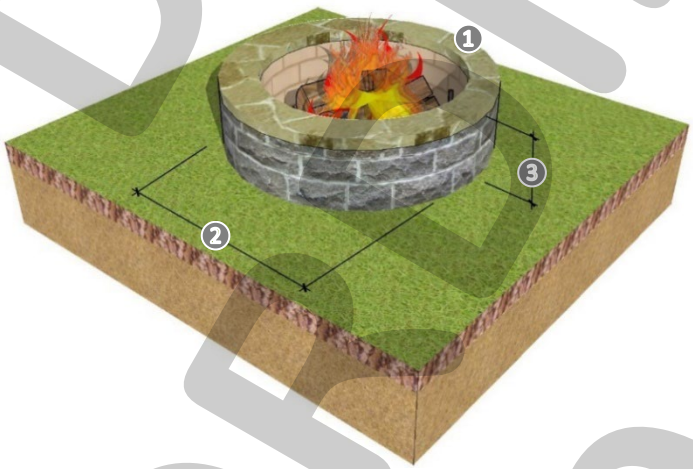
(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *fire pit* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *fire pit* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.



❶: NATURAL STONE, BRICK, AND/OR CONCRETE; ❷: MINIMUM SIZE OF THREE (3) FEET BY THREE (3) FEET AND A MAXIMUM SIZE OF FIVE (5) FEET BY FIVE (5) FEET; ❸: MAXIMUM HIEGHT OF 36-INCHES OR THREE (3) FEET.

(10) *Gazebo*.

(a) *Definition*. A *gazebo* is a permanent stand-alone structure with a roof and trellis structure open on all sides with places for sitting.

(b) *Prerequisites*. A *gazebo* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *gazebo* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *gazebo* shall not be used as a habitable dwelling structure, storage facility, deck, or shelter for domestic or wild animals.

(e) *Construction Standards*.

(1) *Building Materials*. A *gazebo* built in the *438.0 Elevation Zone* must be constructed utilizing cedar, redwood, ironwood, composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. The side trellis of the *gazebo* may be built using wood; however, canvas, cloth, or mesh attachments to the structure shall be prohibited. A *gazebo* built in the *435.5 Elevation Zone* shall only be built out of composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. A *gazebo* will be constructed using steel reinforced concrete piers.

(2) *Height*. A *gazebo* shall not exceed a maximum height of 15-feet without a clerestory and 18-feet with a clerestory/cupola. The height of the *gazebo* shall be measured from grade to the vertex of the *gazebo's* main roof or clerestory/cupola roof. In either case a *gazebo* shall not be larger than one (1) story or incorporate a balcony.

(3) *Size*. A *gazebo* shall not exceed a maximum size of 12-feet by 12-feet or 144 SF.

(4) *Roof*. The roof of the *gazebo* shall be a hipped roof, gable roof, or hip and/or gable roof with or without a clerestory/cupola, and have a slope of 2:1. The roof shall not have an overhang greater than 18-inches. In addition, the roof of the *gazebo* can match the roof of the primary structure on the leasing property; otherwise, the roof shall be built out of a prefinished standing seam galvanized metal roof. If a clerestory/cupola is incorporated it shall be centered at the top of the main hip roof.

(5) *Location*. A *gazebo* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Gazebos* shall not be placed in the view clear zone of a neighbor's view corridor.

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(f) *Setback Requirements*. A *gazebo* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(g) *Additional Requirements.*

(1) *Earth Work*. Earth work required for the construction of a *gazebo* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *gazebo* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *gazebo* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation.*



1: CUPOLA OR CLERESTORY; 2: 2:1 MINIMUM ROOF PITCH; 3: 1.5-FOOT MAXIMUM OVERHANG; 4: 18-FEET MAXIMUM HEIGHT WITH A CUPOLA OR CLERESTORY AND 15-FEET WITHOUT A CUPOLA OR CLERESTORY; 5: 12-FEET MAXIMUM; 6: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(11) *Landing and Stairs*.

(a) *Definition*. A *landing* is the area of a floor near the top or bottom step of a stair. A *stair* is a set of steps leading from one floor of an area to another.

(b) *Prerequisites*. A *landing and stairs* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 or 425.5 Elevation Zones* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *landing and stairs* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Permitted (*if a Seawall has been constructed*).

NOTE: A *landing and stairs* located in the *425.5 Elevation Zone* is permitted beside the lake but not upon or over the lake.

(d) *Conditional Use Standards*. A *landing and stairs* shall be allowed to be constructed in conjunction with a retaining wall if the retaining wall exceeds three (3) feet in height measured from the adjacent grade to the top of the wall.

(e) *Construction Standards*.

(1) *Building Materials*. A *landing and stairs* shall be constructed of wrought iron or black tubular steel, natural stone, brick, and/or concrete.

(2) *Height*. A *landing and stairs* shall not exceed the height of the adjacent retaining wall.

(3) *Size*. A *landing and stairs* shall be limited to eight (8) feet by eight (8) feet measured at the top of the adjacent retaining wall and the staircase shall be parallel to the retaining wall with a maximum width of a six (6) foot projection from the wall.

(4) *Location*. A *landing and stairs* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *landing and stairs* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 5-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *landing and stairs* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *landing and stairs* must comply with all other applicable City of Rockwall codes.

(h) *Visual Representation*.

PERSPECTIVE VIEW.



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TOP VIEW.



❶: MINIMUM OF EIGHT (8) FOOT BY EIGHT (8) FOOT LANDING; ❷: VARIABLE LENGTH STAIRCASE; ❸: WROUGHT IRON OR BLACK TUBLAR STEEL; ❹: NATURAL STONE, BRICK, OR CONCRETE MATCHING THE RETAINING WALL; ❺: VARIABLE HEIGHT BUT A MINIMUM OF THREE (3) FEET; ❻: MAXIMUM OF SIX (6) FEET.

(12) *Landscaping and Retaining Walls*.

(a) *Definition*. *Landscaping* is the minor modification or altering of the surrounding takeline area terrain and shoreline with trees, shrubs, ground cover, and native stone or interlocking retaining walls.

(b) *Prerequisites*. *Landscaping and retaining walls* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. *Landscaping and retaining walls* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

NOTE: Remedial *landscaping* in the *425.5 Zone* is permitted when the intent is to maintain the integrity of the shoreline. This will require the approval of the Director of Parks and Recreation.

(d) *Conditional Use Standards*. *Landscaping and retaining walls* shall compliment and be integrated into the existing woodlands, wetlands, and general aesthetic of the takeline area. *Landscaping* shall not consist of hedge or shrub rows, or any plantings that may restrict views or lead to the siltation and/or erosion of the shoreline. The use of pesticides, herbicides, fungicides, or preservatives is *strictly prohibited*. All landscaping must comply with the requirements of Article 08, *Landscaping and Fence Standards*, of the Unified Development Code (UDC). For information regarding planting or removing trees see Subsection (F)(4) above.

(e) *Construction Standards*.

(1) *Building Materials*. *Retaining walls* shall be finished in native stone and will only be allowed in the *438.0 Elevation Zone* and the *435.5 Elevation Zone*. The use of mulch is prohibited in all zones with the exception of the *438.0 Elevation Zone*. The use of railroad ties, treated wood, pea gravel -- *with the exception of using it as a base* --, and brick shall be prohibited.

(2) *Height*. *Retaining walls* as part of landscaping will be limited to less than three (3) feet.

(3) *Location*. *Landscaping and retaining walls* shall not hinder the view clear zone of an adjacent neighbor's view corridor. *Landscaping* shall not exceed six (6) feet in height in the view clear zone.

(f) *Setback Requirements*. *Retaining walls* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *landscaping and retaining walls* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. *Landscaping and retaining walls* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. *Landscaping and retaining walls* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(13) *Municipal Utilities*.

(a) *Definition*. *Municipal utilities* represent all local utilities that consist of cable lines, pipelines, and wiring already existing and planned running through the take area used by both the local community and the region's communities to facilitate the distribution and collection of communications, water, electricity, natural gas, and waste byproducts.

(b) *Elevation Zone*. *Municipal utilities* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Permitted.

(c) *Conditional Use Standards*. All *municipal utilities'* infrastructure is permitted within the take area. *Municipal utilities* shall be placed underground.

(d) *Setback Requirements*. *Municipal utilities* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(e) *Additional Requirements*.

(1) *Compliance with Applicable Codes*. *Municipal utilities* must comply with all other applicable City of Rockwall codes.

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(14) *Outdoor Lighting*.

(a) *Definition*. *Outdoor lighting* is a structure or system of structures, fixtures, and/or devices used to provide artificial nighttime lighting over a defined broad area, on buildings and monuments, on docks for safety, and to emphasize landscaping but not directed to the detriment of the traveling public or surrounding residents in the light's path.

(b) *Prerequisites*. *Outdoor lighting* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. *Outdoor lighting* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

NOTE: Catwalk lighting in the *425.5 Elevation Zone* is the only permitted *outdoor lighting* allowed below the *438.0 Elevation Zone*.

(d) *Conditional Use Standards*. Systems and structures associated with *outdoor lighting* include artificial landscape lighting, dock lighting, monument lighting, and flood lights. Cobra and florescent light fixtures are *not* allowed on poled structures. All lights are to have shields which deflect light downward. The operation of search or spot lighting shall be prohibited.

(e) *Photometric Plan*. A photometric plan describing compliance with the provisions of Article 07, *Performance Standards*, of the Unified Development Code (UDC) shall be submitted to the Director of Planning and Zoning or his/her designee prior to the issuance of a building permit for *outdoor lighting*. This plan shall be prepared by an appropriate lighting professional (*e.g. lighting engineer, architect, or other qualified lighting designer*). Upon installation of the lighting, the lighting professional shall provide a letter certifying that the lighting is installed in accordance with the approved photometric plan. The Director of Planning and Zoning, or his/her designee, shall have the authority to interpret and determine compliance with the photometric plan and the Unified Development Code (UDC). The Planning and Zoning Commission may grant an exception to the provisions of the Unified Development Code (UDC) when strict compliance with the requirements of this section will result in substantial financial hardship or inequity, so long as such exception is without harm to the public. Decisions of the Planning and Zoning Commission may be appealed to the City Council in accordance with the procedures outline in Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

(f) *Construction Standards*.

(1) *Building Materials*. *Outdoor lighting* poles must be constructed of aluminum or steel. Wood and/or concrete poles are prohibited.

(2) *Height*. The height of *outdoor lighting* shall range from light fixtures embedded into a catwalk periphery to a 12-foot maximum for post structures on land for broader illumination. Poled outdoor light fixtures within the *438.0 Elevation Zone* should be no taller than one-third (*1/3*) the distance to a neighboring property and should not exceed 12-feet.

(3) *Location*. *Outdoor lighting* fixtures shall not be placed in the view clear zone of a neighbor's view corridor; however, view corridor restrictions do not apply for *outdoor lighting* associated with boathouses, dock decks, or fixed piers except as described for each use due to brightness and glare to surrounding neighbors and the traveling public.

(g) *Setback Requirements*. *Outdoor lighting* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(h) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *outdoor lighting* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. *Outdoor lighting* must comply with all other applicable City of Rockwall codes.

(3) *Municipal or Government Installed Lighting*. *Outdoor lighting* installed by and/or for a governmental agency for a public benefit that is used for activities for the public benefit (*e.g. rights-of-way, ball fields, airports, and/or parks*) shall be exempted from the requirements of this section; however, parking lot lighting for these activities shall meet the requirements of the Unified Development Code (UDC).

(15) *Patio*.

(a) *Definition*. A *patio* is a paved, tiled, or rocked outdoor area that is generally used for dining or recreation.

(b) *Prerequisites*. A *patio* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *patio* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *patio* shall not incorporate walls or other none transparent structures to function as handrails or counter space.

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(e) *Construction Standards*.

(1) *Building Materials*. A *patio* must be constructed with natural stone. Handrails incorporated into a *patio* in the *438.0 Elevation Zone* shall be made of wrought iron or decorative metal. Handrails are *not* permitted in the *435.5 Elevation Zone*.

(2) *Height*. A *patio* shall not exceed a maximum height of 12-inches above grade.

(3) *Size*. A *patio* shall not exceed a maximum area of 1,000 SF.

(4) *Location*. *Patios* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *patio* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

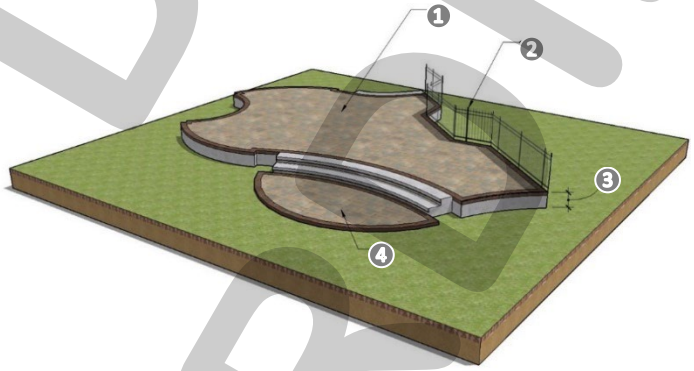
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *patio* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *patio* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *patio* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: NATURAL STONE; ❷: WROUGHT IRON OR BLACK TUBLAR STEEL; ❸: MAXIMUM OF 12-INCHES OR ONE (1) FOOT; ❹: PATIO AREA SHALL NOT BE GREATER THAN 1,000 SF

(16) *Pergola*.

(a) *Definition*. A *pergola* is a stand along structure consisting of parallel columns supporting an open roof of girders and cross rafters.

(b) *Prerequisites*. A *pergola* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. A *pergola* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *pergola* shall not be used as a habitable dwelling structure, storage facility, or shelter for domestic or wild animals.

(e) *Construction Standards*.

(1) *Building Materials*. A *pergola* constructed within the *438.0 Elevation Zone* must be constructed utilizing cedar, redwood, ironwood, composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*), or metal. A *pergola* constructed within the 435.5 Elevation Zone must be constructed using composite materials (*e.g. wood composite or synthetic wood where natural timber fibers are mixed with a high-tech plastic material*) or metal. Canvas, cloth, or mesh attachments to the structure shall be prohibited.

(2) *Height*. A *pergola* shall not exceed a maximum height of 12-feet or one (1) story, and the roof shall not be used as a deck or lookout. The height shall be measured from grade to the highest point of the structure.

(3) *Size*. A *pergola* shall not exceed a maximum size of 12-feet by 20-feet or 240 SF.

(4) *Roof*. The roof of the *pergola* shall not have an overhang greater than 18-inches.

(5) *Location*. A *pergola* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Pergolas* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A pergola must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(g) *Additional Requirements.*

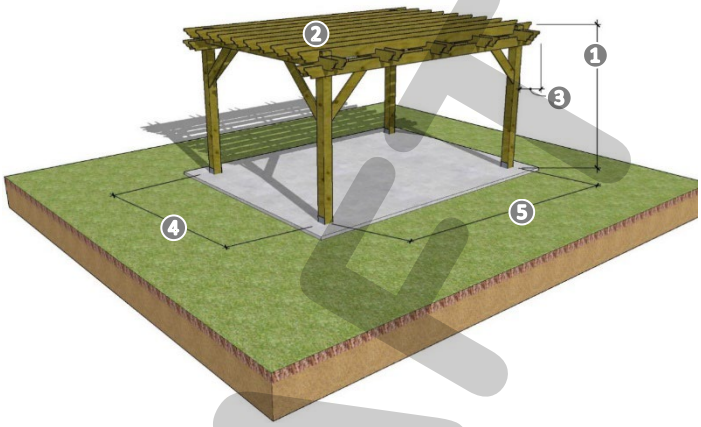
(1) *Earth Work*. Earth work required for the construction of a *pergola* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *pergola* must comply with all other applicable City of Rockwall codes.

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(3) *Emergency Response*. The *pergola* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation.*



❶: 12-FOOT MAXIMUM HEIGHT; ❷: OPEN ROOF OF GIRDERS OR RAFTERS; ❸: 1.5-FOOT MAXIMUM OVERHANG; ❹: 12-FOOT MAXIMUM; ❺: 20-FOOT MAXIMUM; ❻: ROOF CAN MATCH THE PRIMARY STRUCTURE OTHERWISE THE ROOF SHALL BE STANDING SEAM METAL.

(17) *Picnic Table*.

(a) *Definition*. A *picnic table* is a permanent outdoor structure used for outdoor dining.

(b) *Prerequisites*. A *picnic table* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *picnic table* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *picnic table* must be a minimum of 12-feet from a *barbecue pit* or *fire pit*, and shall be open to the air (*i.e. no roof covering*) unless combined with a covered patio or pergola. A *picnic table* shall be built on level terrain.

(e) *Construction Standards*.

(1) *Building Materials*. The surface area of the *picnic table* shall be constructed out of concrete, brick, or native stone. *Picnic tables* constructed with wood shall be prohibited.

(2) *Height*. A *picnic table* shall not exceed a maximum of 36-inches in height.

(3) *Size*. A *picnic table* shall not exceed a maximum size of ten (10) feet in length by eight (8) feet in width.

(4) *Location*. A *picnic table* located within the *435.5 Elevation Zone* shall generally be located in line with the primary structure on the leasing property. *Picnic tables* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *picnic table* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 6-Feet

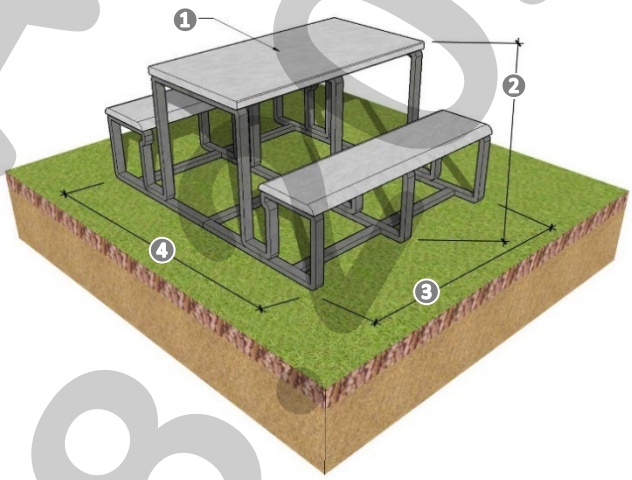
(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *picnic table* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *picnic table* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *picnic table* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.



❶: SURFACE OF THE PICNIC TABLE SHALL BE CONCRETE, BRICK, OR NATIVE STONE; ❷: NOT TO EXCEED 36-INCHES OR THREE (3) FEET; ❸: EIGHT (8) FOOT MAXIMUM; ❹: TEN (10) FOOT MAXIMUM.

(18) *Private Play Structure*.

(a) *Definition*. A *private play structure* is a permanent outdoor structure used by children for play, which is installed by the private property owner.

(b) *Prerequisites*. A *private play structure* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *private play structure* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. A *private play structure* can consist of arched ladders, vertical ladders, horizontal

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ladders, clatter bridge, timber structures, slides, fort and slide playset, climbers, play walls, play climbers, play pods, moon houses, jungle gyms, see-saws, merry-go-rounds, domes, rocket riders, tire swings, buoy balls, monkey bars, drums, chin-up bars, trampoline and rock walls; however, sandboxes and/or sand play areas shall *not* be permitted.

(e) *Construction Standards*.

(1) *Building Materials*. A *private play structure* shall be built out of aluminum, galvanized steel, rubber, and/or water-resistant wood; however, railroad ties and treated lumber are prohibited. The exterior color of a *private play structure* should blend and incorporate the same hues and tones of the surrounding landscaping.

(2) *Height*. A *private play structure* shall not exceed a maximum of eight (8) feet in height.

(3) *Size*. All *private play structures* will be situated in a collected area that is a maximum of 1,000 SF in area.

(4) *Location*. *Private play structures* shall not be placed in the view clear zone of a neighbor's view corridor.

(f) *Setback Requirements*. A *private play structures* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 20-Feet

(g) *Additional Requirements*.

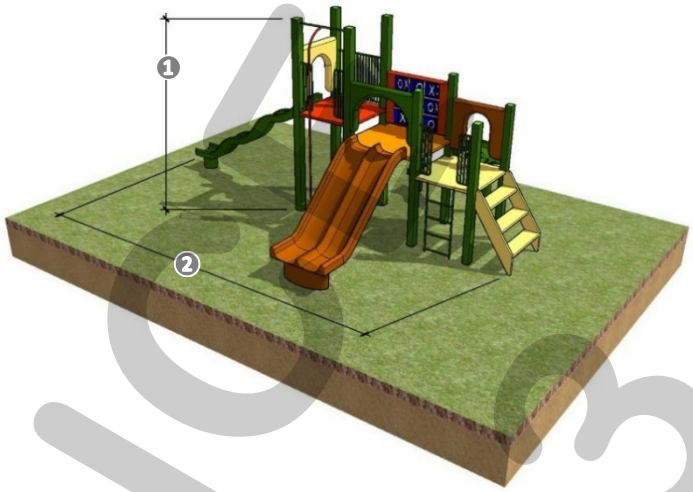
(1) *Earth Work*. Earth work required for the construction of a *private play structures* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private play structure* must comply with all other applicable City of Rockwall codes.

(3) *Emergency Response*. The *private play structure* shall not be located in an area where it would block public safety personnel and their vehicles from accessing or responding to emergencies or clearing the shoreline.

(h) *Visual Representation*.

Continued on Next Page ...



❶: MAXIMUM OF EIGHT (8) FEET IN HEIGHT; ❷: TOTAL SQUARE FOOTAGE SHALL NOT EXCEED A MAXIMUM OF 1,000 SF; ❸: EXTERIOR COLOR SHOULD BLEND WITH THE SURROUNDING LANDSCAPING.

(19) *Private Utilities*.

(a) *Definition*. *Private utilities* are a system of underground cable line, pipelines, and wiring installed by the leasing property owner to maintain and operate improvements in the take area.

(b) *Prerequisites*. *Private utilities* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. *Private utilities* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. *Private utilities* are required to be buried in accordance with Chapter 38, *Subdivisions*, of the City of Rockwall's Municipal Code of Ordinances. *No* overhead private utility lines are permitted in the lease area. *Private utilities* containing natural gas, propane, gasoline, oil, diesel, or similar types of compounds shall not be permitted within the lease area. No part of any *On-Site Sanitary Sewer System* (OSSF) or any other private wastewater system or appurtenances shall be permitted within the lease area.

(e) *Construction Standards*.

(1) *Building Materials*. *Private utilities* shall *only* be constructed out of materials permitted by the City's Engineering Department.

(2) *Location*. *Private utilities* within 20-feet of the normal pool elevation shoreline (*i.e. 435.5*) shall be built to handle load factors associated with emergency and service vehicles. *Private utilities* containing electricity and communication lines built into structures over the water shall not be allowed below the 436.5-foot mean sea level elevation.

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(f) *Setback Requirements*. *Private utilities* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private utilities* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private utility* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private utility* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(20) *Private Walkways*.

(a) *Definition*. *Private walkways* can be a single path or a network of paths installed by the leasing property owner in the takeline area.

(b) *Prerequisites*. *Private walkways* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall and -- *when constructing in the 435.5 Elevation Zone* -- that has constructed a *seawall* along the entire length of the shoreline within the leased area.

(c) *Elevation Zone*. *Private walkways* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted (*if a Seawall has been constructed*).
(3) *425.5*: Not Permitted.

(d) *Conditional Use Standards*. *Private walkways* with steps are permitted (*see Landing and Stairs in Subsection 06.15(J)(11)*).

(e) *Construction Standards*.

(1) *Building Materials*. *Private walkways* shall be constructed using native stone, brick, concrete and/or rectangle pavers; however, *private walks* shall not consist of loose stone, gravel, sand, or asphalt.

(2) *Height*. *Private walkways* shall be flush with the surrounding grade, or work within the gradient present of the surrounding grade.

(3) *Size*. *Private walkways* shall be no greater than 48-inches in width.

(4) *Location*. *Private walkways* may encroach into an existing easement or right-of-way, encroach into an identified future easement or right-of-way, or encroach into an identified or set aside access path, provided that the property owner or sublease is responsible for repair and/or replacement of the walks in the event they are damaged or removed by the City or other public entity as a result of the necessary use of, or work within or around, said easements. An existing and future easement running through a lease property will be allowed to substitute for the 12-foot wide primary access right-of-way path provided it is 12-feet wide, suitable for access, and will connect to adjacent access paths.

(f) *Setback Requirements*. *Private walkways* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 10-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of *private walkways* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *private walkway* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any *private walkway* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

(21) *Seawall*.

(a) *Definition*. A *seawall* is an engineered concrete or steel structure at the water's edge that is typically designed to curb shoreline erosion where it is installed.

(b) *Prerequisites*. A *seawall* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *seawall* shall be allowed in the following zones:

(1) *438.0*: Not Permitted.
(2) *435.5*: Not Permitted.
(3) *425.5*: Permitted.

NOTE: Seawalls are *only* permitted along the shoreline.

(d) *Construction Standards*.

(1) *Concrete Cap*. A six (6) foot wide concrete cap must be constructed along the entire length of the erosion control structure. In order to allow the backfill material to properly settle, the construction of the concrete cap may be delayed for several weeks/months after the construction of the erosion control structure; however, in no case should the construction of the concrete cap be delayed for a time period exceeding one (1) year from the date of construction of the erosion control structure.

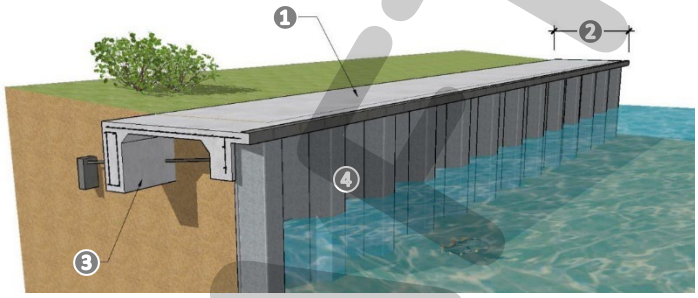
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(e) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *seawalls* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *seawall* must comply with all other applicable City of Rockwall codes.

(f) *Visual Representation*.



❶: CONCRETE WALKWAY; ❷: SIX (6) FOOT MINIMUM; ❸: 24-INCH BY TEN (10) INCH BEAM WITH #3 REBAR ON 18-INCH CENTERS; ❹: RETAINING WALL.

(22) *Sprinkler/Irrigation System*.

(a) *Definition*. A *sprinkler/irrigation system* is an underground irrigation network used to water and maintain trees, shrubs, grounds, and the foundations of improvements.

(b) *Prerequisites*. A *sprinkler/irrigation system* may only be constructed on a property that has a valid *Residential Sublease Agreement* from the City of Rockwall.

(c) *Elevation Zone*. A *sprinkler/irrigation system* shall be allowed in the following zones:

(1) *438.0*: Permitted.
(2) *435.5*: Permitted.
(3) *425.5*: Not Permitted.

Note: The prohibition of sprinkler/irrigation systems in the 425.5 Elevation Zone does not include the pumps or lines necessary to pump raw water, when a property owner has been granted permission to do so from the City of Dallas.

(d) *Conditional Use Standards*. A *sprinkler/irrigation system* must be connected to the leasing property owner's existing water supply source with approved backflow prevention devices.

(e) *Construction Standards*.

(1) *Building Materials*. A *sprinkler/irrigation system* shall *only* be constructed utilizing *Schedule 40 PVC* pipe.

(2) *Height*. The heads of a *sprinkler/irrigation system* used for shrubs shall extend no higher than three (3) feet from the average base of the surrounding terrain within a three (3) foot radius of the head.

(3) *Location*. A *sprinkler/irrigation system* shall be allowed up to one (1) foot of the normal pool elevation shoreline (*i.e. 435.5*) provided no part of the system could potentially result in lake siltation erosion.

(f) *Setback Requirements*. A *sprinkler/irrigation system* must adhere to the following setbacks:

(1) *Takeline Setback*: 0-Feet
(2) *Leased Side Yard Setback*: 0-Feet

(g) *Additional Requirements*.

(1) *Earth Work*. Earth work required for the construction of a *sprinkler/irrigation system* must comply with the erosion control standards set forth in the *Interlocal Lease Agreement*.

(2) *Compliance with Applicable Codes*. A *sprinkler/irrigation system* must comply with all other applicable City of Rockwall codes.

(3) *Damage to the System*. Any damage or destruction to any part of a *sprinkler/irrigation system* by public safety, utility, maintenance, or inspection personnel and/or their vehicles will be the responsibility of the leasing property owner.

SUBSECTION 06.16: VARIANCES TO THE GENERAL OVERLAY DISTRICT STANDARDS

See Subsection 09.02, *Variances to the General Overlay Districts Standards*, of Article 11, *Development Applications and Review Procedures*.

SECTION 07 | DISTRICT DEVELOPMENT STANDARDS

See next page.

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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:	September 18, 2023
APPLICANT:	Kaylee and Taylor Henson
CASE NUMBER:	Z2023-040; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision at 1325 Breezy Hill Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Kaylee and Taylor Henson for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a ten (10) acre parcel of land identified as Lot 1, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1325 Breezy Hill Lane, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on February 4, 2008 by *Ordinance No. 08-12* [*Case No. A2004-003*]. At the time of annexation, the subject property was zoned Agricultural (AG) District and was a portion of a larger 90.00-acre tract of land (*i.e. Tract 33 of the J. Strickland Survey, Abstract No. 187*). On May 5, 2020, the subject property was established as Lot 1, Block A, Breezy Hill Lane Addition by *Case No. P2020-007*. The subject property has remained vacant since its annexation.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

The subject property is located at 1325 Breezy Hill Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall and the County Line between Rockwall and Collin Counties.

South: Directly south of the subject property is a 10.00-acre parcel of land (*i.e. Lot 2, Block A, Breezy Hill Lane Addition*) zoned Agricultural (AG) District. Beyond this is Phase 11 of the Breezy Hill Subdivision, which consists of 78 residential lots and is zoned Planned Development District 74 (PD-74). South of this is Phase 5 of the Breezy Hill Subdivision, which consists of 81 residential lots zoned Planned Development District 74 (PD-74).

East: Directly east of the subject property is a 50.29-acre tract of land (*i.e. Tract 33-02, of the J Strickland Survey, Abstract No. 187*) zoned Agricultural (AG) District. East of this is a 20.00-acre tract of land *(i.e. Tract 33-03, of the J. Strickland Survey, Abstract No. 187*) zoned Agricultural (AG) District. Beyond this is are the corporate limits of the City of Rockwall followed by several properties with single-family homes situated on them.

West: Directly west of the subject property is Breezy Hill Lane, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown 2040 Comprehensive Plan. Beyond this is Phase 8 of the Breezy Hill Subdivision, which was established in 2019 and contains 61 residential lots on 27.840-acres.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The code goes on to say "(a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit." In this case, the subject property shares a common boundary (*i.e. the western property line*) with the Breezy Hill Subdivision, which has been in existence since 2008, consists of more than five (5) lots, and is more than 90% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. The Agricultural (AG) District is considered to be a single-family zoning district per Article 05, *District Development Standards*, of the Unified Development Code (UDC). This property, being adjacent to an *Established Subdivision*, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" With this being said, there are three (3) vacant parcels of land that are in close proximity to the home. These lots are estate style lots *(i.e. larger lots)* as opposed to the more traditional style lots with single-family homes in Phase 8 of the Breezy Hill Subdivision. Based on this, staff has only provided the following summary of observations concerning the house on Breezy Hill Lane as proposed by the applicant:

HOUSING DESIGN AND CHARACTERISTICS	PROPOSED HOUSING
BUILDING HEIGHT	TWO (2) STORY
BUILDING ORIENTATION	THE FRONT ELEVATION OF THE HOME WILL FACE ONTO BREEZY HILL LANE.
YEAR BUILT	N/A
BUILDING SF ON PROPERTY	3,877 SF
BUILDING ARCHITECTURE	COMPARABLE ARCHITECTURE TO THE EXISTING HOMES
BUILDING SETBACKS	
FRONT	X> 40-FEET
SIDE	X> 10-FEET
REAR	X> 6-FEET
BUILDING MATERIALS	COMBINATION OF STONE AND PAINTED SHAKE
PAINT AND COLOR	WHITE
ROOFS	BLACK ASPHALT SHINGLES
DRIVEWAYS	THE GARAGE WILL BE A J-SWING GARAGE.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for a home in an Agricultural (AG) 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 Sky Harbor Drive and the proposed building elevations in the attached packet. The approval of this request is a discretionary decision to the Planning and Zoning Commission and City Council pending a finding that the proposed house will not have a negative impact on the adjacent subdivision. If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed structures.

NOTIFICATIONS

On August 22, 2023, staff mailed 57 notices to property owners and occupants within 500-feet of the subject property. There were no Homeowners Associations (HOA's) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised

the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received one (1) notice and one (1) response to the Online Specific Use Permit Online Form 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) to construct a single-family home as a *Residential Infill Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

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

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

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

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

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

PLANNING AND ZONING COMMISSION

On September 12, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 6-0, with Vice-Chairman Womble absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1325 Breezy Hill Ln, Rockwall, Tx 75087				
SUBDIVISION	Breezy Hill Addition	LOT	1	BLOCK	—
GENERAL LOCATION	end of Breezy Hill Ln				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Ag.		CURRENT USE	Ag.	
PROPOSED ZONING	Ag./Residential		PROPOSED USE	Ag./Residential	
ACREAGE	10	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	Kaylee +	☐ APPLICANT	
CONTACT PERSON	Taylor Henson	CONTACT PERSON	
ADDRESS	2710 Morning Mist Lane	ADDRESS	
CITY, STATE & ZIP	Nevada, TX 75173	CITY, STATE & ZIP	
PHONE	9034077848	PHONE	
E-MAIL	hensontaylor5@gmail.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 350 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21st DAY OF July, 2023. 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."

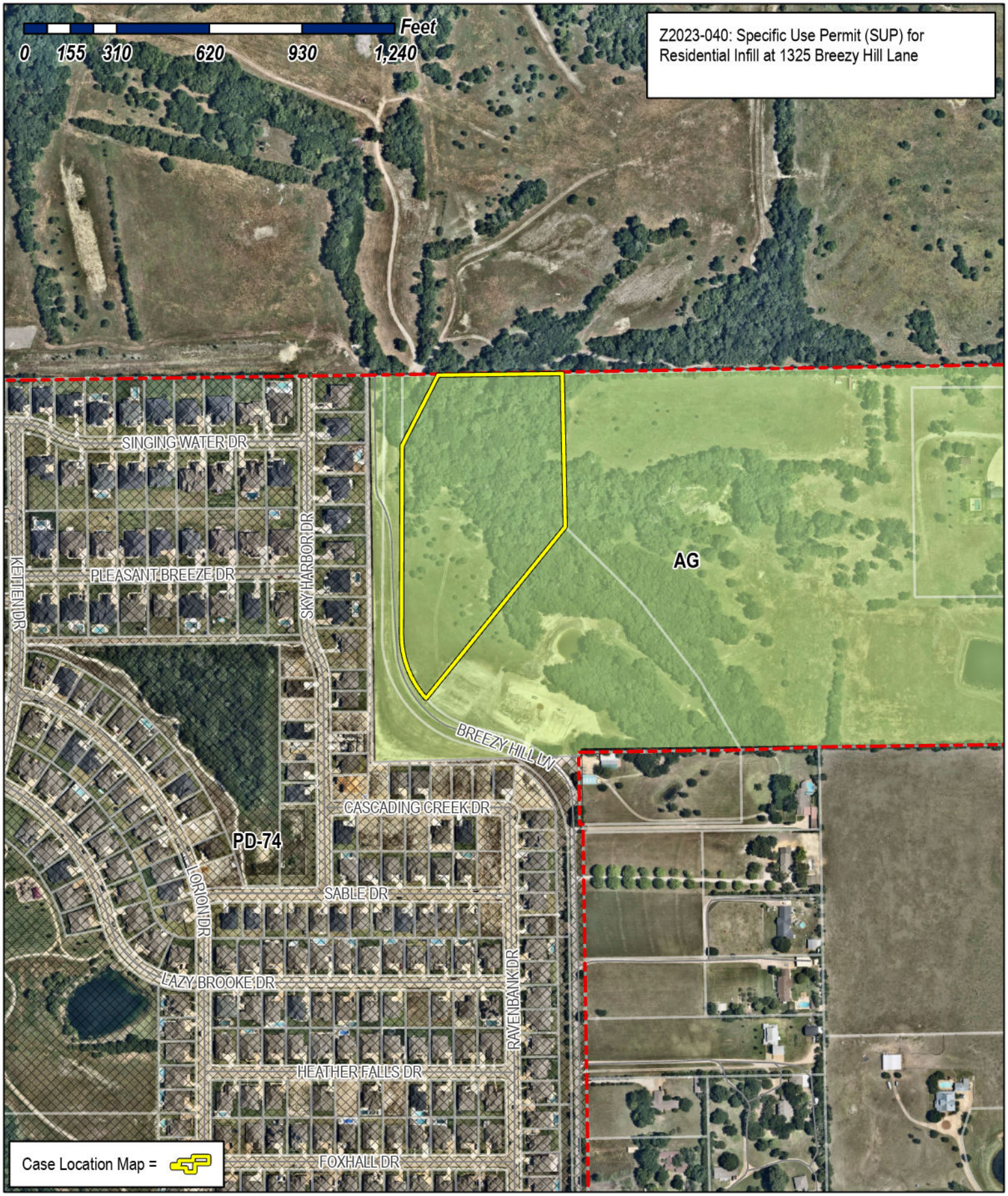
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21st DAY OF July, 2023

OWNER'S SIGNATURE Kaylee Henson

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Trena L. Jackson

Trena L. Jackson
NOTARY PUBLIC, STATE OF TEXAS
Notary Public, State of Texas
Comm. Expires 04/05/2024
Notary ID 1193003-0

MY COMMISSION EXPIRES 4/5/2024



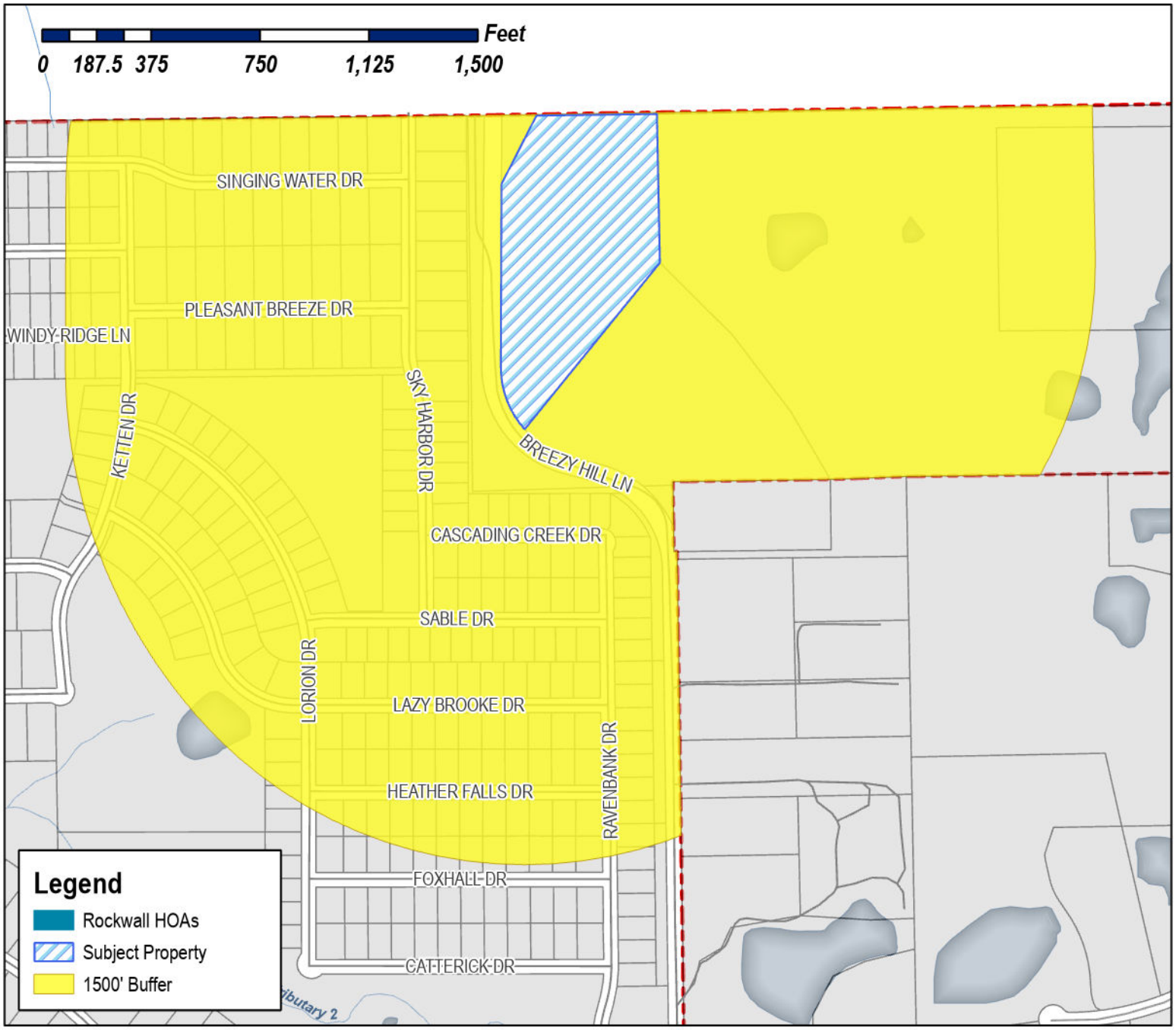
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

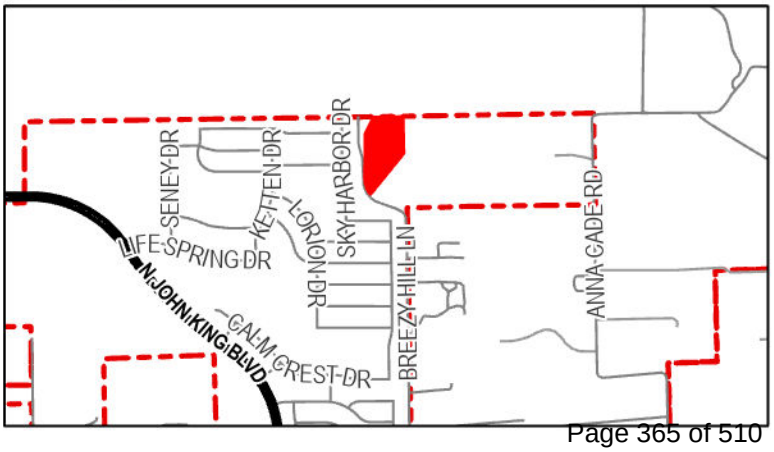
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Case Number: Z2023-040
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1325 Breezy Hill Lane

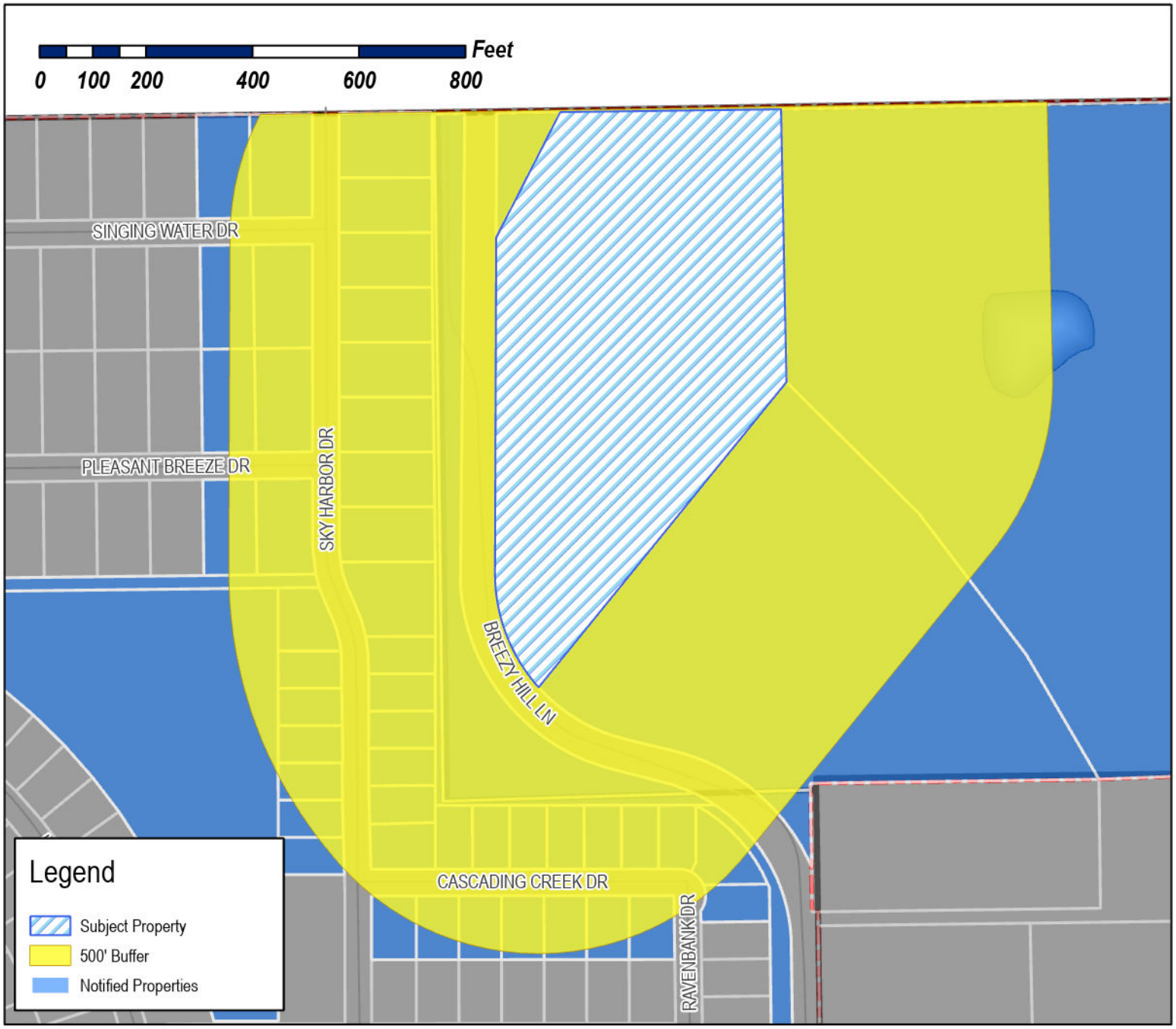


Date Saved: 8/14/2023
For Questions on this Case Call (972) 771-7745

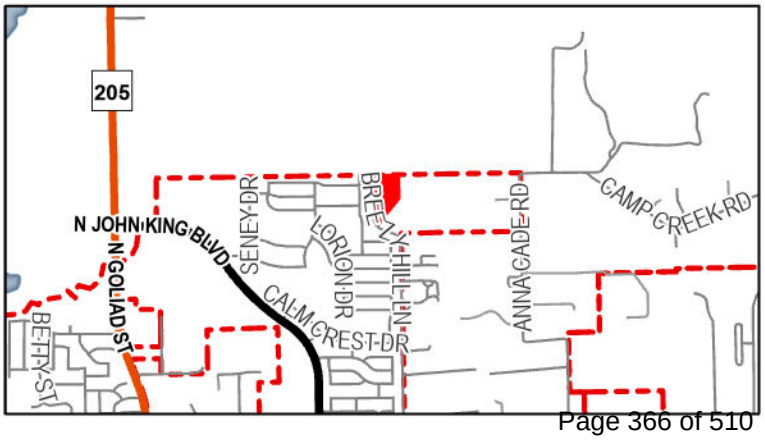
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Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1325 Breezy Hill Lane



Date Saved: 8/14/2023
For Questions on this Case Call: (972) 771-7746

RESIDENT
1001 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1005 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1006 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1009 CASCADING CREEK DR
ROCKWALL, TX 75032

YOUSEF RITA A & OSAMA S SHENOUDA
1010 CASCADING CREEK DR
ROCKWALL, TX 75087

RESIDENT
1013 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1014 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1017 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1018 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1020 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1021 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1024 CASCADING CREEK DR
ROCKWALL, TX 75032

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE #230
ALLEN, TX 75002

BREEZY HILL ESTATES HOMEOWNERS ASSOCIATION INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

RESIDENT
1025 CASCADING CREEK DR
ROCKWALL, TX 75032

RESIDENT
1028 CASCADING CREEK DR
ROCKWALL, TX 75032

KNOWLTON COREY D
1460 ANNA CADE ROAD
ROCKWALL, TX 75087

FISCHER DAVID SCOTT AND CHRISTINE
1608 LAKE CREST LANE
PLANO, TX 75023

RESIDENT
205 BREEZY HILL DR
ROCKWALL, TX 75032

RESIDENT
205 ROCKHOUSE LN
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
4505 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4506 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4511 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4514 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4516 RAVENBANK DR
ROCKWALL, TX 75032

RESIDENT
4521 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4525 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4528 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4529 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4532 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4533 SKY HARBOR DR
ROCKWALL, TX 75032

VALLABINENI RAJESH AND THRIVIDYA MADAPATI
THRIVIDYA MADAPATI
4536 SKY HARBOR DR
ROCKWALL, TX 75087

RESIDENT
4537 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4538 SKY HARBOR DR
ROCKWALL, TX 75032

SANCHEZ ELENA
4546 SKY HARBOR DRIVE
ROCKWALL, TX 75087

WALLER DAVID AND SORAYA
4550 SKY HARBOR DRIVE
ROCKWALL, TX 75087

RESIDENT
4602 RAVENBANK DR
ROCKWALL, TX 75032

RESIDENT
4602 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4606 SKY HARBOR DR
ROCKWALL, TX 75032

RESIDENT
4610 SKY HARBOR DR
ROCKWALL, TX 75032

ECHOLS BRITTNEY
4614 SKY HARBOR DRIVE
ROCKWALL, TX 75087

RESIDENT
4618 SKY HARBOR DR
ROCKWALL, TX 75032

BRATBERG NEIL
4622 SKY HARBOR DRIVE
ROCKWALL, TX 75087

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

HENSON TAYLOR RAY AND KAYLEE RAYE
7138 LAUREL RIDGE
DALLAS, TX 75231

MCCORMACK JAMES ROSSI AND ELENA LOUISE
731 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

GNANAYUTHAM JEREMY AND JESSIE
732 PLEASANT BREEZE DRIVE
ROCKWALL, TX 75087

GILLIGAN DEBORAH ANN AND TRAVIS EGUENE
733 SINGING WATER DRIVE
ROCKWALL, TX 75087

JACKS DALLAS CLAYTON AND MAGEN NICOLE
734 SINGING WATER DRIVE
ROCKWALL, TX 75087

RESIDENT
735 PLEASANT BREEZE DR
ROCKWALL, TX 75032

SIEVERT SHANNON AND CHRISTY
736 PLEASANT BREEZE DR
ROCKWALL, TX 75087

GARCIA KRIS A AND ANGELA M
737 SINGING WATER DRIVE
ROCKWALL, TX 75087

BAKER CHRISTOPHER AND RHYANA
738 SINGING WATER DRIVE
ROCKWALL, TX 75087

BH PHASE XI LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

SINKS CHARLES W
8854 CR 2472
ROYSE CITY, TX 75189

HEFNER SCOTT & CHERYL
897 ANACONDA COURT
CASTLE ROCKWA, CO 80108

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:

Z2023-040: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Kaylee and Taylor Henson for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a ten (10) acre parcel of land identified as Lot 1, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1325 Breezy Hill 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, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 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, September 18, 2023 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. Z2023-040: 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

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PLEASE RETURN THE BELOW FORM

Case No. Z2023-040: 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.

Loss of green space! Diminished property values. Contributes to Urban sprawl.

Name: Neil Brothers

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

Zoning & Specific Use Permit Input Form

Case Number *

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

Unknown ene of Breezy Hill Ln

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

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

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

Need more info

Respondent Information

Please provide your information.

First Name *

Dan

Last Name *

Marley

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Please check all that apply: *

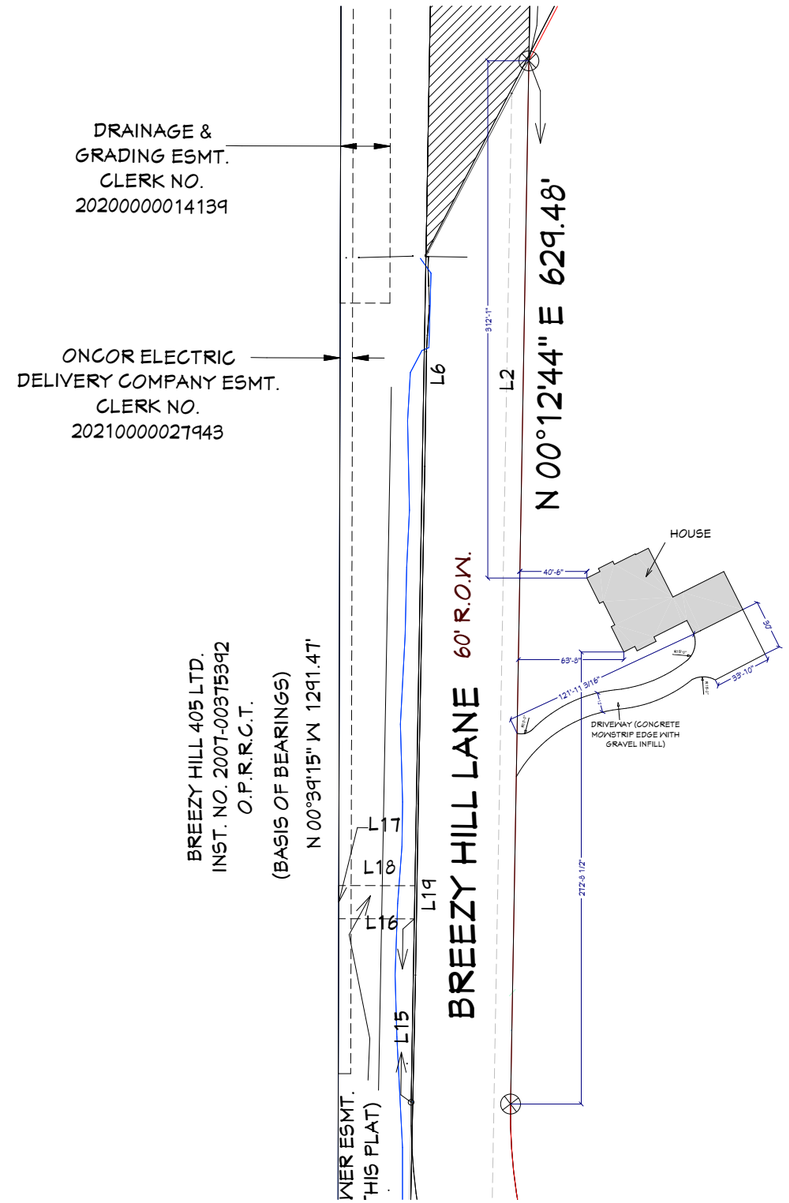
- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific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

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

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

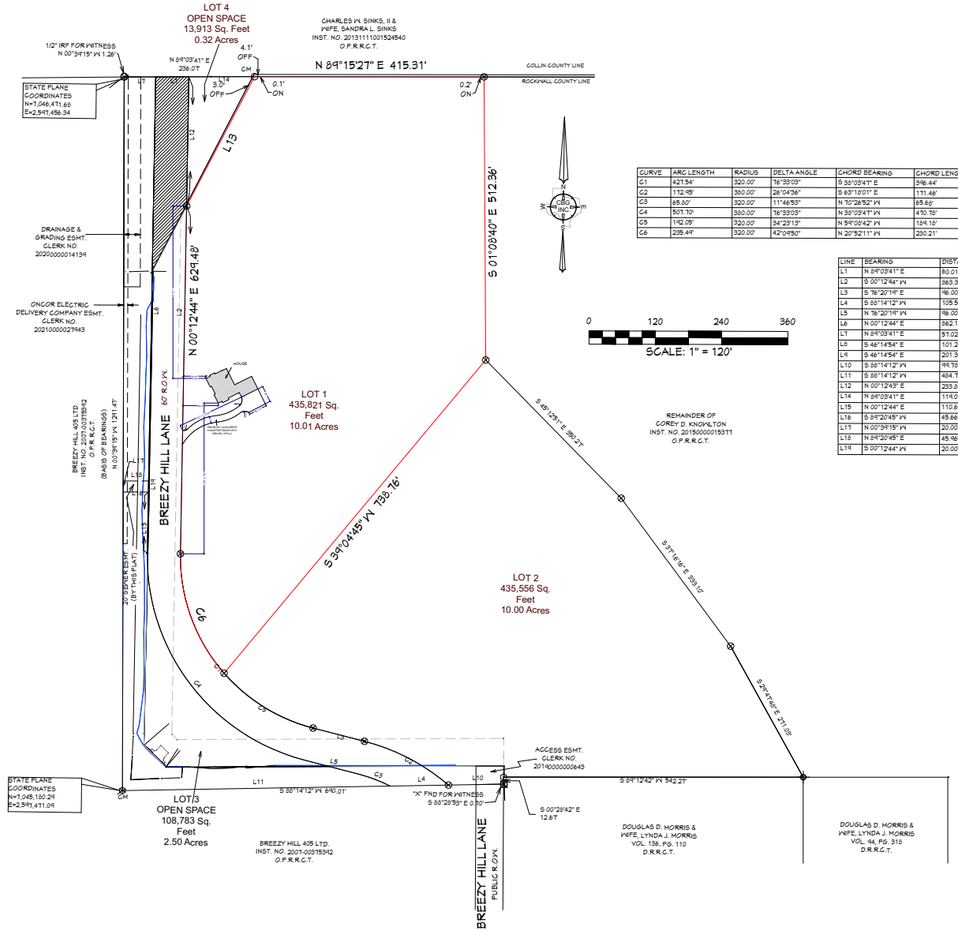
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Google Forms



SITE PLAN

SCALE: 1"=40'-0"



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	421.54'	320.00'	16°33'03"	S 35°03'41" E	346.44'
C2	112.49'	360.00'	28°04'56"	S 63°10'01" E	111.48'
C3	65.50'	320.00'	11°44'53"	N 70°26'52" W	65.69'
C4	501.10'	360.00'	16°33'03"	N 35°03'41" W	499.19'
C5	142.09'	320.00'	34°23'13"	N 54°08'42" W	139.13'
C6	239.44'	320.00'	42°04'50"	N 20°52'11" W	234.21'

LINE	BEARING	DISTANCE
L1	N 84°03'41" E	60.01'
L2	S 00°12'44" W	983.30'
L3	S 16°20'16" E	98.00'
L4	S 55°14'12" W	105.50'
L5	N 16°20'16" W	98.00'
L6	N 00°12'44" E	982.10'
L7	N 84°03'41" E	51.02'
L8	S 46°14'54" E	101.28'
L9	S 46°14'54" E	201.36'
L10	S 55°14'12" W	99.73'
L11	S 55°14'12" W	484.73'
L12	N 00°12'43" E	233.55'
L14	N 24°03'41" E	116.23'
L15	N 00°12'44" E	110.69'
L16	S 84°20'45" W	45.66'
L17	N 00°39'15" W	20.00'
L18	N 24°20'45" E	45.66'
L19	N 00°12'44" E	20.00'

0 120 240 360

SCALE: 1" = 120'

SITE PLAN

SCALE: 1"=120'-0"

BreMarie Designs LLC
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REGISTERED INTERIOR DESIGNER
BRESEARCH L. TAYLOR
12718
STATE OF TEXAS
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

SHEET TITLE: SITE PLAN

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

DATE: 9/5/2023

SCALE: VARIES

SHEET: A-2

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY.	FLOOR	SIZE	RO	DESCRIPTION	HEADER
	D01	16080	2	1	16080	113"X99"	GARAGE-GARAGE DOOR CH003	2X12X116" (2)
	D02	6068	3	1	6068 L/R EX	74"X99"	EXT. DOUBLE HINGED-GLASS PANEL	2X10X77" (2)
	D03	3068	1	1	3068 L EX	38"X99"	EXT. HINGED-DOOR E02	2X6X41" (2)
	D04	3068	1	1	3068 R EX	38"X99"	EXT. HINGED-DOOR E02	2X6X41" (2)
	D05	2068	1	1	2068 L IN	25 13/16"X83 1/2"	HINGED-DOOR P04	2X6X28 13/16" (2)
	D06	2468	1	1	2468 R IN	30"X83 1/2"	HINGED-DOOR P04	2X6X33" (2)
	D07	2668	1	1	2668 L IN	32"X83 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D08	2668	1	1	2668 R	61 1/4"X83 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D09	2668	1	1	2668 R IN	32"X83 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D10	3068	1	1	3068 L IN	38"X83 1/2"	HINGED-DOOR P04	2X6X41" (2)
	D11	2668	1	1	2668 R IN	54"X83 1/2"	HINGED-DOOR P04	2X6X37" (2)
	D12	2668	2	1	2668 L	61 1/4"X83 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D13	2668	1	1	2668 L	30"X83"	SHOWER-GLASS SLAB	
	D14	2668	1	2	2668 R	55 3/8"X82 1/2"	POCKET-DOOR P04	2X6X58 3/8" (2)
	D15	2668	2	2	2668 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D16	2668	1	2	2668 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D17	2668	6	2	2668 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D18	4068	3	2	4068 L/R IN	50"X82 1/2"	DOUBLE HINGED-DOOR P04	2X6X53" (2)

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY.	FLOOR	SIZE	RO	DESCRIPTION	HEADER
	W01	2040FX	5	1	2040FX	25"X47"	FIXED GLASS	2X6X28" (2)
	W02	2050FX	2	1	2050FX	25"X47"	FIXED GLASS	2X6X28" (2)
	W03	2650FX	2	1	2650FX	31"X47"	FIXED GLASS	2X6X34" (2)
	W04	3050FX	4	1	3050FX	37"X61"	FIXED GLASS	2X6X40" (2)
	W05	3060FX	2	1	3060FX	37"X73"	FIXED GLASS	2X6X40" (2)
	W06	3050DH	6	2	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)
	W07	3050FX	5	2	3050FX	37"X61"	FIXED GLASS	2X6X40" (2)



E1 FRONT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



E2 REAR EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

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Registered Interior Designer
Professional Member
State of Texas
12719
Breanna M. Taylor
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

SHEET TITLE: FRONT & REAR EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

DATE: 9/5/2023

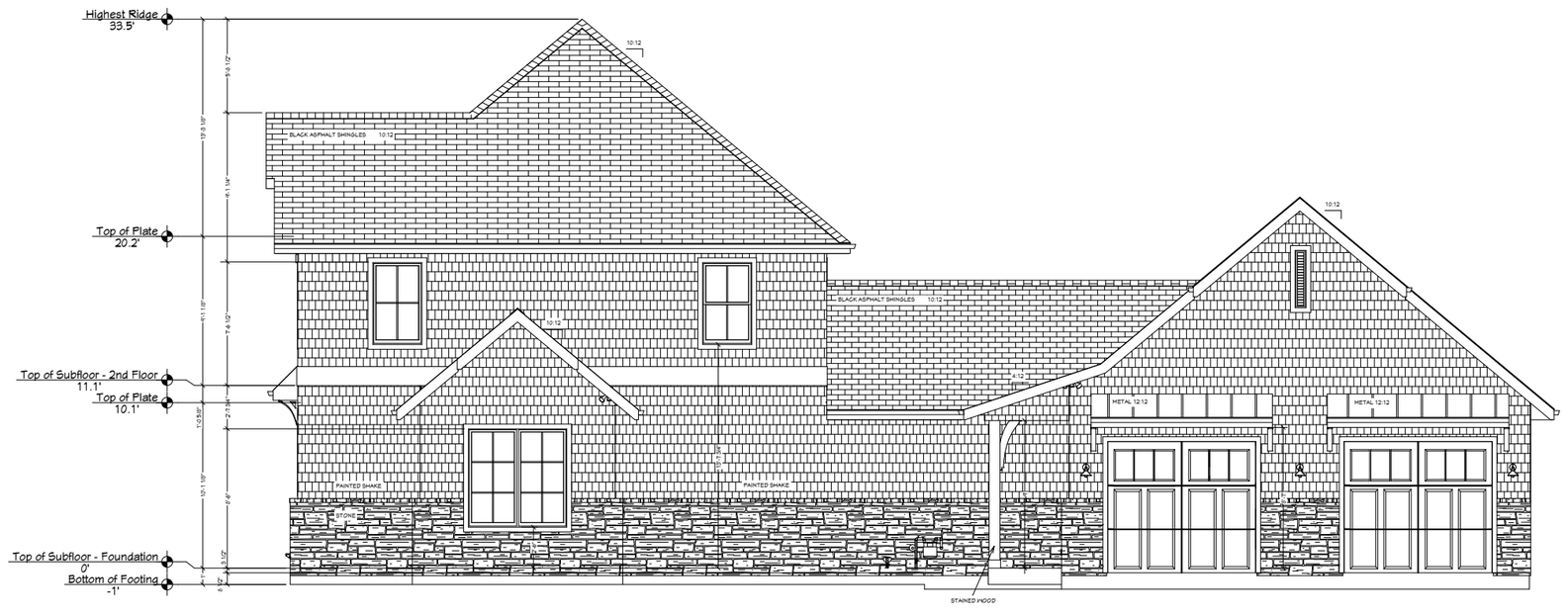
SCALE: 1/4"=1'-0"

SHEET: A-5



E3 LEFT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"



E4 RIGHT EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

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Registered Interior Designer
State of Texas
12114
Breanna M. Taylor
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

SHEET TITLE: SIDE EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

DATE: 9/5/2023

SCALE: 1/4"=1'-0"

SHEET: A-6

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AREA CALCULATIONS:

1ST FLOOR HVAC	1,655 SQ. FT.
2ND FLOOR HVAC	1,095 SQ.FT.
TOTAL HVAC	2,750 SQ. FT.
FRONT COVERED PORCH	79 SQ. FT.
BACK COVERED PATIO	280 SQ. FT.
GARAGE & STORAGE	722 SQ. FT.
GARAGE COVERED PORCH	46 SQ. FT.
TOTAL UNDER ROOF	3,877 SQ. FT.*
FOUNDATION FOOTPRINT	2,932 SQ. FT.**

61'-1 1/2" X 75'-8"

4 BED, 3.5 BATH

*TOTAL UNDER ROOF SQUARE FOOTAGE CALCULATES THE TOTAL LIVING AREA, EXCLUDING THE ROOMS' WALL THICKNESSES.

**FOUNDATION FOOTPRINT SQUARE FOOTAGE CALCULATES THE ENTIRE STRUCTURE'S GROUND FLOOR AREA INCLUDING WALL THICKNESS, EXTERIOR MATERIAL LEDGES, FIREPLACES, AND ALL OTHER NON HVAC AREAS.

ALL DIMENSIONS SHOWN ARE TO THE EXTERIOR FRAMING LAYER.



FRONT EXTERIOR PERSPECTIVE RENDERING

FOR ILLUSTRATION ONLY

GENERAL NOTES

THE PURCHASER OF THESE PLANS IS RESPONSIBLE FOR COMPLIANCE WITH ALL LOCAL BUILDING CODES AND FOR ENSURING THAT THE PLAN IS CORRECTLY ADAPTED TO ACCOMMODATE LOCAL SITE CONDITIONS. THE PURCHASER CAN CONSULT WITH A LOCAL ARCHITECT OR ENGINEER REGARDING THESE MATTERS. BEFORE CONSTRUCTION BEGINS, THE PURCHASER SHOULD THOROUGHLY REVIEW THIS PLAN WITH THE CONTRACTOR, VERIFY ALL DIMENSIONS, AND REPORT TO BREMARIE DESIGNS LLC ANY ERRORS, OMISSIONS, OR QUESTIONS FOR CLARIFICATION. ALL EXTERIOR AND INTERIOR DIMENSIONS ARE TO THE FRAMING LAYER. DIMENSIONS TO OPENINGS ARE TO THE CENTER. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS, INCLUDING ROUGH OPENINGS.

THE CONTRACTOR IS RESPONSIBLE FOR A SITE SURVEY TO VERIFY HOME LOCATION AND SETBACKS PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION BEGINS. THE PURCHASER SHOULD VERIFY ALL STRUCTURAL ELEMENTS FOR THE PLAN AND SITE WITH A LOCAL ENGINEER. LARGE SPANS : LOAD BEARING BEAM/HEADER SIZE FOR SPANS IN EXCESS OF 20' TO BE SPECIFIED BY ENGINEER. THE EXACT SIZE, REINFORCEMENT, AND DEPTH OF ALL CONCRETE FOOTINGS AND FOUNDATIONS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES FOR CONSTRUCTION. THE BOTTOM OF ALL FOOTINGS SHOULD EXTEND BELOW THE FROST LINE. THE PURCHASER OF THESE PLANS UNDERSTANDS ALL RISKS ASSOCIATED WITH ADAPTING THE PLAN TO LOCAL SITES AFFECTED BY REGIONAL VARIATIONS IN CLIMATE, LOCAL SITE CONDITIONS, DESIGN NEEDS AND BUILDING CODES.

BREMARIE DESIGNS LLC MAY NOT BE HELD RESPONSIBLE FOR ADAPTING THIS PLAN TO LOCAL SITE CONDITIONS, DESIGN CHANGES, CONSTRUCTION MEANS, OR METHODS, COSTS, WORKMANSHIP, QUALITY OF MATERIALS, OR EQUIPMENT UTILIZED IN CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THESE PLANS AND TO ENSURE PLANS MEET ALL LOCAL GOVERNING CODES AND REQUIREMENTS. BREMARIE DESIGNS LLC ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THESE PLANS. THE PURCHASER IS GRANTED THE RIGHT TO BUILD ONLY ONE STRUCTURE FROM THIS PLAN (OR MODIFIED PLAN). THIS RIGHT EXTENDS TO THE ORIGINAL PURCHASER ONLY AND IS NOT TRANSFERABLE.

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STATE OF TEXAS
12714

Breanna M. Taylor
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

SHEET TITLE: PROJECT OVERVIEW

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

DATE: 9/5/2023

SCALE: NO SCALE

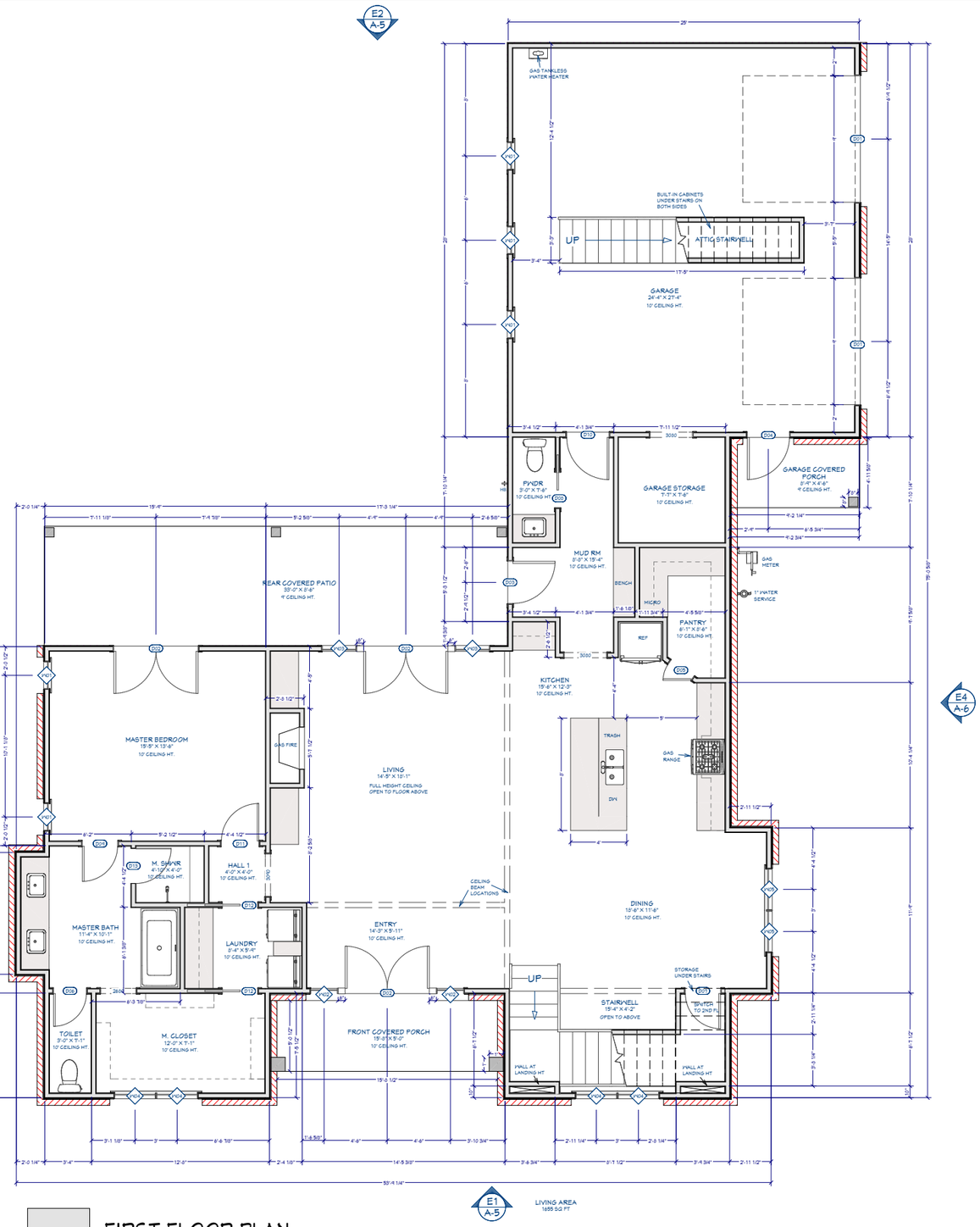
SHEET: A-1

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
	D01	16080	2	1	16080	113"X99"	GARAGE-GARAGE DOOR CH003	2X12X116" (2)
	D02	6080	3	1	6080 L/R EX	74"X99"	EXT. DOUBLE HINGED-GLASS PANEL	2X10X77" (2)
	D03	3080	1	1	3080 L EX	38"X99"	EXT. HINGED-DOOR E02	2X6X41" (2)
	D04	3080	1	1	3080 R EX	38"X99"	EXT. HINGED-DOOR E02	2X6X41" (2)
	D05	2080	1	1	2080 L IN	25 13/16"X80 1/2"	HINGED-DOOR P04	2X6X28 15/16" (2)
	D06	2480	1	1	2480 R IN	30"X80 1/2"	HINGED-DOOR P04	2X6X33" (2)
	D07	2680	1	1	2680 L IN	32"X80 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D08	2680	1	1	2680 R	61 1/4"X80 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D09	2680	1	1	2680 R IN	32"X80 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D10	3080	1	1	3080 L IN	38"X80 1/2"	HINGED-DOOR P04	2X6X41" (2)
	D11	2880	1	1	2880 R IN	34"X80 1/2"	HINGED-DOOR P04	2X6X37" (2)
	D12	2680	2	1	2680 L	61 1/4"X80 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D13	2680	1	1	2680 L	30"X78"	SHOWER-GLASS SLAB	
	D14	2360	1	2	2360 R	55 3/8"X82 1/2"	POCKET-DOOR P04	2X6X58 3/8" (2)
	D15	2660	2	2	2660 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D16	2660	1	2	2660 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D17	2660	6	2	2660 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D18	4060	3	2	4060 L/R IN	50"X82 1/2"	DOUBLE HINGED-DOOR P04	2X6X53" (2)

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	DESCRIPTION	HEADER
	W01	2040FX	5	1	2040FX	25"X44"	FIXED GLASS	2X6X28" (2)
	W02	2050FX	2	1	2050FX	25"X47"	FIXED GLASS	2X6X28" (2)
	W03	2650FX	2	1	2650FX	31"X47"	FIXED GLASS	2X6X34" (2)
	W04	3050FX	4	1	3050FX	37"X61"	FIXED GLASS	2X6X40" (2)
	W05	3060FX	2	1	3060FX	37"X73"	FIXED GLASS	2X6X40" (2)
	W06	3050DH	6	2	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)
	W07	3050FX	5	2	3050FX	37"X61"	FIXED GLASS	2X6X40" (2)



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

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Registered Interior Designer
State of Texas
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Breanna M. Taylor
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

SHEET TITLE: FIRST FLOOR PLAN

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

DATE: 9/5/2023

SCALE: 1/4"=1'-0"

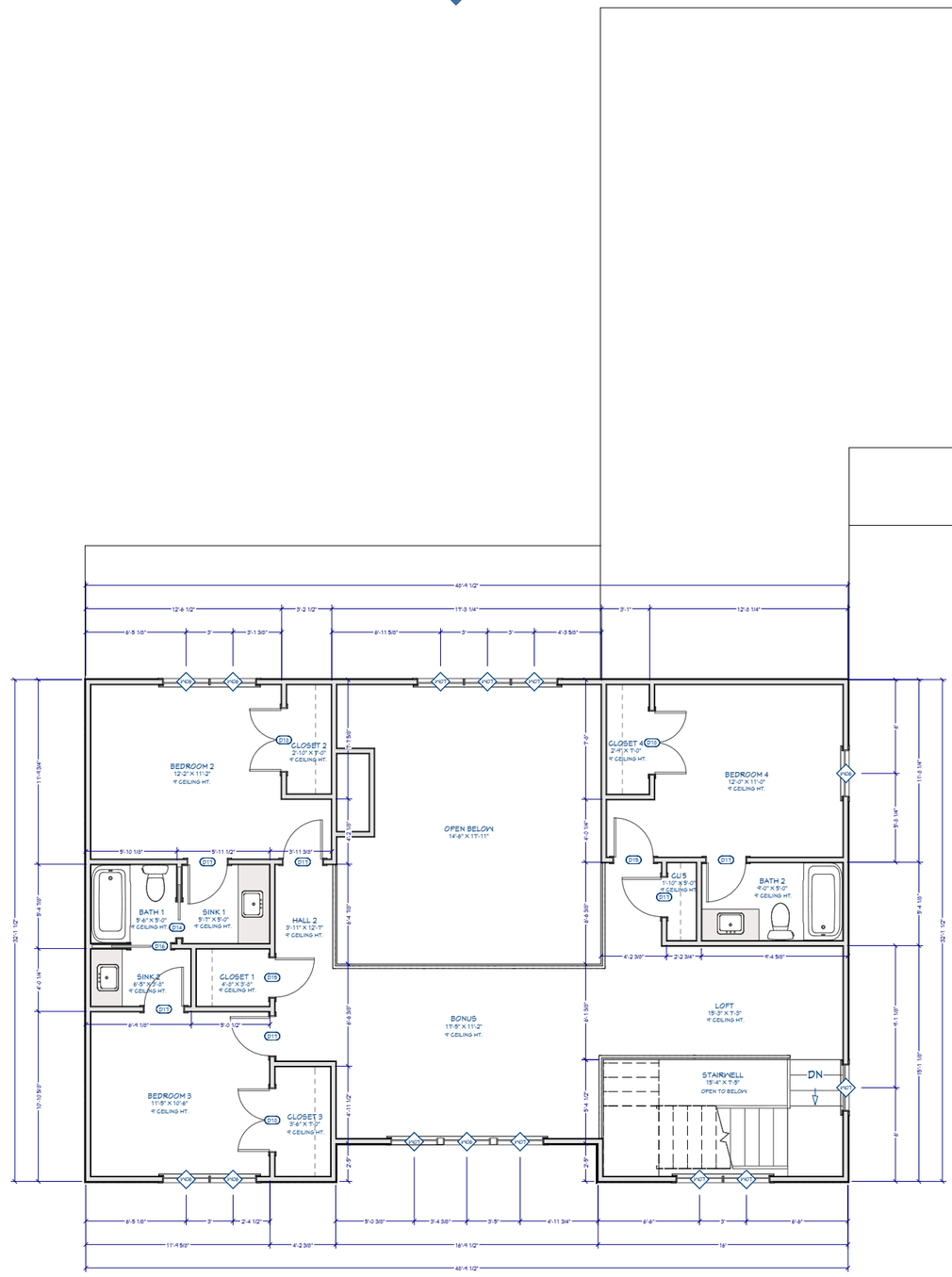
SHEET: A-3

DOOR SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	DESCRIPTION	HEADER
	D01	16080	2	1	16080	113"X99"	GARAGE-GARAGE DOOR CH000	2X12X116" (2)
	D02	6080	3	1	6080 L/R EX	74"X99"	EXT. DOUBLE HINGED-GLASS PANEL	2X10X77" (2)
	D03	3080	1	1	3080 L EX	38"X99"	EXT. HINGED-DOOR E02	2X6X41" (2)
	D04	3080	1	1	3080 R EX	38"X99"	EXT. HINGED-DOOR E02	2X6X41" (2)
	D05	2080	1	1	2080 L IN	25 13/16"X80 1/2"	HINGED-DOOR P04	2X6X26 13/16" (2)
	D06	2480	1	1	2480 R IN	30"X80 1/2"	HINGED-DOOR P04	2X6X33" (2)
	D07	2680	1	1	2680 L IN	32"X80 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D08	2680	1	1	2680 R	61 1/4"X80 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D09	2680	1	1	2680 R IN	32"X80 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D10	3080	1	1	3080 L IN	38"X80 1/2"	HINGED-DOOR P04	2X6X41" (2)
	D11	2880	1	1	2880 R IN	34"X80 1/2"	HINGED-DOOR P04	2X6X37" (2)
	D12	2680	2	1	2680 L	61 1/4"X80 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D13	2680	1	1	2680 L	30"X80"	SHOWER-GLASS SLAB	
	D14	2360	1	2	2360 R	55 3/8"X82 1/2"	POCKET-DOOR P04	2X6X58 3/8" (2)
	D15	2660	2	2	2660 L IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D16	2660	1	2	2660 R	61 1/4"X82 1/2"	POCKET-DOOR P04	2X6X64 1/4" (2)
	D17	2660	6	2	2660 R IN	32"X82 1/2"	HINGED-DOOR P04	2X6X35" (2)
	D18	4060	3	2	4060 L/R IN	50"X82 1/2"	DOUBLE HINGED-DOOR P04	2X6X53" (2)

WINDOW SCHEDULE

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	FLOOR	SIZE	RO	DESCRIPTION	HEADER
	W01	2040FX	5	1	2040FX	25"X49"	FIXED GLASS	2X6X28" (2)
	W02	2050FX	2	1	2050FX	25"X49"	FIXED GLASS	2X6X28" (2)
	W03	2650FX	2	1	2650FX	31"X49"	FIXED GLASS	2X6X34" (2)
	W04	3050FX	4	1	3050FX	37"X61"	FIXED GLASS	2X6X40" (2)
	W05	3060FX	2	1	3060FX	37"X73"	FIXED GLASS	2X6X40" (2)
	W06	3050DH	6	2	3050DH	37"X61"	DOUBLE HUNG	2X6X40" (2)
	W07	3050FX	5	2	3050FX	37"X61"	FIXED GLASS	2X6X40" (2)



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

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REGISTERED INTERIOR DESIGNER
BRENDA MARIE TAYLOR
12719
STATE OF TEXAS

Brenda Marie Taylor
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

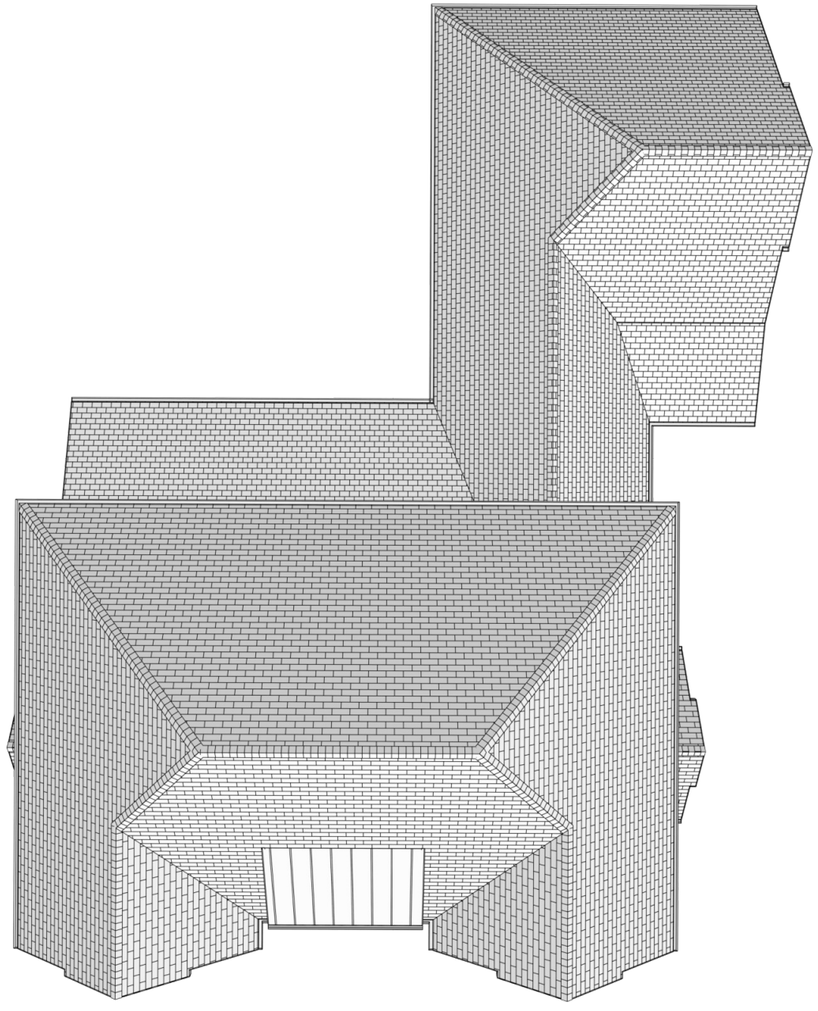
SHEET TITLE: SECOND FLOOR PLAN

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

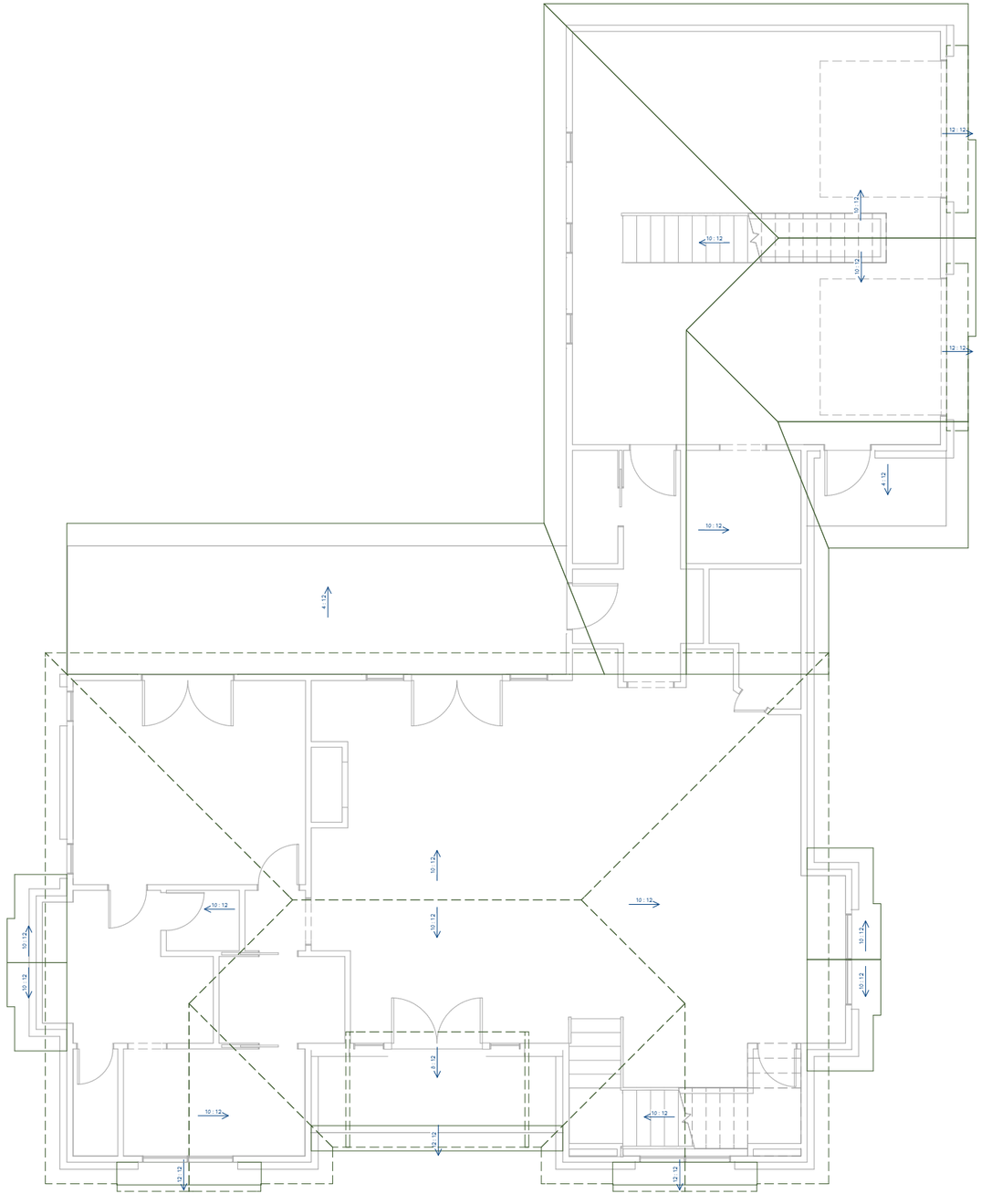
DATE: 9/5/2023

SCALE: 1/4"=1'-0"

SHEET: A-4



ROOF OVERVIEW PERSPECTIVE



ROOF PLAN

SCALE: 1/4"=1'-0"

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REGISTERED INTERIOR DESIGNER
STATE OF TEXAS
12718

Breanna M. Taylor
Tuesday, September 5, 2023

NO.	DATE	DESCRIPTION

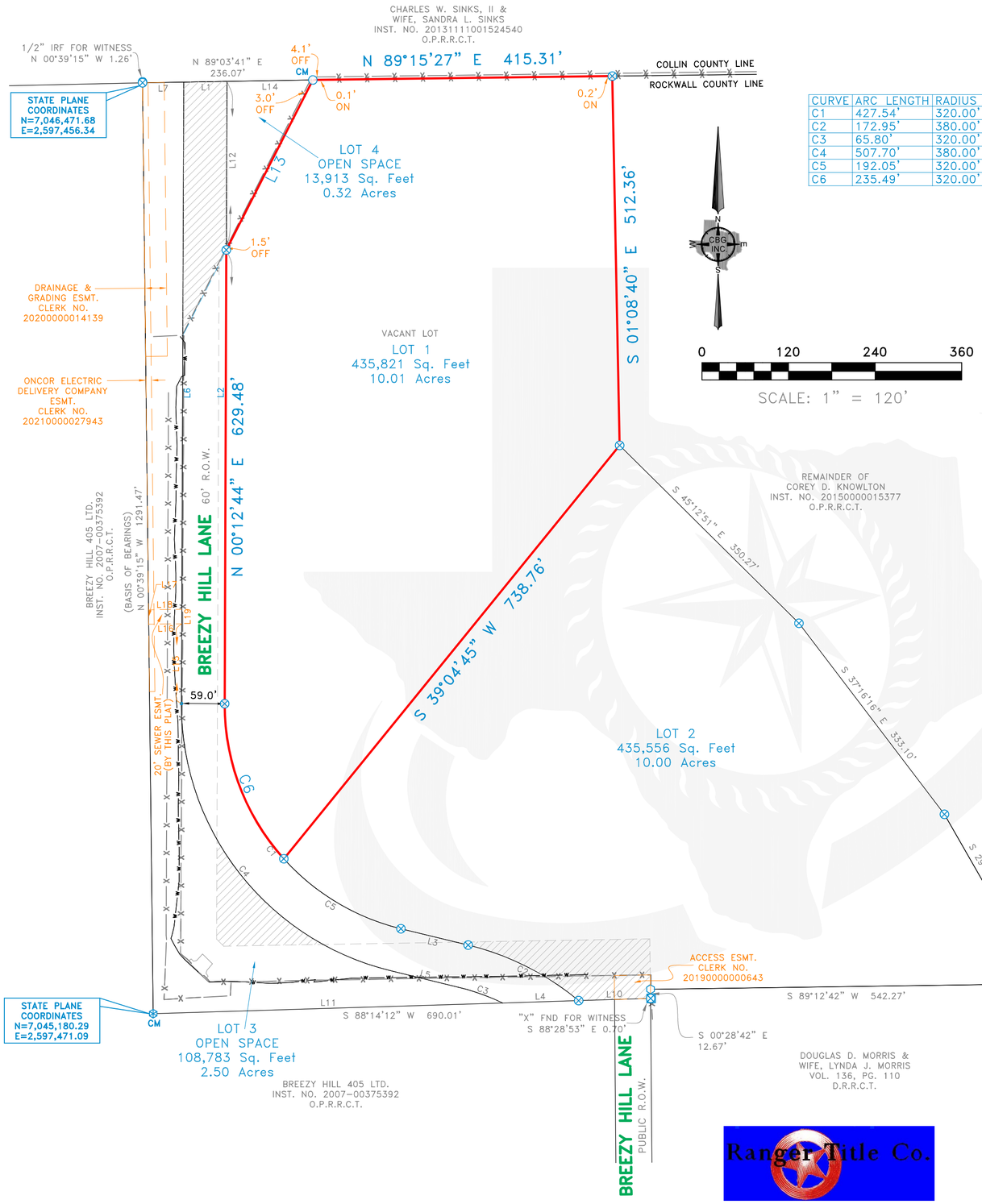
SHEET TITLE: ROOF PLAN

PROJECT DESCRIPTION:
BREEZY HILL LANE ADDITION
ROCKWALL, TEXAS
TAYLOR HENSON

DATE: 9/5/2023

SCALE: 1/4"=1'-0"

SHEET: A-8



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	427.54'	320.00'	76°33'03"	S 38°03'47" E	396.44'
C2	172.95'	380.00'	26°04'36"	S 63°18'01" E	171.46'
C3	65.80'	320.00'	11°46'53"	N 70°26'52" W	65.68'
C4	507.70'	380.00'	76°33'03"	N 38°03'47" W	470.78'
C5	192.05'	320.00'	34°23'13"	N 59°08'42" W	189.18'
C6	235.49'	320.00'	42°09'50"	N 20°52'11" W	230.21'

LINE	BEARING	DISTANCE
L1	N 89°03'41" E	60.01'
L2	S 00°12'44" W	863.30'
L3	S 76°20'19" E	96.00'
L4	S 88°14'12" W	105.50'
L5	N 76°20'19" W	96.00'
L6	N 00°12'44" E	862.10'
L7	N 89°03'41" E	57.02'
L8	S 46°14'54" E	101.26'
L9	S 46°14'54" E	201.36'
L10	S 88°14'12" W	99.78'
L11	S 88°14'12" W	484.73'
L12	N 00°12'43" E	233.83'
L14	N 89°03'41" E	119.03'
L15	N 00°12'44" E	110.65'
L16	S 89°20'45" W	45.66'
L17	N 00°39'15" W	20.00'
L18	N 89°20'45" E	45.96'
L19	S 00°12'44" W	20.00'

Breezy Hill Lane (Lot 1)

Lot 1, Breezy Hill Lane Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Clerk# 20200000009078, Plat Records, Rockwall County, Texas.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Taylor Henson, Kaylee Henson, WFG National Title Insurance Company, and Ranger Title Company, in connection with the transaction described in G.F. No. R220291R that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; 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. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of February, 2022

_____
Registered Professional Land Surveyor

STATE OF TEXAS
REGISTERED
MICHAEL CHURCHWELL
6384
PROFESSIONAL
LAND SURVEYOR

Ranger Title Co.

NOTE: According to the F.I.R.M. in Map No. 48397C0030L ,this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE

NOTES:
BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

2) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 1452, PAGE 222, CLERK#S: 20200000009078, 20200000004363

3) EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 46, PAGE 512

REVISIONS		
DATE	BY	NOTES

LEGEND

CM CONTROLLING MONUMENT	PE – POOL EQUIPMENT	ASPHALT PAVING
1/2" IRON ROD FOUND	COLUMN	CHAIN LINK FENCE
1/2" IRON ROD SET	AC – AIR CONDITIONING	WOOD FENCE
1" IRON PIPE FOUND	FIRE HYDRANT	0.5' WIDE TYPICAL BARBED WIRE
FENCE POST CORNER		IRON FENCE
"X" FOUND / SET	OES — OES	PIPE FENCE
5/8" ROD FOUND	OHP — OHP	COVERED PORCH,DECK OR CARPORT
UNDERGROUND ELECTRIC		OVERHEAD ELECTRIC SERVICE
OVERHEAD ELECTRIC		OVERHEAD POWER LINE
POWER POLE	POINT FOR CORNER	CONCRETE PAVING
GRAVEL/ROCK ROAD OR DRIVE		DOUBLE SIDED WOOD FENCE

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
1413 E. IH-30, Ste. 7
Garland, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 120'	02/21/2022	513780-13	SEE CERT.	MARIA

FINAL SURVEY

LOT 1, BLOCK A, BREEZY HILL LANE ADDITION

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

BREEZY HILL LANE (LOT 1)

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-040

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
1325 Breezy Hill Lane	Vacant	N/A	N/A	*N/A*	N/A
1460 Anna Cade Road	Single-Family Home	2017	13,158	*N/A*	Stone and Siding
0000 Breezy Hill Lane	Vacant	N/A	N/A	*N/A*	N/A
4618 Sky Harbor Drive	Single-Family Home	2021	5,886	*N/A*	Brick and Stone
4614 Sky Harbor Drive	Single-Family Home	2021	5,726	*N/A*	Brick and Stone
4610 Sky Harbor Drive	Single-Family Home	2021	5,487	*N/A*	Brick and Stone
4606 Sky Harbor Drive	Single-Family Home	2021	5,550	*N/A*	Brick and Stone
4602 Sky Harbor Drive	Single-Family Home	2021	4,830	*N/A*	Brick and Stone
4550 Sky Harbor Drive	Single-Family Home	2021	5,036	*N/A*	Brick
4546 Sky Harbor Drive	Single-Family Home	2021	5,242	*N/A*	Brick
4538 Sky Harbor Drive	Single-Family Home	2021	4,822	*N/A*	Brick and Siding
	AVERAGES:	2021	6,193	#DIV/0!	

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



1325 Breezy Hill Lane



1460 Anna Cade



0000 Breezy Hill Lane



4618 Sky Harbor Drive



4614 Sky Harbor Drive



4610 Sky Harbor Drive



4606 Sky Harbor Drive



4602 Sky Harbor Drive



4550 Sky Harbor Drive



4546 Sky Harbor Drive



4538 Sky Harbor Drive

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. *20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 10.00-ACRE TRACT OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BREEZY HILL LANE 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 Kaylee and Taylor Henson for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 10.00-acre tract of land identified as Lot 1, Block A, Breezy Hill Lane Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1325 Breezy Hill 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 *Residential Infill Adjacent to an Established Subdivision* to allow for the construction of a single-family home adjacent to an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 02.01, *Agricultural (AG) District*, of Article 05, *District Development Standards*, of the Unified Development Code

DRAFT 09-14-2023

(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 and 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.

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.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF OCTOBER, 2023.

DRAFT NOT FOR ORDINANCE 09.26.2023

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2023*

2nd Reading: *October 2, 2023*

DRAFT ORDINANCE 09.18.2023

Exhibit 'A':
Location Map

Address: *1325 Breezy Hill Lane*

Legal Description: *Lot 1, Block A, Breezy Hill Lane Addition*

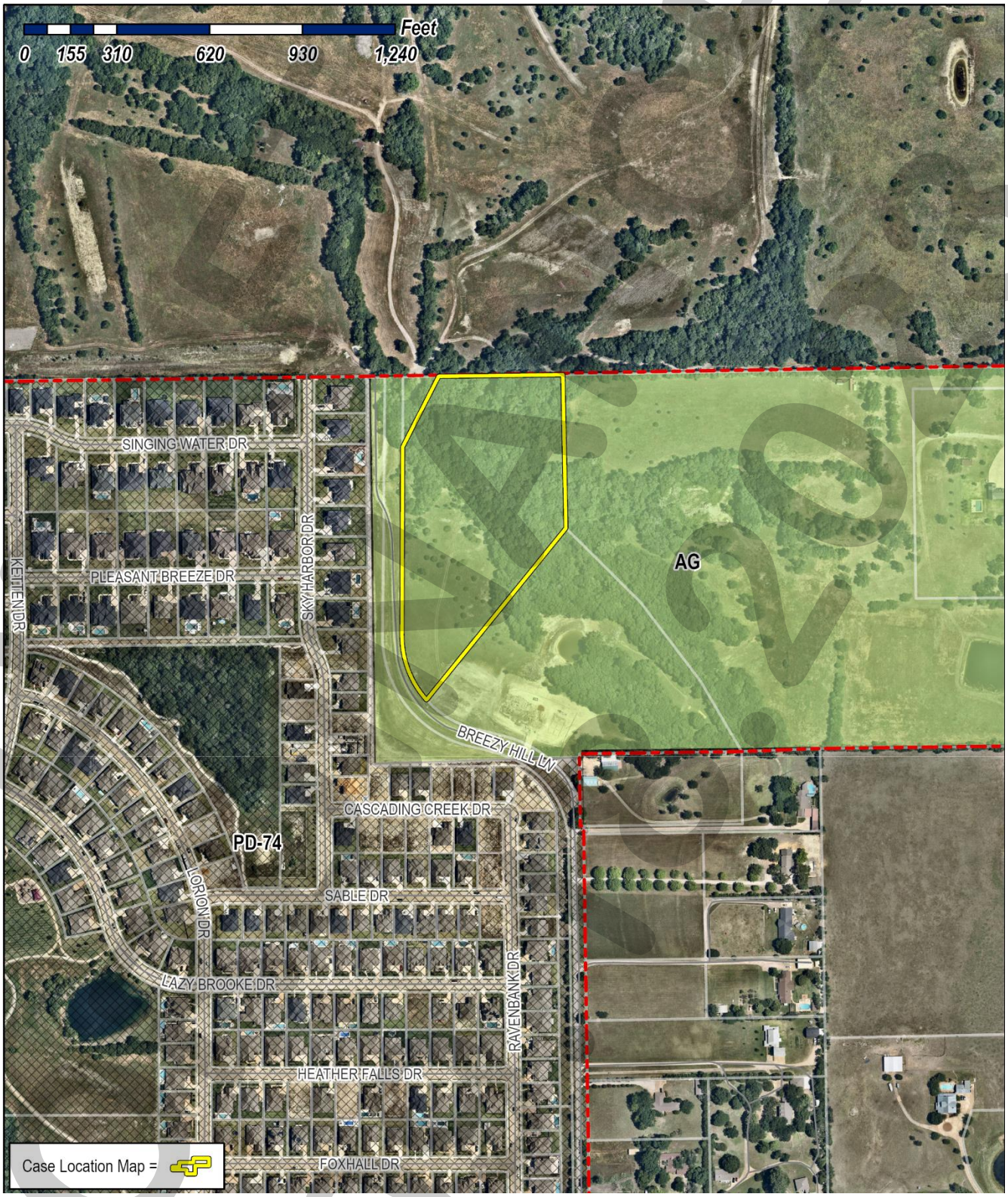
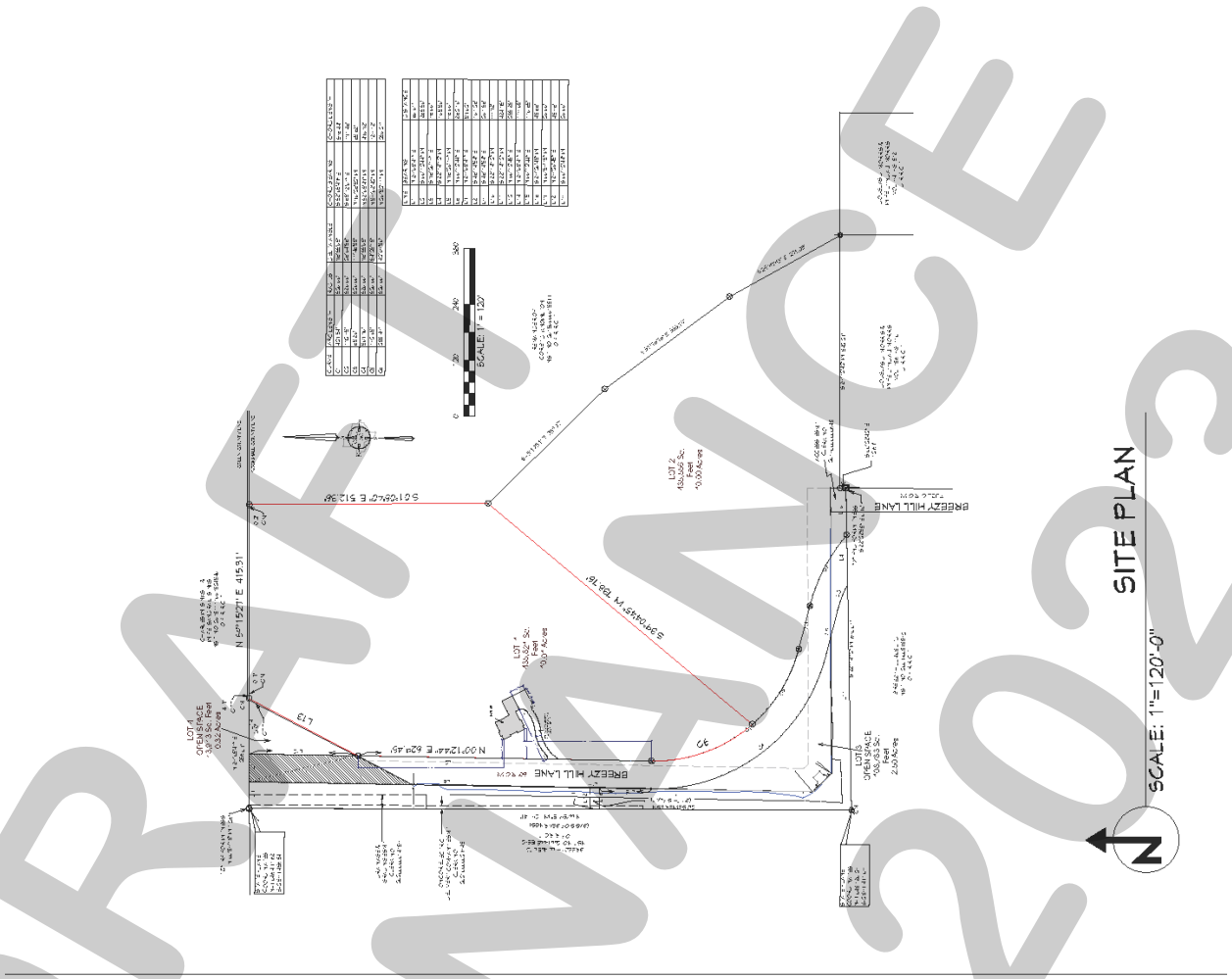
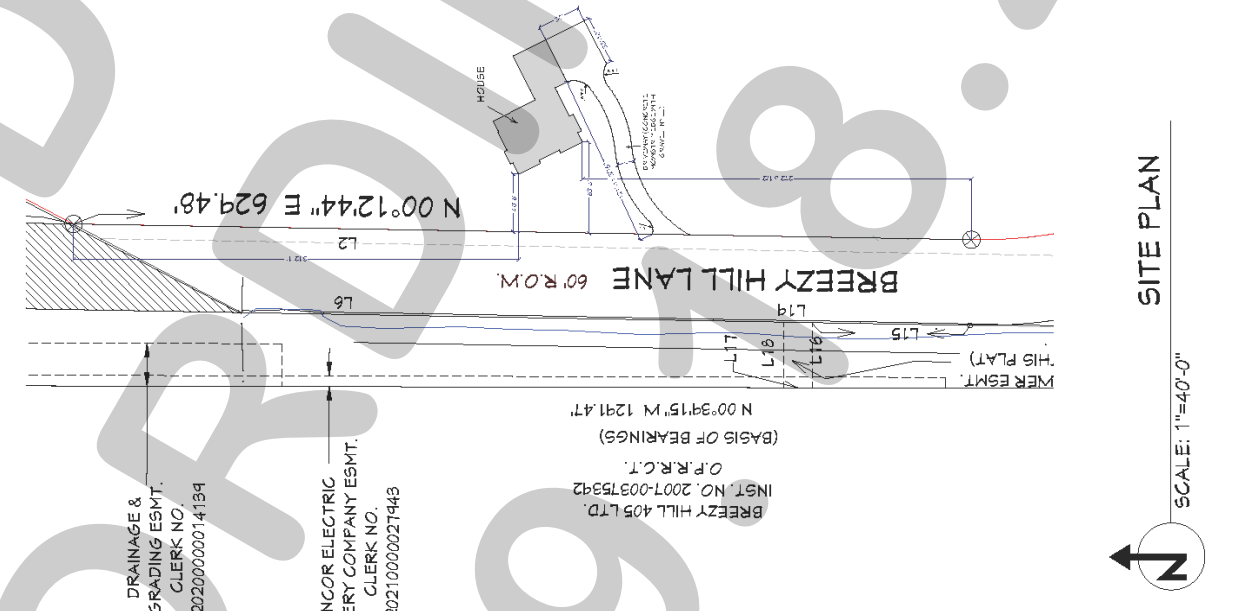


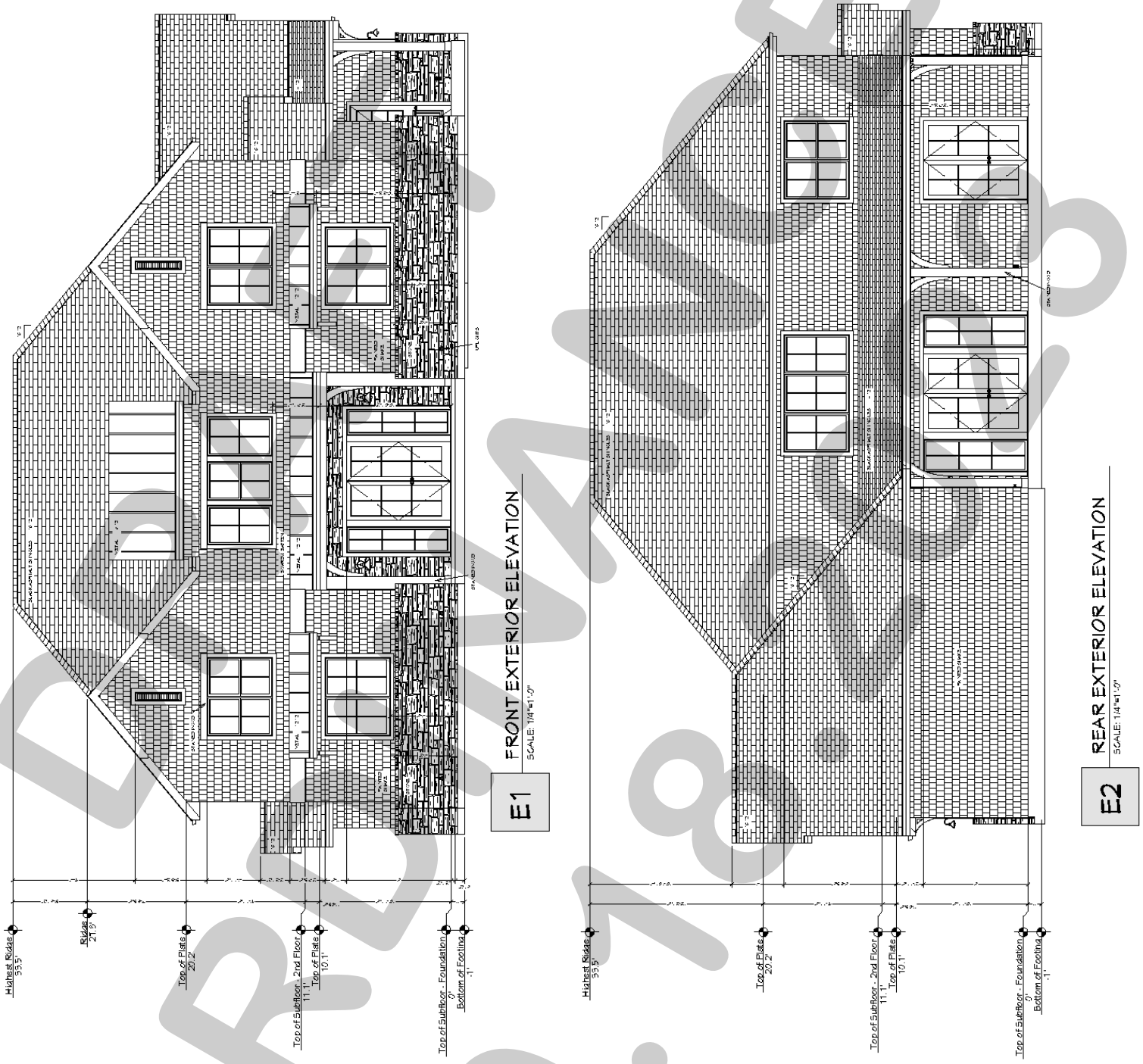
Exhibit 'B':
Residential Plot Plan





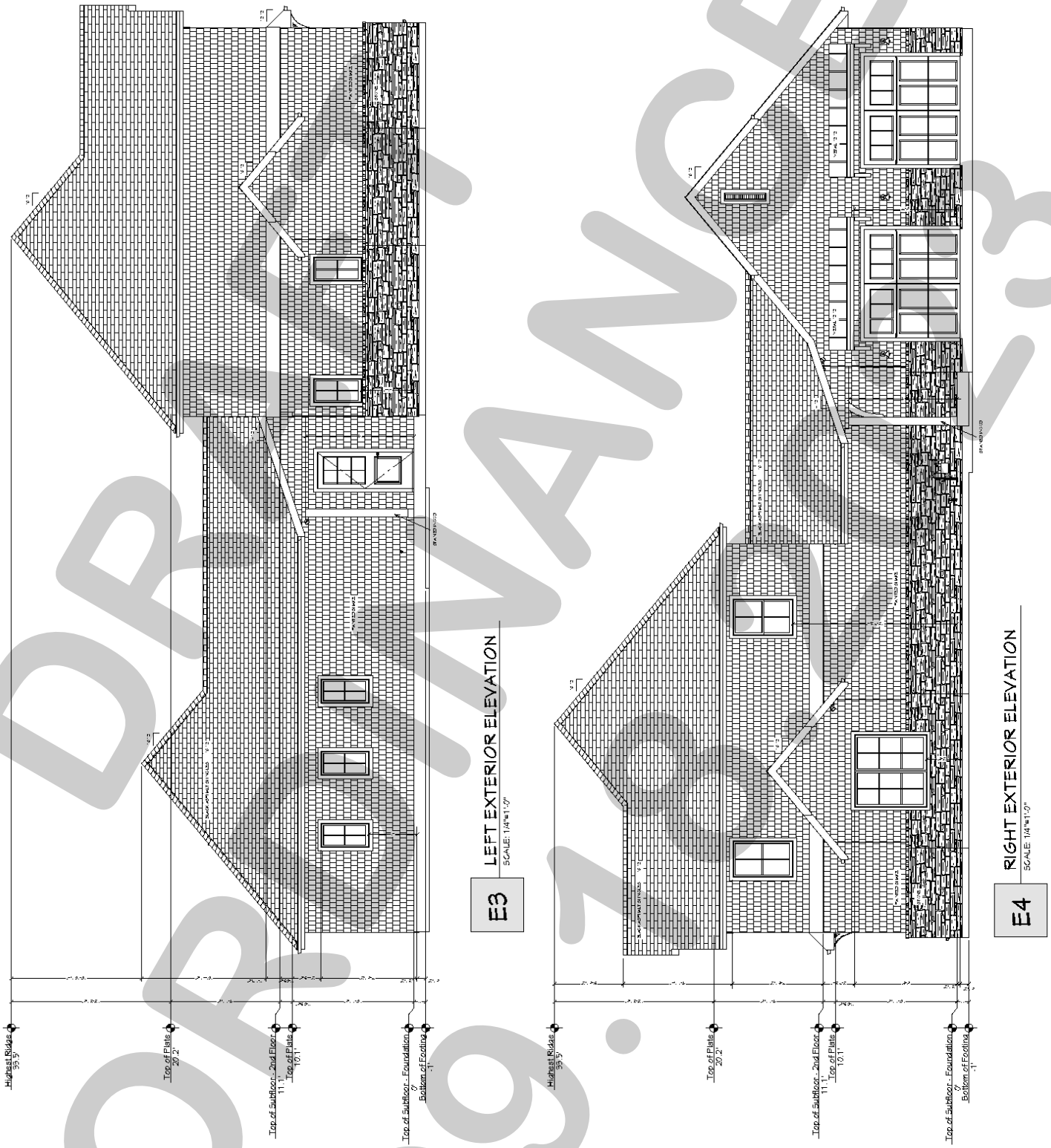
DRAFT
ORDINANCE
09.18.2023

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
09.18.23

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 09.12.23

Exhibit 'C':
Building Elevations



DRAFT
09/19/2023

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:	September 18, 2023
APPLICANT:	Anthony Loeffel; *Kimley-Horn*
CASE NUMBER:	Z2023-041; *Zoning Change (AG & LI to C)*

SUMMARY

Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of James Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Zoning Change* from a Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District for a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on December 3, 1985 by *Ordinance No. 85-69* [*Case No. A1985-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the December 7, 1993 *Zoning Map*, a portion of the subject property was zoned Highway Commercial (HC) District. This designation was changed to a Light Industrial (LI) District between December 7, 1993 and April 5, 2005 according to the City's *Historic Zoning Maps*. On January 6, 2020, the City Council approved *Case No. P2019-048* (*filed on April 9, 2021*) establishing the subject property as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition. The subject property has remained vacant since annexation.

PURPOSE

On August 18, 2023, the applicant -- *Anthony Loeffel of Kimley-Horn* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District and a Light Industrial (LI) District to a Commercial (C) District to facilitate the future conveyance of the property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of Stodghill Road (*i.e. FM-3549*) and the IH-30 Westbound Frontage Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Justin Road, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 36.56-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Commercial Addition*) zoned Agricultural (AG) District. North of this parcel is a 120-foot railroad right-of-way, which is owned by the *M. K. & T. Railroad*. Beyond this are 11 tracts of land (*i.e. Tracts 1, 11, 13, 15, 22, 24, 25, 25-01, 25-2, 30, & 31 of the E. M. Elliott Survey, Abstract No. 77*) that are zoned Agricultural (AG) District and Single-Family Estate 1.5 (SFE-1.5) District. Eight (8) of these properties have existing single-family homes situated on them. Beyond this is Airport Road, which is designated 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 are two (2) tracts of land (*i.e. a portion of Lot 1, Block C, Rockwall Commercial Park Addition and Tract 5-1 of the J. Lockhart Survey, Abstract No. 134*) that are zoned Light Industrial (LI) District.

Both of these properties have existing industrial buildings situated on them. Beyond this is the westbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the eastbound lanes of the IH-30 Frontage Road.

East: Directly east of the subject property is Stodghill Road, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) vacant tracts of land (*i.e. Tracts 10 & 10-3 of the R. Irvine Survey, Abstract No. 120*) zoned Commercial (C) District. East of this are the City limits between the City of Rockwall and the City of Fate and the City of Mobile City.

West: Directly west of the subject property are multiple vacant parcels of land zoned Agricultural (AG) District, Light Industrial (LI) District, and Commercial (C) District. Beyond this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CONFORMANCE TO THE CITY'S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity with some special provisions for wholesale land uses." In addition, the Commercial (C) District is a general business zone, and is intended to service most commercial land uses with the exception of land uses that include outside storage. In this case, the applicant has stated that the property is being rezoned to facilitate the future potential sale of the property. 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 Commercial (C) District:

TABLE 1: COMMERCIAL (C) DISTRICT STANDARDS

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

GENERAL NOTES:

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

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

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

[4]: *BUILDING HEIGHT MAY BE INCREASED UP TO 240-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

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the *IH-30 Corridor District* and is designated for *Special Commercial (SC) Corridor* land uses. According to the Comprehensive Plan, the *IH-30*

Corridor District is "…the primary retail corridor for the City of Rockwall … (t)he Corridor … has land uses that include retail, personal services, medical, and industrial. In the future, the health of the IH-30 Corridor is vital to maintaining a high per capita sales tax for the City of Rockwall." In addition, the *Special Commercial (SC) Corridor* is defined as an area that is "…intended to provide commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." This section goes on to state that the appropriate zoning classifications for this land use designation are the Commercial (C) District and Planned Development (PD) District. The applicant's request to change the zoning of the subject property from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District, is in conformance with the *Special Commercial (SC) Corridor* land use designation, and appears to conform to the *District Strategies* contained in the *IH-30 Corridor District*; however, this will need to be reevaluated for conformance at the time a specific land use is identified for the property.

Staff should point out that the OURHometown Vision 2040 Comprehensive Plan seeks to "…(p)reserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability …" [*Section 02.01; CH. 1; Page 1-1*], and that the *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Since the proposed zoning change is in conformance to the Future Land Use Plan, the proposed zoning change does not change the mix of residential to non-residential land uses. With this being said, zoning is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the applicant is *not* proposing to develop the subject property; however, when the property is developed the following infrastructure is required to be constructed to provide adequate public services for the subject property:

(1) *Water Improvements*. The development of the subject property will require the construction of a 12-inch waterline per the Master Water Distribution Plan.

(2) *Sewer Improvements*. The development of the subject property will require the extension of the existing 12-inch wastewater line in Justin Road to Stodghill Road [*FM-3549*].

(3) *Roadways*. Justin Road is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*), which requires a minimum of an 85-foot right-of-way and two (2), 25-foot back-to-back concrete streets with a 14-foot median. Currently, half of this roadway has been constructed. When developed the remaining portion of this roadway and any lights or appurtenances will need to be provided. In addition, the applicant will need to construct a five (5) foot sidewalk along Justin Road and/or any other public rights-of-way.

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

STAFF ANALYSIS

The proposed zoning change is consistent with the Unified Development Code (UDC), and conforms to the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On August 22, 2023, staff mailed 30 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 received one (1) notice in favor of 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 and a Light Industrial (LI) District to a Commercial (C) 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 September 12, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Zoning Change* by a vote of 6-0, with Commissioner Womble absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	SEE SURVEY	BLOCK	SEE SURVEY
GENERAL LOCATION	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG & LI		CURRENT USE	NONE	
PROPOSED ZONING	COMMERCIAL (C) Zoning District		PROPOSED USE	COMMERCIAL/RETAIL	
ACREAGE	65.147	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	ROCKWALL 549/I-30 PARTNERS, L.P.	☒ APPLICANT	KIMLEY-HORN
CONTACT PERSON	JAMES MELINO	CONTACT PERSON	ANTHONY LOEFFEL
ADDRESS	8750 CENTRAL EXPRESSWAY	ADDRESS	400 N. OKLAHOMA DR, SUITE 105
	SUITE 1735		
CITY, STATE & ZIP	DALLAS, TEXAS, 75231	CITY, STATE & ZIP	CELINA, TEXAS, 75009
PHONE	214-691-2556	PHONE	469-301-2581
E-MAIL	jim@cambridgecos.com	E-MAIL	ANTHONY.LOEFFEL@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $1,177.21 *, 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 18th *DAY OF* August *, 20*23

OWNER'S SIGNATURE By: James Melino, Auth. Rep.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich

KELSEY ULRICH
Notary ID #133863336
My Commission Expires
July 18, 2026

MY COMMISSION EXPIRES July 18, 2026

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	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				
SUBDIVISION	ROCKWALL COMMERCIAL	LOT	SEE SURVEY	BLOCK	SEE SURVEY
GENERAL LOCATION	NORTHEAST CORNER OF FM 3549 AND EAST INTERSTATE 30				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial		CURRENT USE	NONE	
PROPOSED ZONING	COMMERCIAL (C) Zoning District		PROPOSED USE	COMMERCIAL/RETAIL	
ACREAGE	0.91	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	CONVEYOR I30 PARTNERS LP	☒ APPLICANT	KIMLEY-HORN
CONTACT PERSON	JAMES MELINO	CONTACT PERSON	ANTHONY LOEFFEL
ADDRESS	8750 CENTRAL EXPRESSWAY	ADDRESS	400 N. OKLAHOMA DR, SUITE 105
	SUITE 1735		
CITY, STATE & ZIP	DALLAS, TEXAS, 75231	CITY, STATE & ZIP	CELINA, TEXAS, 75009
PHONE	214-691-2556	PHONE	469-301-2581
E-MAIL	jim@cambridgecos.com	E-MAIL	ANTHONY.LOEFFEL@KIMLEY-HORN.COM

NOTARY VERIFICATION [REQUIRED]

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

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

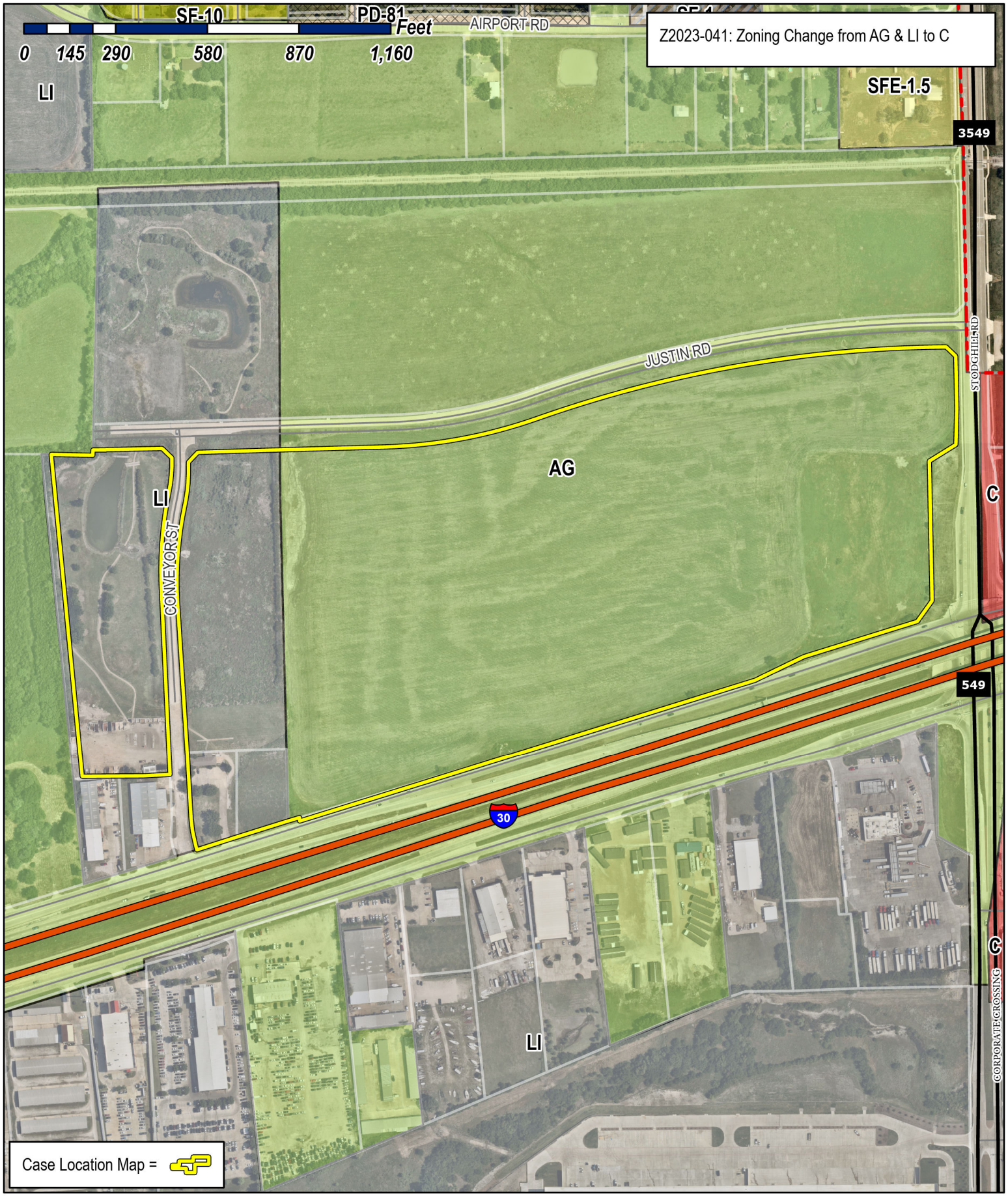
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th *DAY OF* August, 2023.

OWNER'S SIGNATURE By: James Melino, Auth. Rep.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kelsey Ulrich

NOTARY PUBLIC STATE OF TEXAS
KELSEY ULRICH
Notary ID #133863336
My Commission Expires
July 18, 2026

MY COMMISSION EXPIRES July 18, 2026



City of Rockwall

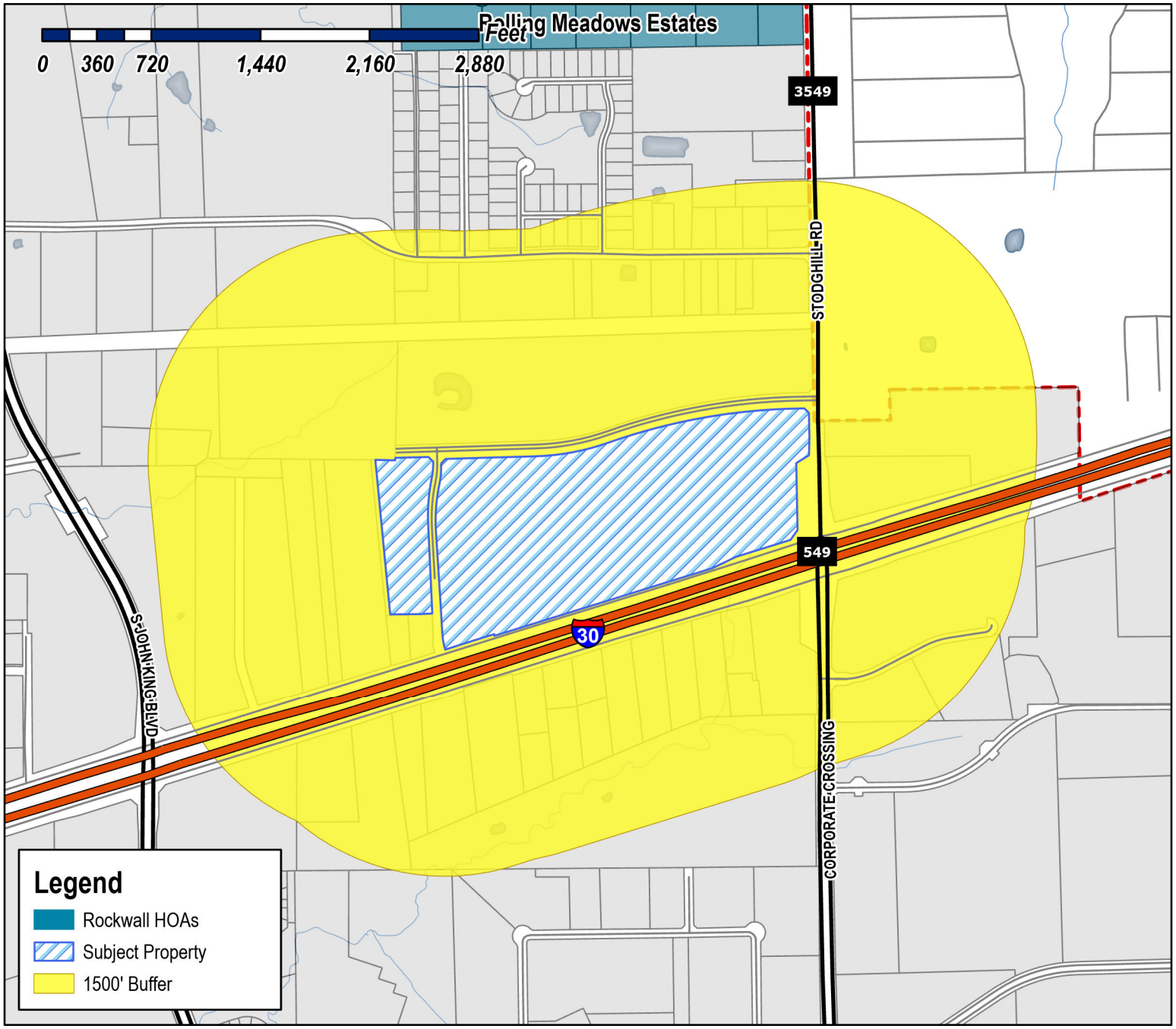
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

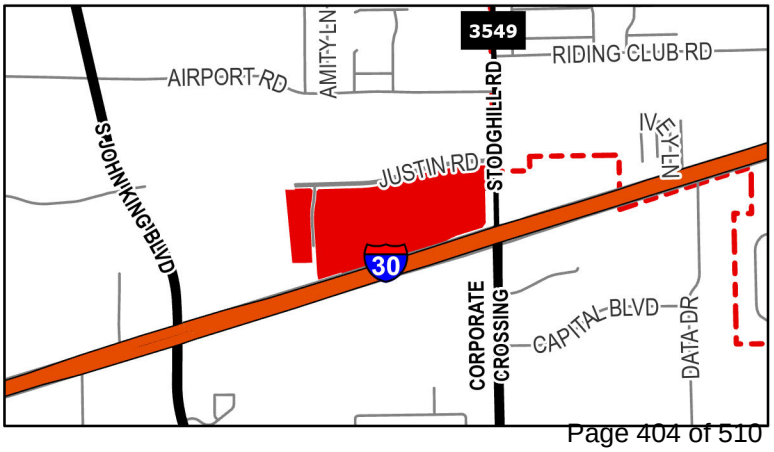
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Case Number: Z2023-041
Case Name: Zoning Change from AG & LI to C
Case Type: Zoning
Zoning: Commercial
Case Address: NE Corner of FM 3549 and E I-30

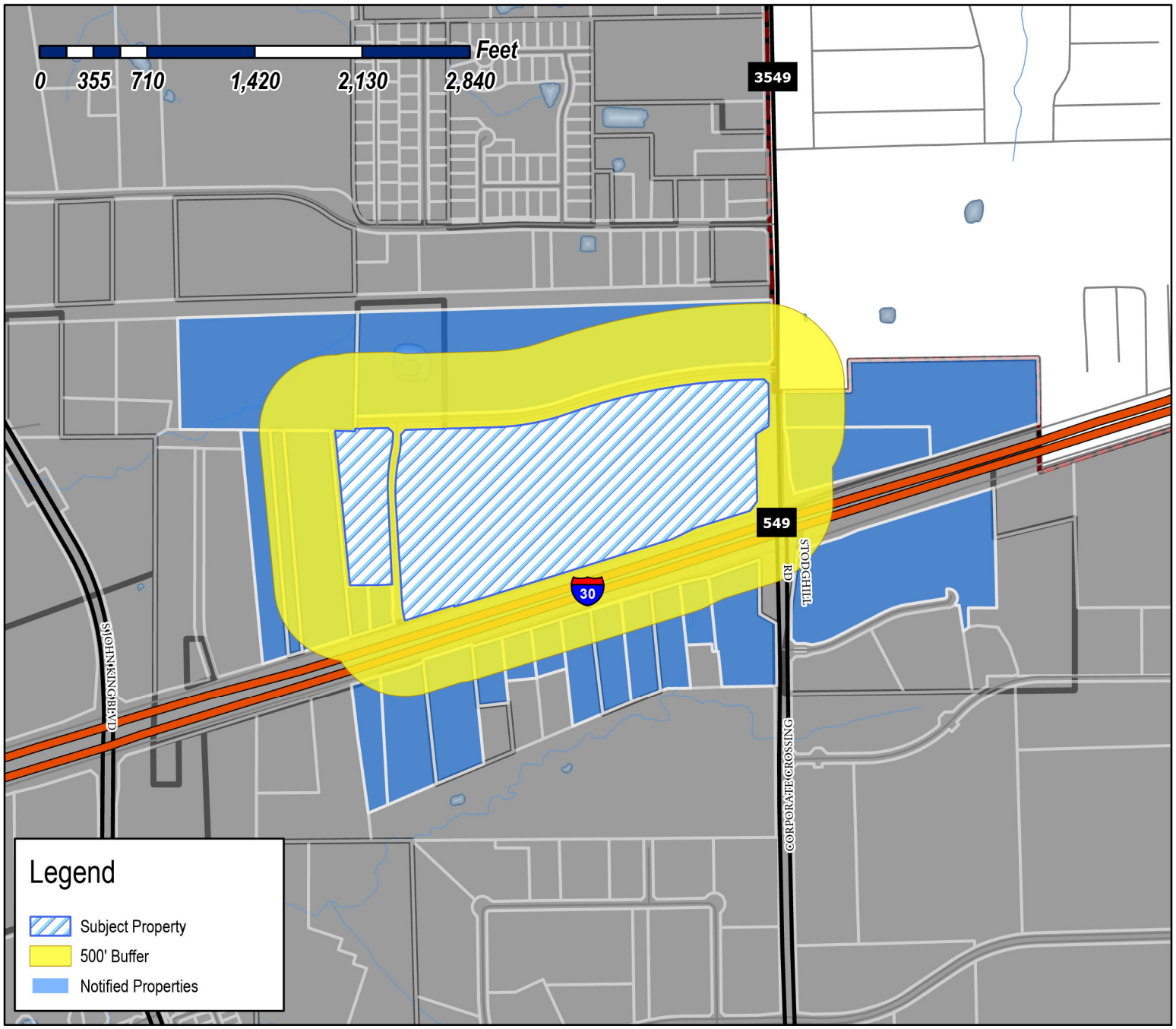


Date Saved: 8/18/2023
For Questions on this Case Call (972) 771-7745

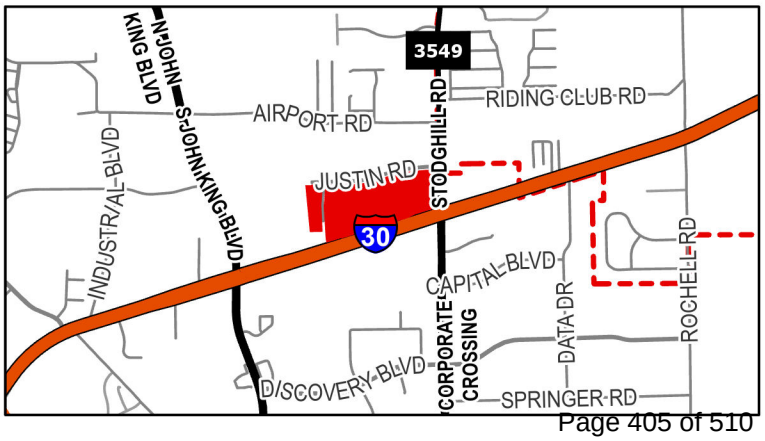
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Case Number: Z2023-041
Case Name: Zoning Change from AG & LI to C
Case Type: Zoning
Zoning: Commercial
Case Address: NE Corner of FM 3549 and E I-30



Date Saved: 8/18/2023
For Questions on this Case Call: (972) 771-7746

MYASIN INVESTMENTS LLC
11243 SHADY TRL
DALLAS, TX 75229

MHC I30 LP
12001 N CENTRAL EXPRESSWAY SUITE 875
DALLAS, TX 75243

LINE 5 HOLDINGS LP
1201 N RIVERFRONT BLVD SUITE 100
DALLAS, TX 75207

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

RAFIZADEH M & M FAMILY LTD
C/O REPUBLIC MOTORSPORTS INC
12707 SOUTHWEST FREEWAY
STAFFORD, TX 77477

PRITCHARD DONNA CULLINS &
KIMBERLY CULLINS COLLICHIO TRUSTEES
1610 SHORES BLVD
ROCKWALL, TX 75087

RESIDENT
1785 E I30
ROCKWALL, TX 75087

RESIDENT
1790 E I30
ROCKWALL, TX 75087

RESIDENT
1795 I30
ROCKWALL, TX 75087

RESIDENT
1805 E I30
ROCKWALL, TX 75087

RESIDENT
1810 S I30
ROCKWALL, TX 75087

SELF SCOTT & JANET
1830 E INTERSTATE 30 STE 100
ROCKWALL, TX 75087

GENESTA PARTNERSHIP
1850 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1860 E I30
ROCKWALL, TX 75087

RESIDENT
1880 I30 RD
ROCKWALL, TX 75087

RESIDENT
1900 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1960 E I30
ROCKWALL, TX 75087

RESIDENT
1970 I30 SOUTH SERVICE RD
ROCKWALL, TX 75087

RESIDENT
1990 E I30
ROCKWALL, TX 75087

STRUCTURED REA- ROCKWALL LAND LLC
2801 E. CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

SALEHOUN FAMILY LIMITED PARTNERSHIP
39650 LYNDON B JOHNSON FWY
DALLAS, TX 75237

MOORE MICHAEL F
557 MARIAH BAY DR
HEATH, TX 75032

CAVENDER INVESTMENT PROPERTIES E LTD
7820 SOUTH BROADWAY
TYLER, TX 75703

ROCKWALL 549/I30 PARTNERS LP
8750 N CENTRAL EXPWY SUITE 1735
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP
8750 N CENTRAL EXPY SUITE 1735
DALLAS, TX 75231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75088

GREG OLLOM MANAGEMENT LLC
941 CORNELIUS RD
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

ROCKWALL AA RE LLC
PO BOX 775
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:

Z2023-041: Zoning Change from AG & LI to C
Hold a public hearing to discuss and consider a request by Anthony Loeffel of Kimley-Horn on behalf of James Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a Zoning Change from a Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District for a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, September 18, 2023 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. Z2023-041: Zoning Change from AG & LI to C

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

PLEASE RETURN THE BELOW FORM

Case No. Z2023-041: Zoning Change from AG & LI to C

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 OBJECTION TO THE CHANGE IN ZONING

Name: DONNA PRITCHARD

Address: 1610 SHORES BLVD. - 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

Kimley»Horn

August 18, 2023

Mr. Ryan Miller
Director of Planning
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

RE: Proposed Zoning Change at NWC of FM 3549 and IH-30
Letter of Explanation
Rockwall, Texas

Mr. Miller:

At the request of the Owner parcel 114981, 114982, 26819 and 26818 per Rockwall CAD, we are requesting a zoning change of the approximately 66 acres of land at the northwest corner of FM 3549 and Interstate 30. We are requesting a straight zoning change from Agricultural and Light Industrial to Commercial (C) Zoning District.

Sincerely,

Anthony Loeffel, P.E.

TRACT 1

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas.

TRACT 2

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 20210000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8” iron rod with a cap stamped “TXDOT” found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” set for corner;

THENCE North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8” iron rod with a red plastic cap stamped “KHA” found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

> In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8” iron rod with plastic cap stamped “KHA” found bears South 57°02'14” East, a distance of 0.35 feet;
>
> In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found for corner;
>
> North 01°43'20" West, a distance of 9.59 feet to a 5/8” iron rod with plastic cap stamped “KHA” found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas;

THENCE North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

THENCE North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

THENCE South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

THENCE South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

THENCE South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

THENCE South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

TRACT 3

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 20210000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8” iron rod with a red plastic cap stamped “KHA” found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

> South 72°46'18" West, a distance of 384.46 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” set for corner;
>
> South 64°14'27" West, a distance of 202.24 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” set for corner;

THENCE South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8” iron rod with a red plastic cap stamped “KHA” found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

THENCE North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

THENCE North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

THENCE North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

THENCE along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

THENCE South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

THENCE along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

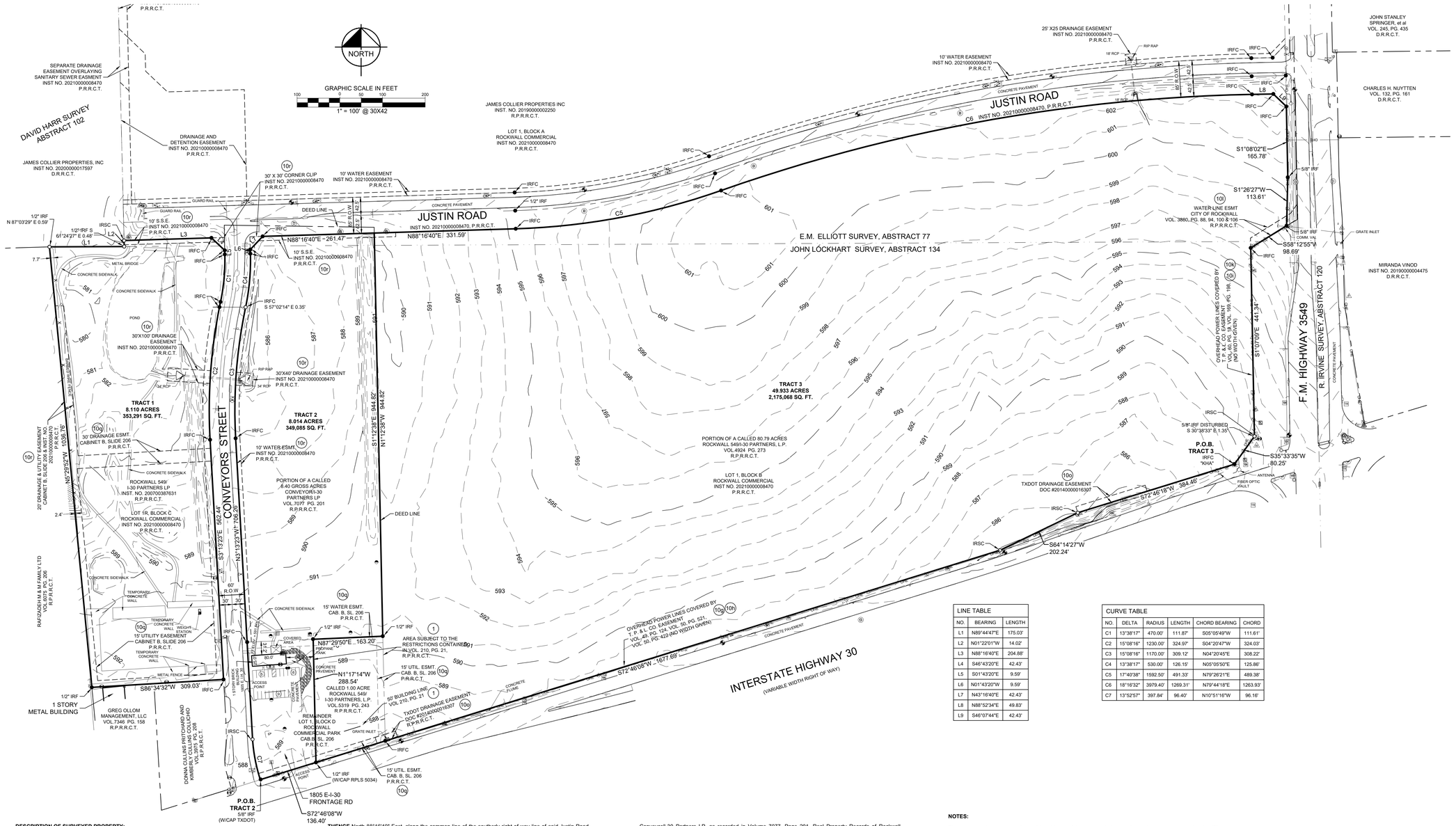
South 01°08'02" East, a distance of 165.78 feet to a 5/8” iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8” iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8” iron rod with a red plastic cap stamped “KHA” set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8” iron rod found (disturbed) bears South 30°38'33” East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.



VICINITY MAP

N.T.S.



LEGEND

RD	ROOF DRAIN	MB	MAIL BOX
CTV	CABLE TV BOX	SCO	SANITARY SEWER CLEAN OUT
CTV	CABLE TV HANDHOLE	SMH	SANITARY SEWER MANHOLE
CTV	CABLE TV MANHOLE	SMH	SANITARY SEWER MANHOLE FLAG
CTV	CABLE TV MARKER FLAG	SMH	SANITARY SEWER MARKER SIGN
CTV	CABLE TV MARKER SIGN	SEPT	SANITARY SEWER SEPTIC TANK
CTV	CABLE TV VAULT	SV	SANITARY SEWER VAULT
COMM	COMMUNICATIONS BOX	SD	STORM SEWER BOX
COMM	COMMUNICATIONS HANDHOLE	SD	STORM SEWER DRAIN
COMM	COMMUNICATIONS MANHOLE	SMH	STORM SEWER MANHOLE
COMM	COMMUNICATIONS MARKER FLAG	SV	STORM SEWER VAULT
COMM	COMMUNICATIONS MARKER SIGN	TB	TRAFFIC BARRIER
COMM	COMMUNICATIONS VAULT	TB	TRAFFIC BOLLARD
EBM	ELEVATION BENCHMARK	TB	TRAFFIC BOX
FOB	FIBER OPTIC BOX	CWS	CROSS WALK SIGNAL
FOH	FIBER OPTIC HANDHOLE	TH	TRAFFIC HANDHOLE
FOM	FIBER OPTIC MANHOLE	TM	TRAFFIC MANHOLE
FOF	FIBER OPTIC MARKER FLAG	TF	TRAFFIC MARKER SIGN
FOS	FIBER OPTIC MARKER SIGN	TS	TRAFFIC SIGNAL
FOV	FIBER OPTIC VAULT	TV	TRAFFIC VAULT
MW	MONITORING WELL	UF	UNIDENTIFIED BOX
GH	GAS HANDHOLE	UH	UNIDENTIFIED HANDHOLE
GM	GAS METER	UM	UNIDENTIFIED METER
GM	GAS MANHOLE	UM	UNIDENTIFIED MANHOLE
GF	GAS MARKER FLAG	UF	UNIDENTIFIED MARKER FLAG
GS	GAS SIGN	US	UNIDENTIFIED MARKER SIGN
GT	GAS TANK	UP	UNIDENTIFIED POLE
GV	GAS VAULT	UT	UNIDENTIFIED TANK
GV	GAS VALVE	UV	UNIDENTIFIED VAULT
TB	TELEPHONE BOX	UV	UNIDENTIFIED VALVE
TH	TELEPHONE HANDHOLE	TREE	TREE
TM	TELEPHONE MANHOLE	WB	WATER BOX
TF	TELEPHONE MARKER FLAG	FDC	FIRE DEPT. CONNECTION
TS	TELEPHONE MARKER SIGN	WH	WATER HAND HOLE
TV	TELEPHONE VAULT	FH	FIRE HYDRANT
PMS	PIPELINE MARKER SIGN	WM	WATER METER
EB	ELECTRIC BOX	WM	WATER MANHOLE
FL	FLOOD LIGHT	WF	WATER MARKER FLAG
GA	GUY ANCHOR	WS	WATER MARKER SIGN
GAP	GUY ANCHOR POLE	WV	WATER VAULT
EH	ELECTRIC HANDHOLE	WV	WATER VALVE
LS	LIGHT STANDARD	ARV	AIR RELEASE VALVE
EM	ELECTRIC METER	WW	WATER WELL
EM	ELECTRIC MANHOLE	IRSC	1/2" IRON ROD W/ "KHA" CAP SET
EF	ELECTRIC MARKER FLAG	IRFC	IRON ROD WITH CAP FOUND
ES	ELECTRIC MARKER SIGN	PKS	PK NAIL SET
UP	UTILITY POLE	PKF	PK NAIL FOUND
ET	ELECTRIC TRANSFORMER	IRF	IRON ROD FOUND
EV	ELECTRIC VAULT	IPF	IRON PIPE FOUND
HP	HANDICAPPED PARKING	ADF	ALUMINUM DISK FOUND
SIGN	SIGN	XS	"X" CUT IN CONCRETE SET
MBB	MARQUEE/BILLBOARD	XF	"X" CUT IN CONCRETE FOUND
BOL	BORE LOCATION	P.O.B.	POINT OF BEGINNING
FP	FLAG POLE	P.O.C.	POINT OF COMMENCING
GT	GREASE TRAP		

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°44'47"E	175.03'
L2	N01°22'01"W	14.02'
L3	N88°16'40"E	204.88'
L4	S46°43'20"E	42.43'
L5	S01°43'20"E	9.59'
L6	N01°43'20"W	9.59'
L7	N43°16'40"E	42.43'
L8	N88°52'34"E	49.83'
L9	S46°07'44"E	42.43'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	13°38'17"	470.00'	111.87'	S05°05'49"W	111.61'
C2	15°08'16"	1230.00'	324.97'	S04°20'47"W	324.03'
C3	15°08'16"	1170.00'	309.12'	N04°20'45"E	308.22'
C4	13°38'17"	530.00'	126.15'	N05°05'50"E	125.86'
C5	17°40'38"	1592.50'	491.33'	N79°26'21"E	489.38'
C6	18°16'32"	3979.40'	1269.31'	N79°44'18"E	1263.93'
C7	13°52'57"	397.84'	96.40'	N10°51'16"W	96.16'

DESCRIPTION OF SURVEYED PROPERTY:

TRACT 1

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas.

TRACT 2

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 20210000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP., as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;

In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas;

THENCE North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the most northerly northwest corner of said Lot 1, Block B;

THENCE North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

THENCE South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

THENCE South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

THENCE South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

THENCE South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the **POINT OF BEGINNING** and containing 349,085 square feet or 8.014 acres of land, more or less.

TRACT 3

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 20210000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

THENCE North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block B, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

THENCE North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

THENCE North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

THENCE along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

THENCE South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

THENCE along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1, Block B the following courses and distances:

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the **POINT OF BEGINNING** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

NOTES:

There was no above ground observable evidence of the property being used as a dump, sump or sanitary landfill at the time of the survey.

No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.

There are no known proposed changes in street right-of-way lines. There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

There was no above ground observable evidence of cemeteries or burial grounds were observed at the time of survey.

Tracts 2 and 3 are contiguous and contains no gaps or gores.

No wetland markings were observed at the time of survey.

No potential issues of adverse possession or use, or acquiescence were identified or observed during field work.

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 . All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.9998538863.

According to Map No. 48397C0045L of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Rockwall County, Texas, dated September 26, 2008, the subject tract is situated within: Unshaded Zone "X", defined as areas determined to be outside the 500-year flood plain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

There are 20 parking spaces located within Tract 2 as shown hereon.

The property has physical access to F. M. Highway 3549, I. H. Highway 30 westbound service road, Conveyors Street and Justin Road and has vehicular access to I. H. Highway 30 westbound service road, Conveyors Street as indicated by "ACCESS POINT" label, said roads being maintained by the State of Texas and City of Rockwall.

LINE TYPE LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- W — WATER LINE
- SS — SANITARY SEWER LINE
- STORM SEWER LINE
- GAS — UNDERGROUND GAS LINE
- OHE — OVERHEAD UTILITY LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- FENCE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT

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No.	DATE	REVISION DESCRIPTION
5		
4		
3		
2		
1		

ZONING EXHIBIT
66.057 ACRES
E.M. ELLIOT SURVEY, ABSTRACT NO. 77 AND
JOHN LOCKHART SURVEY, ABSTRACT NO. 134
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	CDS	KHA	Aug. 2023	063942002	1 OF 1

DWG NAME: K:\FW_SUR\063942002\ROCKWALL COMMERCIAL BLOCK A LOT 1 - ROCKWALL\SURVEY\063942002 ZONING EXHIBIT.DWG PLOTTED BY: MARK, MICHAEL 8/30/2023 8:14 AM 8/30/2023 8:13 AM

06 IH-30 CORRIDOR DISTRICT

DISTRICT DESCRIPTION

The IH-30 Corridor is the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial. In the future the health of the IH-30 corridor is vital to maintaining a high per capita sales tax for the City of Rockwall.

POINTS OF REFERENCE

A. Lake Point Church
B. Rochell Elementary School
C. Walmart
D. Costco

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

IH-30 Corridor Plan
Eastern Entry Portals



2/3 Future Regional Center



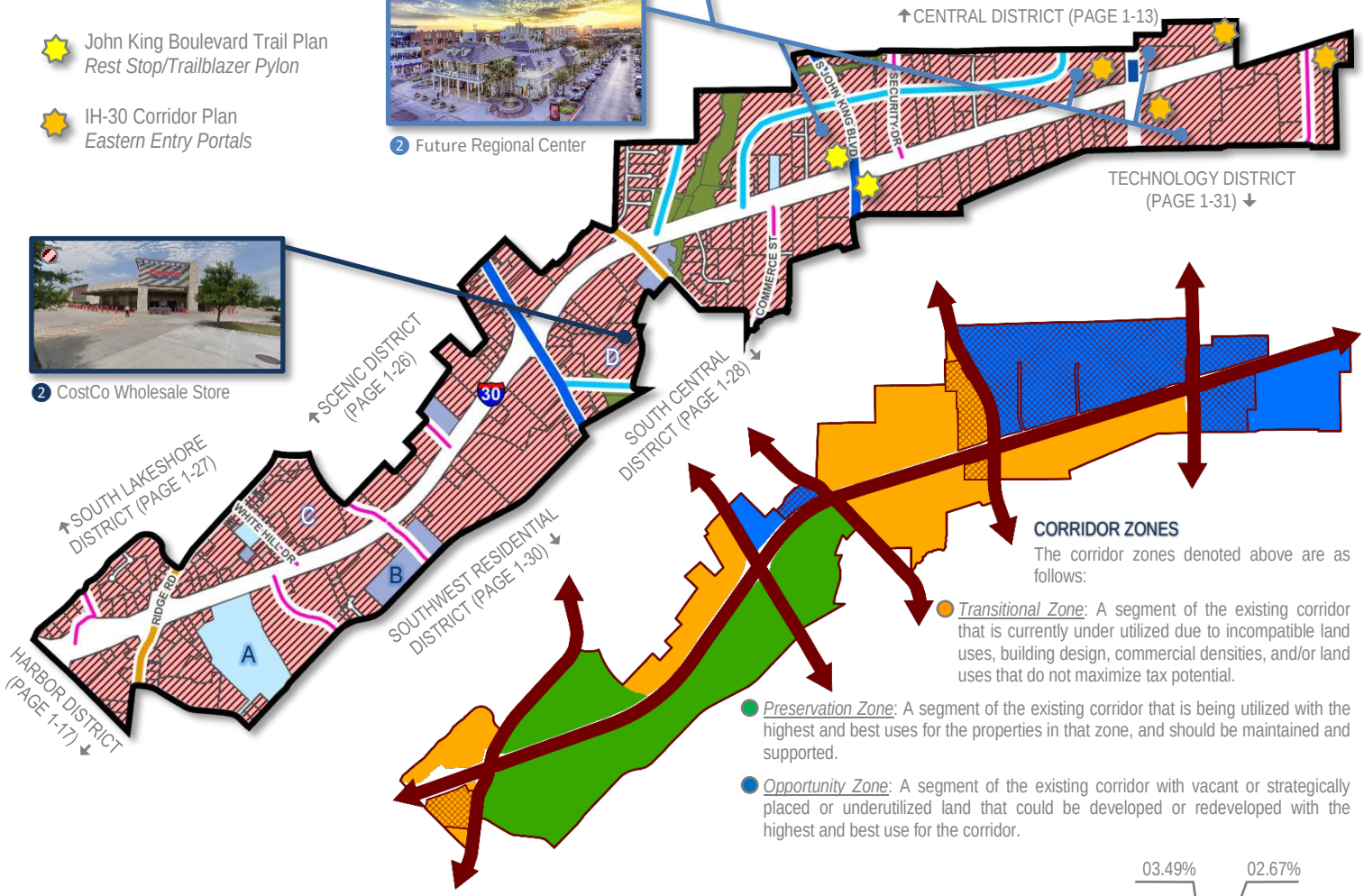
2 Future Regional Center

2 CostCo Wholesale Store

DISTRICT STRATEGIES

The *IH-30 Corridor District* will continue to be the City's primary retail corridor in the future. Based on this the following strategies should be employed:

1. *Corridor Strategies*. The specific goals and policies contained in Section 02.01, *IH-30 Corridor Plan*, of Appendix 'B', *Corridor Plans*, of this Comprehensive Plan should be considered when reviewing new development within the IH-30 Corridor.
2. *Regional Center*. In accordance with the *IH-30 Corridor Plan*, a regional center should be located on each of the properties denoted in the red cross hatch (⊠) in the Corridor Zones map below. These regional centers should generally follow one (1) of the four (4) models identified in the *IH-30 Corridor Plan* (*i.e. Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center models*).
3. *Open Space*. Large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields.
4. *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.



CORRIDOR ZONES

The corridor zones denoted above are as follows:

Transitional Zone: A segment of the existing corridor that is currently under utilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.

Preservation Zone: A segment of the existing corridor that is being utilized with the highest and best uses for the properties in that zone, and should be maintained and supported.

Opportunity Zone: A segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redeveloped with the highest and best use for the corridor.

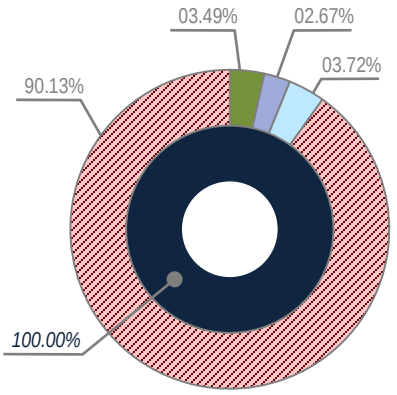
BUILD OUT
0*
0*

CURRENT
0
571
0

% OF ROCKWALL
0.00%
31.41%
0.00%

COMMERCIAL	100.00%	
RESIDENTIAL	0.00%	
MIXED USE	0.00%	
PARKS AND OPEN SPACE (OS)		37.03-ACRES
PUBLIC (P)		28.31-ACRES
QUASI-PUBLIC (QP)		39.49-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)		957.15-ACRES

MINOR COLLECTOR
M4U
M4D
P6D
TXDOT 4D



LEGEND:

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

PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Convent, Monastery, or Temple	(4)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		S
Convalescent Care Facility/Nursing Home	(6)		P
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Daycare with Seven (7) or More Children	(9)	(4)	P
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		P
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Temporary Education Building for a Public or Private School	(23)	(9)	S
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	

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PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		S
Golf Driving Range	(6)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		S
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Antique/Collectible Store	(1)		P
Astrologer, Hypnotist, or Psychic	(2)		P
Banquet Facility/Event Hall	(3)		P
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	S
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	P
General Retail Store	(15)		P
Hair Salon and/or Manicurist	(16)		P
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Massage Therapist	(19)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		P
Pawn Shop	(22)		S
Permanent Cosmetics	(23)	(7)	A
Pet Shop	(24)		P
Temporary Real Estate Sales Office	(25)		P

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PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (*i.e. a Maximum of Four [4] Vehicles*)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Tailor, Clothing, and/or Apparel Shop	(32)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		S
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Furniture Upholstery/Refinishing and Resale	(8)	(4)	S
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Research and Technology or Light Assembly	(15)		S
Shoe and Boot Repair and Sales	(16)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership for Cars and Light Trucks	(7)	(6)	S
Used Motor Vehicle Dealership for Cars and Light Trucks~~)~~	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	

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PERMITTED LAND USES IN AN COMMERCIAL (C) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, *Definitions*]	CONDITIONAL USE REFERENCE Reference [Article 04, *Permissible Uses*]	COMMERCIAL (C) DISTRICT
Mini-Warehouse	(4)	(1)	S
Wholesale Showroom Facility	(8)		S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna as an Accessory	(2)	(1)	P
Commercial Antenna	(3)	(2)	S
Antenna for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	S
Mounted Commercial Antenna	(7)	(6)	S
Helipad	(9)		S
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
TV Broadcasting and Other Communication Service	(20)		S
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-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 AND A LIGHT INDUSTRIAL (LI) DISTRICT TO A COMMERCIAL (C) DISTRICT FOR A 66.057-ACRE TRACT OF LAND IDENTIFIED AS LOT 1, BLOCK B; LOT 1R, BLOCK C; AND LOT 1, BLOCK D, ROCKWALL COMMERCIAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Anthony Loeffel of Kimley-Horn on behalf of James Melino of Rockwall 549/I-30 Partners, LP and Conveyor I30 Partners, LP for the approval of a *Zoning Change* from an Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District for a 66.057-acre tract of land identified as Lot 1, Block B; Lot 1R, Block C; and Lot 1, Block D, Rockwall Commercial Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of Stodghill Road and the IH-30 Frontage Road, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District and Light Industrial (LI) District to a Commercial (C) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Commercial (C) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 04.01*, General Commercial District Standards*;

DRAFT 09.18.2023

Section 04.05, *Commercial (C) District*; Section 06.02, *General Overlay District Standards*, of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

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

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6TH DAY OF JUNE, 2023.

_____
Trace Johannessen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2023*

2nd Reading: *October 2, 2023*

DRAFT ORDINANCE 09.18.2023

Exhibit 'A'
Legal Description

TRACT 1

BEING a tract of land situated in the E.M. Elliot Survey, Abstract No. 77 and John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being all of Lot 1R, Block C of Rockwall Commercial, an addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Instrument No. 20210000008470 of the Plat Records of Rockwall County, Texas.

TRACT 2

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 20210000008470, Plat Records of Rockwall County, Texas, and being a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a cap stamped "TXDOT" found for the southwest corner of said Lot 1, Block D and the northeast corner of the intersection of northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way) with the easterly right-of-way line of Conveyors Street (a 60-foot right-of-way), same being at the beginning of a non-tangent curve to the right with a radius of 397.84 feet, a central angle of 13°52'57", and a chord bearing and distance of North 10°51'16" West, 96.16 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, and with said non-tangent curve to the right, an arc distance of 96.40 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE North 03°13'23" West, continuing along the common line of said Lot 1, Block D and the easterly right-of-way line of said Conveyors Street, passing at a distance of 228.03 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the northernmost southwest corner of said Lot 1, Block B, continuing along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street a total distance of 706.26 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the right with a radius of 1,170.00 feet, a central angle of 15°08'16", and a chord bearing and distance of North 04°20'45" East, 308.22 feet;

THENCE in a northerly direction, along the common line of said Lot 1, Block B and the easterly right-of-way line of said Conveyors Street the following courses and distances:

> In a northerly direction, with said tangent curve to the right, an arc distance of 309.12 feet to the beginning of a reverse curve to the left with a radius of 530.00 feet, a central angle of 13°38'17", and a chord bearing and distance of North 05°05'50" East, 125.86 feet, from which a 5/8" iron rod with plastic cap stamped "KHA" found bears South 57°02'14" East, a distance of 0.35 feet;
>
> In a northerly direction, with said reverse curve to the left, an arc distance of 126.15 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;
>
> North 01°43'20" West, a distance of 9.59 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the most southerly northwest corner of said Lot 1, Block B same being the southernmost end of a right-of-way corner clip at the intersection of the east right-of-way line of said Conveyors Street and the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas;

THENCE North 43°16'40" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for the northernmost end of said right-of-way clip same being the

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most northerly northwest corner of said Lot 1, Block B;

THENCE North 88°16'40" East, along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, a distance of 261.47 feet to a point for corner on the easterly line of said 8.40 gross acre tract and the westerly line of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, Real Property Records of Rockwall County, Texas;

THENCE South 01°12'38" East, departing the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a 1/2-inch iron rod found for the easterly, southeast corner of said 8.40 gross acre tract and the northeast corner of a called 1.00 acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, Real Property Records of Rockwall County, Texas, same also being an ell corner of said Lot 1, Block B;

THENCE South 87°29'50" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract;

THENCE South 01°17'14" East, departing the southerly line of said Lot 1, Block B, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing aforesaid Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod with a plastic cap, stamped "RPLS 5034" found for the southwest corner of said 1.00-acre tract, the southerly and the southeast corner of said 8.40 gross acre tract, same being on the southerly line of aforesaid Lot 1, Block D and the northerly right-of-way line of aforesaid Interstate Highway 30;

THENCE South 72°46'08" West, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block D and along the northerly right of way line of said Interstate Highway 30, a distance of 136.40 feet to the ***POINT OF BEGINNING*** and containing 349,085 square feet or 8.014 acres of land, more or less.

TRACT 3

BEING a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 and the John Lockhart Survey, Abstract No. 134, City of Rockwall, Rockwall County, Texas and being a portion of Lot 1, Block B of Rockwall Commercial, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Instrument Number 20210000008470, Plat Records of Rockwall County, Texas, and a portion of Lot 1, Block D of Rockwall Commercial Park an addition to the City of Rockwall, Texas, according to the plat thereof recorded in Cabinet B, Slide 206, Plat Records of Rockwall County, Texas, same being a portion of a called 80.79-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 4924, Page 273, and all of a called 1.00-acre tract of land, described in a Special Warranty Deed to Rockwall 549/I-30 Partners, L.P., recorded in Volume 5319, Page 243, both of the Real Property Records of Rockwall County, Texas, and being more particularly described by the metes and bounds as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most southerly southeast corner of said Lot 1, Block B and in the northerly right-of-way line of Interstate Highway 30 (a variable width right-of-way);

THENCE along the common line of said Lot 1, Block B and the northerly right-of-way line of said Interstate Highway 30, the following courses and distances:

South 72°46'18" West, a distance of 384.46 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

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South 64°14'27" West, a distance of 202.24 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for corner;

THENCE South 72°46'08" West, continuing along said common line and the south line of said Lot 1, Block D, and passing at a distance of 1507.74 feet a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southeast corner of said Lot 1, Block D, continuing along said line a total distance of 1,677.69 feet to a 1/2-inch iron rod found for the southwest corner of aforesaid 1.00-acre tract, same being the southerly, southeast corner of a called 8.40 gross acre tract of land, described in a Special Warranty Deed to Conveyor/I-30 Partners LP, as recorded in Volume 7077, Page 201, Real Property Records of Rockwall County, Texas;

THENCE North 01°17'14" West, departing the northerly right-of-way line of said Interstate Highway 30 and the southerly line of said Lot 1, Block D, along an easterly line of said 8.40 gross acre tract and the westerly line of said 1.00-acre tract and crossing said Lot 1, Block D, a distance of 288.54 feet to a 1/2-inch iron rod found for the northwest corner of said 1.00-acre tract and an ell corner of said 8.40 gross acre tract, same also being on a southerly line of aforesaid Lot 1, Block B;

THENCE North 87°29'50" East, along the southerly line of said 8.40 gross acre tract, the southerly line of said Lot 1, Block B, and the northerly line of said called 1.00-acre tract, a distance of 163.20 feet to a 1/2-inch iron rod found for the northeast corner of said 1.00-acre tract and the easterly, southeast corner of said 8.40 gross acre tract and an ell corner of said Lot 1, Block B, same being on the westerly line of aforesaid 80.79-acre tract;

THENCE North 01°12'38" West, departing the southerly line of said Lot 1, Block B, along the easterly line of said 8.40 gross acre tract and the westerly line of said 80.79-acre tract and crossing said Lot 1, Block B, a distance of 944.82 feet to a point for on the corner on the south right-of-way line of Justin Road (a 85' right-of-way), recorded in 20210000008470, Plat Records of Rockwall County, Texas and the north line of said Lot 1, Block B;

THENCE along the common line of the southerly right-of-way line of said Justin Road and the north line of said Lot 1, Block B, the following courses and distance:

North 88°16'40" East, a distance of 331.59 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a tangent curve to the left with a radius of 1,592.50 feet, a central angle of 17°40'38", and a chord bearing and distance of North 79°26'21" East, 489.38 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 491.33 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found at the beginning of a reverse curve to the right with a radius of 3,979.40 feet, a central angle of 18°16'32", and a chord bearing and distance of North 79°44'18" East, 1,263.93 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 1,269.31 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

North 88°52'34" East, a distance of 49.83 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the most northerly northeast corner of said Lot 1, Block B same being the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of said Justin Road and the west right-of-way line of F.M. Highway 3549 (a variable width right-of-way);

THENCE South 46°07'44" East, along said right-of-way corner clip, a distance of 42.43 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for the southernmost corner of said corner clip same being the most southerly northeast corner of said Lot 1, Block B;

THENCE along the westerly right-of-way line of said F.M. Highway 3549 and the east line of said Lot 1,

DRAFT 09.18.2023

Exhibit 'A'
Legal Description

Block B the following courses and distances:

South 01°08'02" East, a distance of 165.78 feet to a 5/8" iron rod found for corner;

South 01°26'27" West, a distance of 113.61 feet to a 5/8" iron rod found for corner;

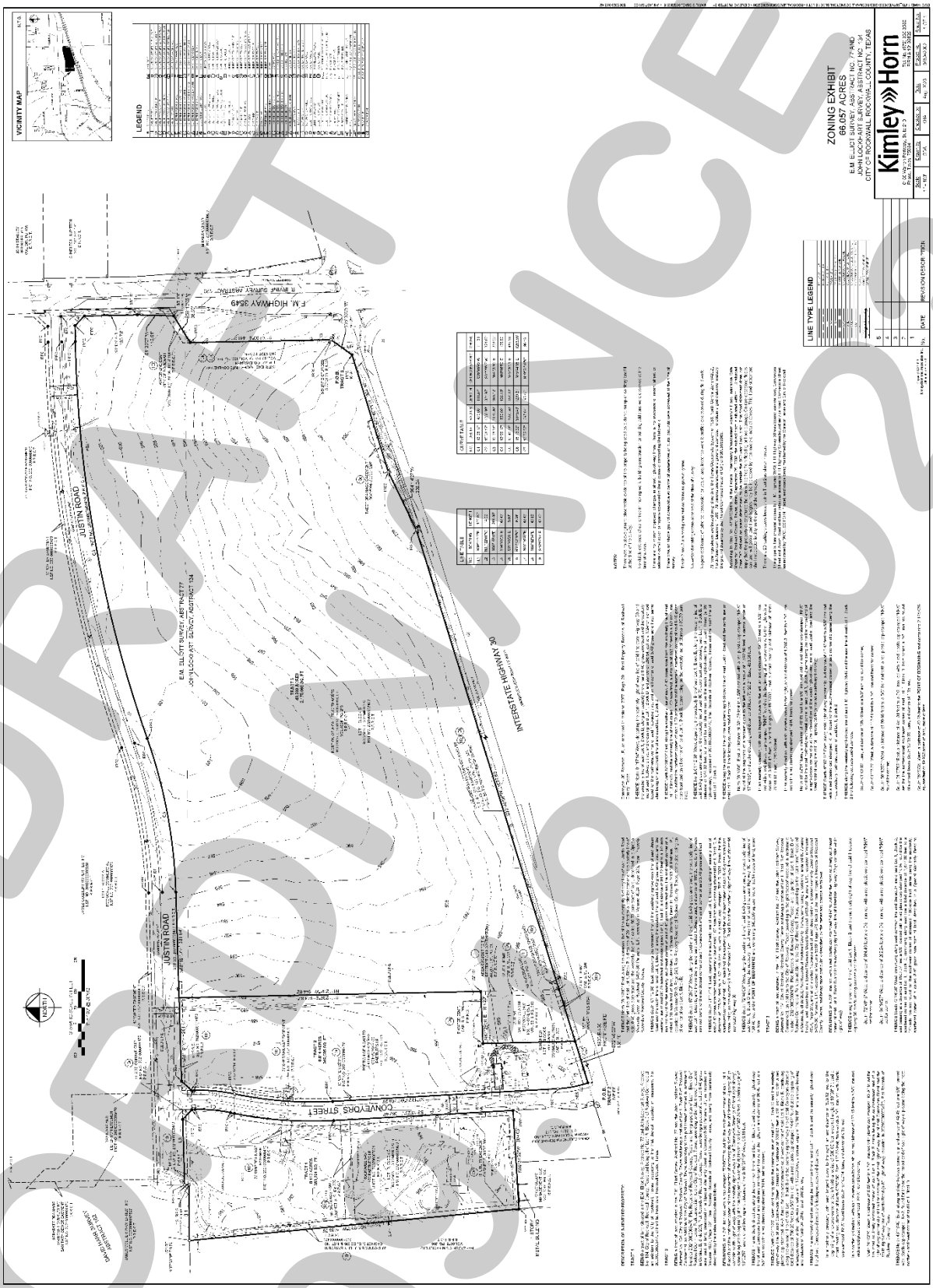
South 58°12'55" West, a distance of 98.69 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" found for corner;

South 01°07'09" East, a distance of 441.34 feet to a 5/8" iron rod with a red plastic cap stamped "KHA" set for the northernmost southeast corner of said Lot 1, Block B, from which a 5/8" iron rod found (disturbed) bears South 30°38'33" East, a distance of 1.35 feet;

South 35°33'35" West, a distance of 80.25 feet to the ***POINT OF BEGINNING*** and containing 2,175,068 square feet or 49.933 acres of land, more or less.

DRAFT ORDINANCE 09.18.2023

Exhibit 'B'
Survey



DRAFT
09.08.2023

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:	September 18, 2023
APPLICANT:	Juan J. Vasquez; *Vasquez Engineering, LLC*
CASE NUMBER:	Z2023-042; *Specific Use Permit (SUP) for a Drive-Through Restaurant at 3611 & 3775 N. Goliad Street [SH-205]*

SUMMARY

Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a *Specific Use Permit (SUP)* for a Restaurant, with 2,000 SF or More, with Drive-Through or Drive-In on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton-Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton-Goliad Addition. On December 4, 2017, the City Council approved a replat [*Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton-Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and the Specific Use Permit (SUP) has since expired. On December 7, 2020, the City Council approved a conveyance plat [*Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton-Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey the property. This conveyance plat established the subject property as Lot 5, Block A, Dalton-Goliad Addition. On March 15, 2021, the City Council denied a Specific Use Permit (SUP) request [*Case No. Z2021-002*] for a *Self-Service Car Wash*. On June 1, 2021, the City Council approved a replat [*Case No. P2021-016*] that established the subject property as Lots 8 & 9, Block A, Dalton-Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Drive-Through Restaurant* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3611 & 3775 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 2 of the Harlan Park Subdivision, which consists of 30 single-family residential lots. Beyond this is Phase 1 of the Harlan Park Subdivision, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton-Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton 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.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven Gas Station, both of which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton-Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and concept plan, depicting the layout of two (2) *Retail Building* that are 6,300 SF and 6,065 SF. The 6,300 SF *Retail Building* will include a *Restaurant with a Drive-through*. The proposed restaurant will consist of a single drive-through lane. The concept plan shows that there will be 70 parking spaces provided for the proposed development. The concept plan also shows that the drive-through will be oriented so that the exit will be facing onto N. Goliad Street. Based on this, staff is requesting that the applicant provide additional landscape screening adjacent to drive-through lane and along N. Goliad Street [*SH-205*] to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties and rights-of-way. In addition, there is residential adjacency to the north, where the applicant has provided the required 20-foot landscape buffer. Staff should note that the additional landscaping has been included in the draft ordinance as operational conditions should the Specific Use Permit (SUP) be approved.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Restaurant with 2,000 SF or more with a Drive-Through or Drive-In* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03 (H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Drive-through lanes shall not have access to a local or residential street.
(b) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
(c) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane.

In this case, the submitted concept plan appears to meet the *Conditional Land Use Standards* outlined within the UDC. Staff has included an operational condition within the draft ordinance that requires additional landscaping be provided adjacent to the drive through lane, N. Goliad Street, and in the northwestern corner of the site to impair the potential impacts of the proposed land use. Staff should note that a full site plan submittal including building elevations and a landscape plan will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. In this case, the concept plan shows the retail being constructed closer to the residential neighborhood *(i.e. Harlan Park Phase 2*) and the restaurant with a drive-through constructed on the lot closer to more retail establishments (*i.e Dalton Retail at 3201 N Goliad*) which creates a transition from the adjacent residential neighborhoods to less intense non-residential land uses. With all of this being said, this concept plan appears to meet the intent of the General Retail (GR) District; however, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 22, 2023, staff mailed 44 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, Stone Creek and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/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 notices in favor or 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 *Drive-Through Restaurant* on the subject property, then staff would propose the following conditions of approval:

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

   (a) Additional landscape screening shall be installed adjacent to drive-through lane, drive aisle adjacent to the residential land uses north of the subject property, and along N. Goliad Street [*SH-205*] to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties and rights-of-way. The additional landscaping will be approved by the Planning and Zoning Commission with the site plan approval for the proposed development depicted in *Exhibit 'B'*.

   (b) The proposed drive-through lane shall accommodate a minimum of six (6) standard sized motor vehicles.

   (c) Enhanced landscaping shall be provided in the north-west property corner to provide additional screening for the adjacent residential. This screening shall be approved by the Planning and Zoning Commission in conjunction with the site plan submittal for the proposed development depicted in *Exhibit 'B'*.

(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 September 12, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0 with Commissioner Womble absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	Not assigned yet				
SUBDIVISION	Dalton Goliad Addition	LOT	8&9	BLOCK	A
GENERAL LOCATION	West side of S.H. 205 two lots north of Dalton Road				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	GR w/N SH 205 Overlay	CURRENT USE	Vacant
PROPOSED ZONING	Same	PROPOSED USE	Retail/Rest. Shopping Center
ACREAGE	1.93	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	Kennor Rockwall Retail, LLC	■ APPLICANT	Vasquez Engineering, LLC
CONTACT PERSON	Shane Shoulders	CONTACT PERSON	Juan J. Vasquez
ADDRESS	8848 Greenville Ave.	ADDRESS	1919 S. Shiloh Road
			Suite 440
CITY, STATE & ZIP	Dallas, TX 75243	CITY, STATE & ZIP	Garland, TX 75042
PHONE	903-819-1208	PHONE	972-278-2948
E-MAIL	sshoulders@sbcglobal.net	E-MAIL	jvasquez@vasquezengineering.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Shane Shoulders [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 $ 228.95 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 17th *DAY OF* August, 2023 *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."*

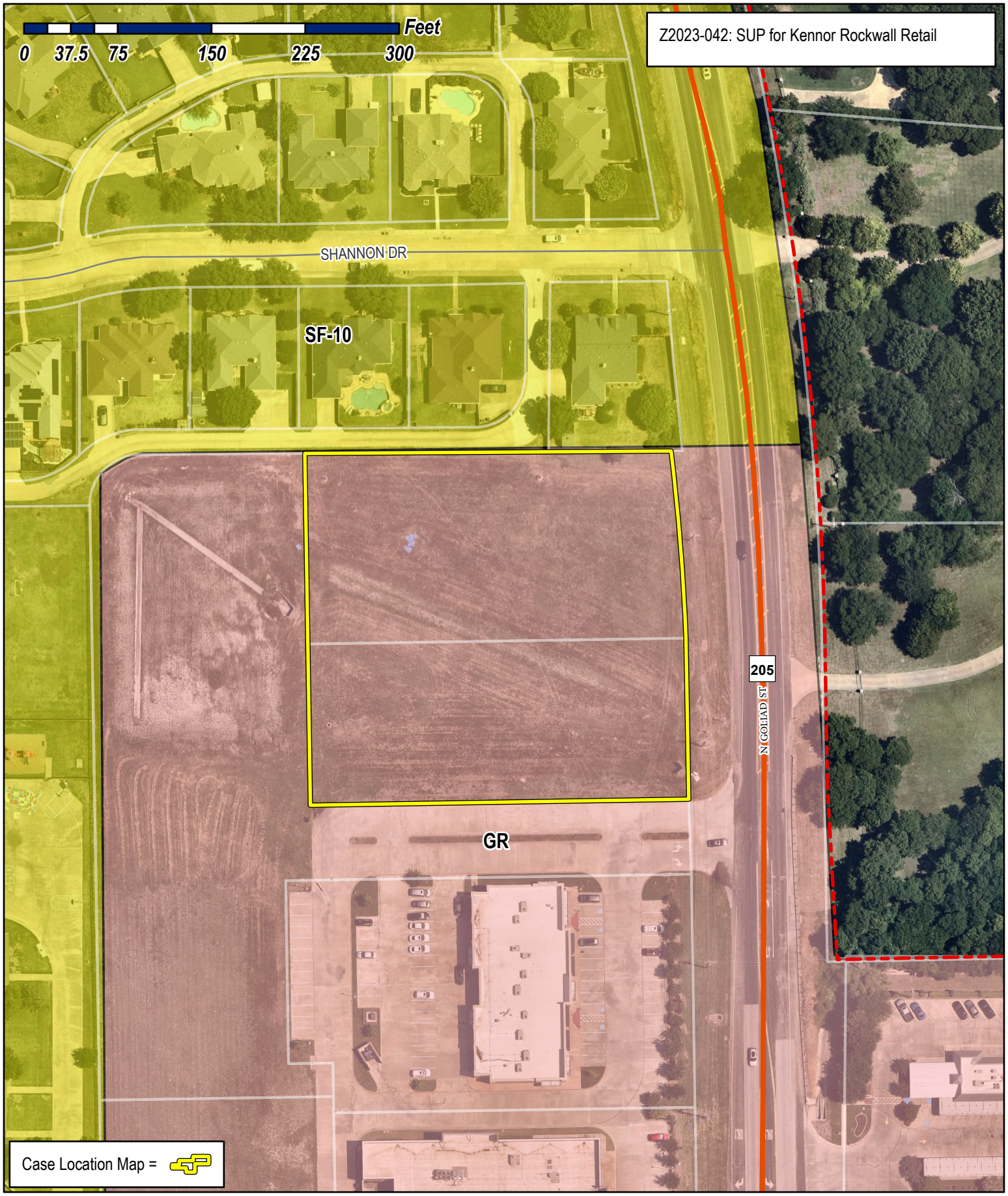
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th *DAY OF* August, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
Soledad Hernandez
My Commission Expires
05/07/2025
ID No. 133088987

MY COMMISSION EXPIRES 05/07/2025



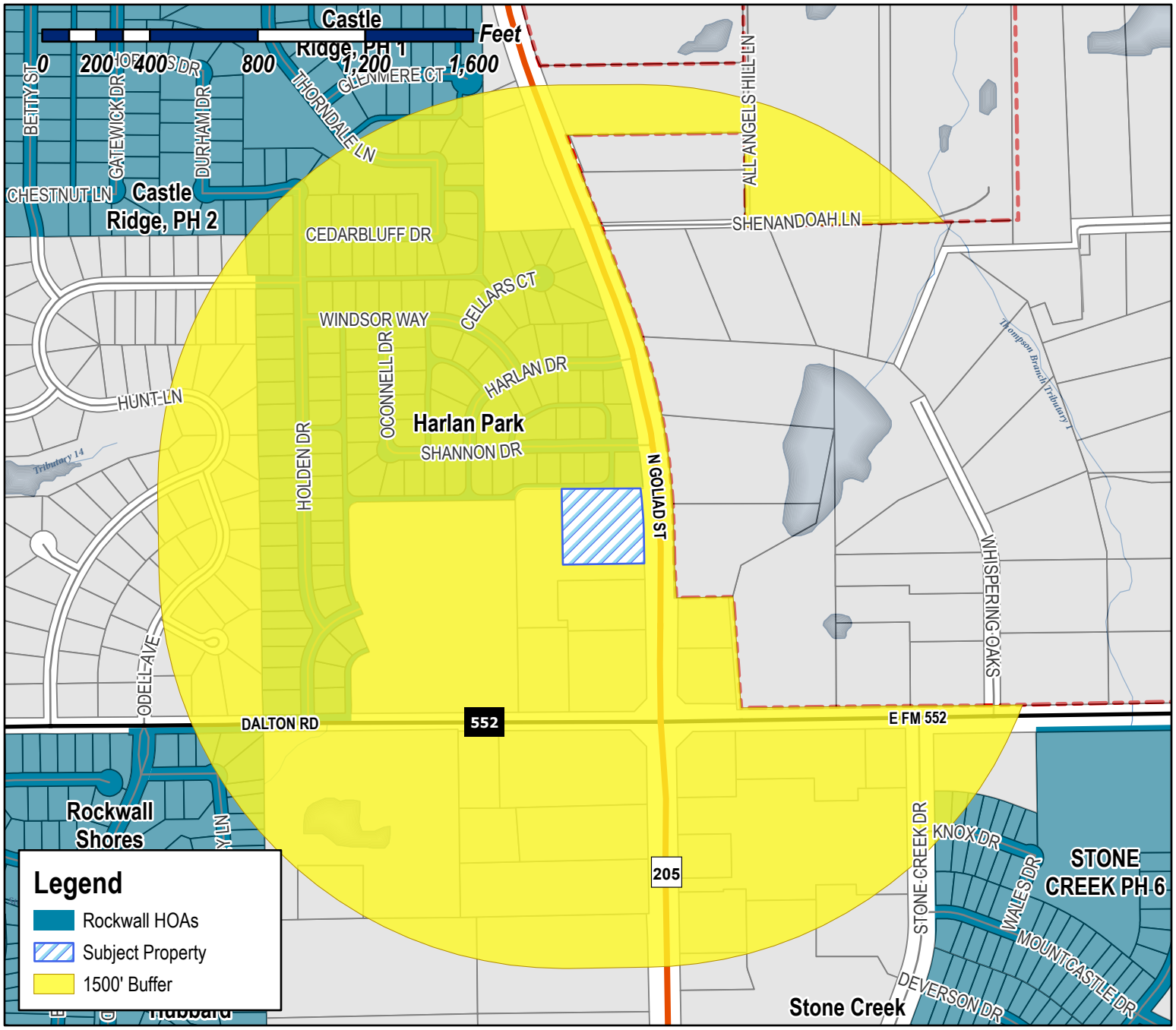
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

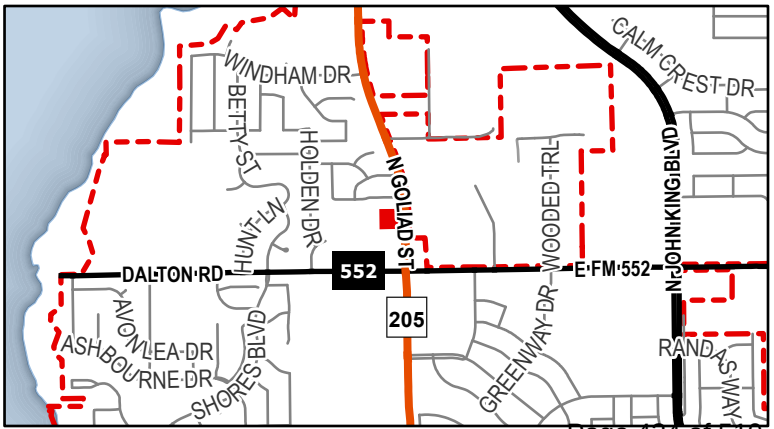
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Case Number: Z2023-042
Case Name: SUP for Kennor Rockwall Retail
Case Type: Zoning
Zoning: General Retail
Case Address: 3611 & 3775 N Goliad St



Date Saved: 8/18/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Wednesday, August 23, 2023 4:35 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-042]
Attachments: Public Notice (PZ) (08.22.2023).pdf; HOA Map (8.22.2023).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 *August 25, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 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.

Z2023-042: SUP for a Restaurant
Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, with 2,000 SF or More, with Drive-Through or Drive-In* on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [*SH-205*], and take any action necessary.

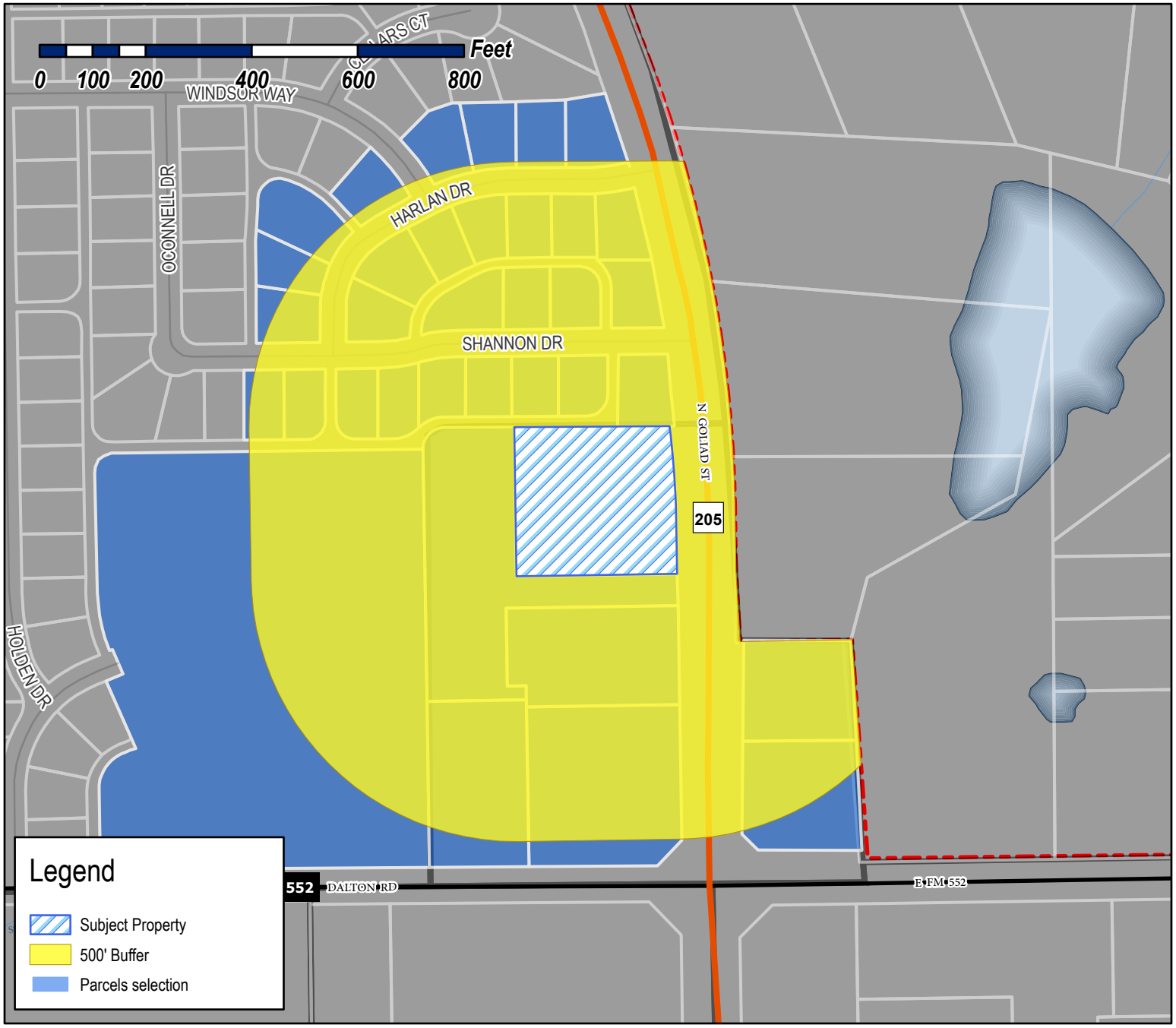
Thank You,

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

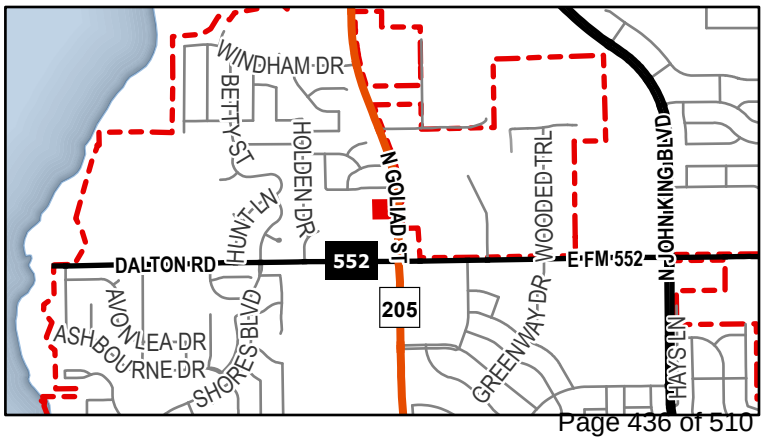
City of Rockwall

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Case Number: Z2023-042
Case Name: SUP for Kennor Rockwall Retail
Case Type: Zoning
Zoning: General Retail
Case Address: 3611 & 3775 N Goliad St.



Date Saved: 8/18/2023
For Questions on this Case Call: (972) 771-7746

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE
1630 RIVIERA AVE
WALNUT CREEK, CA 94596

OCCUPANT
3250 N GOLIAD ST
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DR
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

OCCUPANT
7127 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

KELLY SHARON RENEE & EDDY D,
TRUSTEES OF EDDY D KELLY &
SHARON RENEE KELLY REVOCABLE
LIVING TRUST
527 SHANNON DR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

MILAZZO DENNIS M SHELLY A
512 SHANNON DR
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E
REVOCABLE LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS
CO TRUSTEES
7140 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

ALEXANDER MICHAEL
7134 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

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

OCCUPANT
3260 N GOLIAD ST
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DR
ROCKWALL, TX 75087

LAUE JOSHUA LYNN AND MIRANDA
NIKKOLE
7139 HARLAN DR
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
177 PRIVATE ROAD 54166
PITTSBURG, TX 75686

OCCUPANT
523 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON RD
ROCKWALL, TX 75087

CARTER PRISCILLA PAIGE
526 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

OCCUPANT
528 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

SULLENGER LAWRENCE M AND
DEBBIE J
520 SHANNON DR
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE
SUITE 200
DALLAS, TX 75219

OCCUPANT
3509 N HWY 205
ROCKWALL, TX 75087

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

OCCUPANT
3251 N GOLIAD ST
ROCKWALL, TX 75087

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

OCCUPANT
3301 N GOLIAD ST
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE
SUITE 200
DALLAS, TX 75219

OCCUPANT
320 DALTON RD
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Z2023-042: SUP for a Restaurant

Hold a public hearing to discuss and consider a request by Juan J. Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a Specific Use Permit (SUP) for a Restaurant, with 2,000 SF or More, with Drive-Through or Drive-In on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 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, September 18, 2023 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. Z2023-042: SUP for a Restaurant

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

Letter of Intent
Kennor Rockwall Retail

Our client Kennor Rockwall Retail, LLC is proposing to replat lots 8 & 9, Block A of the Dalton Goliad Addition into one lot in order to develop two 6,300 SF commercial buildings for retail and restaurant uses. The southernmost building will have a restaurant with drive thru window. The lots are located at approximately 560 feet from the northwest corner of S.H. No. 205 and Dalton Road and are currently vacant. The development is approximately 1.93 acres and is zoned "GR" General Retail District, which requires a Special Use Permit for restaurant uses with drive thru window.

Owner/Developer:

Kennor Rockwall Retail, LLC
Attn: Shane Shoulders
8848 Greenville Ave.
Dallas, TX 75243

Metes and Bounds Description

BEING all that certain 1.927 acre situated in the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being Lots 8 and 9, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the replat recorded in under Clerk's File No. 20210000014665, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with red plastic cap stamped “Peiser & Mankin SURV” found (hereinafter referred to as ½ inch iron rod with red cap found) for the northeast corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas, same being in the westerly right-of-way line of Sate Highway No. 205 (called 100 foot right-of-way), same being the beginning of a curve to the right, having a radius of 2805.03 feet and a delta angle of 04 deg. 41 min. 34 sec.;

THENCE along said curve to the right, and along the common line of said Lot 8 and said State Highway No. 205, passing a ½ inch iron rod with red cap found for the southeast corner of said Lot 8, same being the northeast corner of aforesaid Lot 9, and continuing along the common line of said Lot 9 and said State Highway No. 205, a total arc distance of 229.74 feet and a chord bearing and distance of South 03 deg. 19 min. 43 sec. East, 229.68 feet to a ½ inch iron rod with red cap found for angle point;

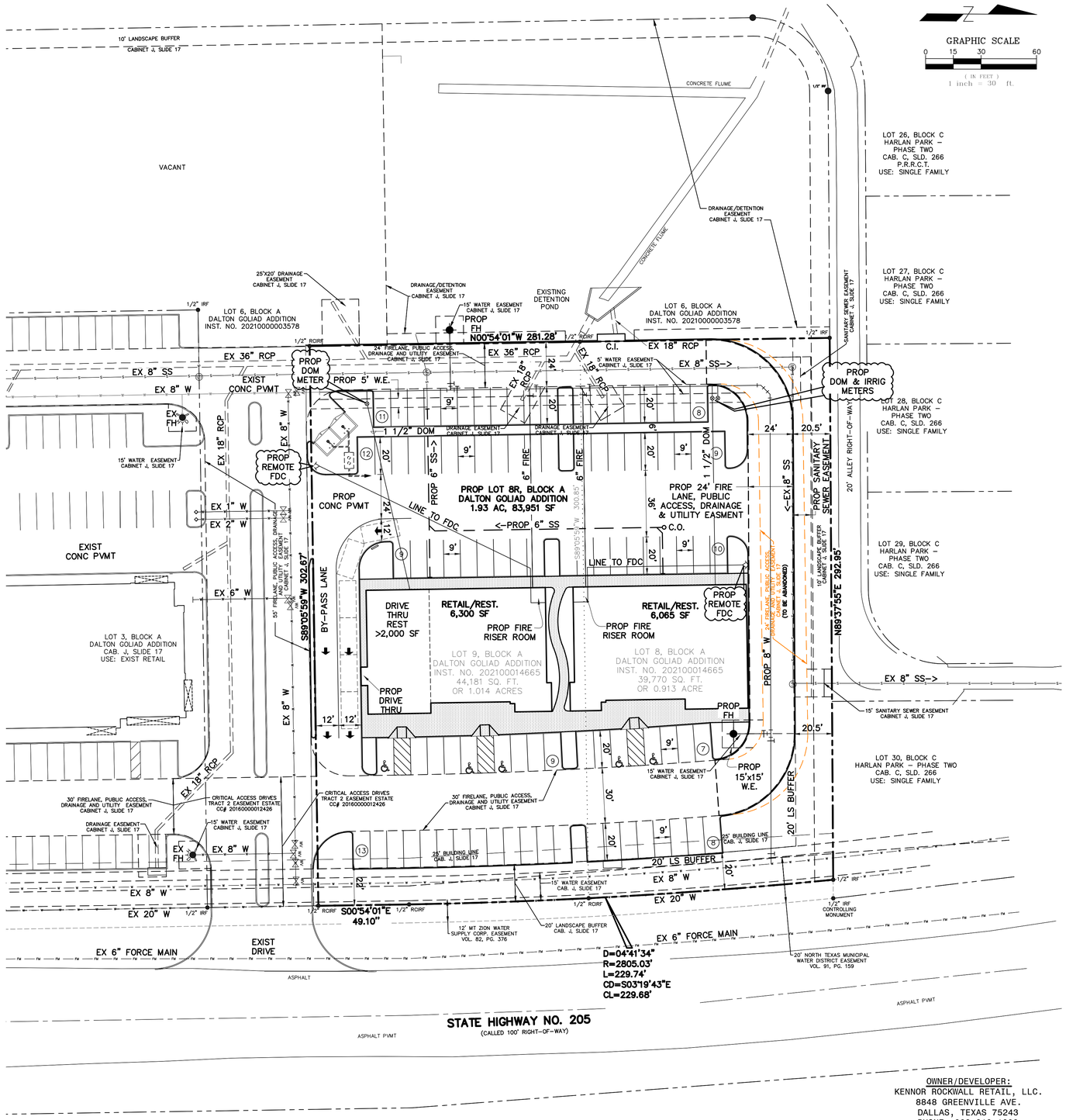
THENCE South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 9 and said State Highway No. 205, a distance of 49.10 feet to a ½ inch iron rod with red cap found for the southeast corner of said Lot 9, same being the most easterly northeast corner of Lot 6, Block A, Dalton Goliad Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Instrument Number 20210000003578, aforesaid Official Public Records;

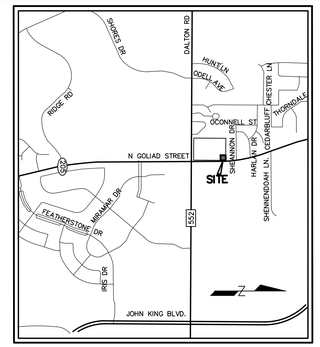
THENCE along the common line of said Lots 9 and 6 as follows:

South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a ½ inch iron rod with red cap found for the southwest corner of said Lot 9;

North 00 deg. 54 min. 01 sec. West, passing at a distance of 146.18 feet, a ½ inch iron rod with red cap found for the northeast corner of said Lot 9, same being the southwest corner of aforesaid Lot 8, and continuing along the common line of said Lot 8 and said Lot 6, a total distance of 281.28 feet to the ½ inch iron rod with red cap found for the northwest corner of said Lot 8, same being in the south line of Block C, Harlan Park-Phase Two, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet C, Slide 266, Plat Records, Rockwall County, Texas;

THENCE North 89 deg. 37 min. 55 sec. East, along the common line of said Lot 8 and said Block C, a distance of 292.95 feet to the POINT OF BEGINNING and containing 83,951 square feet or 1.927 acres of computed land, more or less.





LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	CENTER LINE	
	CONC WALK	
	PARKING COUNT	13
	STACKING	9' / 20'
W	WATER	
S	SEWER	
FM	FORCE MAIN	
	STORM SEWER	
	WATER VALVE	
	FIRE HYDRANT	
	FDC	
	WATER METER	
	SAN. SEWER MH	
	CURB INLET	C.I.

NOTES

1. TOPOGRAPHY SURVEY PREPARED BY PEISER & MANKIN SURVEYING, LLC,. DATED 06/28/2023.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACEMENT OF THE DETENTION/DRAINAGE SYSTEM.

SITE SUMMARY TABLE

Site Address	GOLIAD	
County	ROCKWALL	
Project Name	KENNOR ROCKWALL RETAIL	
Zoning District	GR W/N. SH 205 OVERLAY DISTRICT	
Proposed use	RETAIL/REST.	
Site Area:	1.93 Acres 83,951 S.F.	
Building Area	12,365 S.F.	
Building Height:	1 Story	
Lot Coverage:	12,365 / 83,951 = 14.73%	
Floor Area Ratio:	12,365 S.F. / 83,951 = 1:14.73	
Parking Required Building:	12,365 S.F.	
	RETAIL 1 SPCS/250 SF (5,365 SF/250) =	22 SPACES
	REST. 1 SPCS/100 SF (7,000 SF/100) =	70 SPACES
Total Parking Required:	=	92 SPACES
Parking Provided:	REGULAR =	91 SPACES
	ACCESSIBLE =	5 SPACES
	TOTAL =	96 SPACES
Impervious Area:	66,725 S.F.	
Impervious Area Ratio:	66,725 S.F. / 83,951 = 79.48%	
Pervious Area Ratio:	17,226 S.F. / 83,951 = 20.52%	

OWNER/DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC.
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243
PHONE: 903-819-1208
CONTACT: SHANE SHOULDERS

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
PHONE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

CONCEPT PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
1.93 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
SEPTEMBER 06, 2023
CASE #Z2023-042

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, PERMITTING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TX REG. # 106802
DATED 09/06/2023
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
KENNOR ROCKWALL RETAIL, LLC
8848 GREENVILLE AVE.
DALLAS, TEXAS 75243

CONCEPT PLAN
KENNOR ROCKWALL RETAIL
LOT 8R, BLOCK A
DALTON GOLIAD ADDITION
CITY OF ROCKWALL, TX.

Scale: 1" = 30'
Designed by: JJV
Drawn by: DRS
Checked by: JJV
720-01\DWG\CP1\XXXXXXX.dwg
Date: 09/06/2023

SHEET
CP1

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

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 *RESTAURANT, WITH 2,000 SF OR MORE WITH A DRIVE-THROUGH OR DRIVE-IN* ON A 1.93-ACRE PARCEL OF LAND IDENTIFIED AS LOTS 8 & 9, BLOCK A, DALTON-GOLIAD 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 Juan Vasquez of Vasquez Engineering, LLC on behalf of Shane Shoulders of Kennor Rockwall Retail, LLC for the approval of a *Specific Use Permit (SUP)* for a *Restaurant, with 2,000 SF or More, with a Drive-Through or Drive-In* on a 1.93-acre parcel of land identified as Lots 8 & 9, Block A, Dalton-Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 & 3775 N. Goliad Street [*SH-205*], 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. 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 *Restaurant, with 2,000 SF or More, with a Drive-Through or Drive-In* as stipulated by Article 04*, Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01*, Land Use Schedule,* of Article 04*, Permissible Uses,* and Subsection 04.01*, General Commercial District Standards*; Subsection 04.04, *General Retail (GR) District*; and Subsection 06.02*, General Overlay 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:

DRAFT 08.16.23

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Restaurant, with 2,000 SF or More, with a Drive-Through or Drive-In* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

1) Additional landscape screening shall be installed adjacent to drive-through lane, drive aisle adjacent to the residential land uses north of the subject property, and along N. Goliad Street [*SH-205*] to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties and rights-of-way. The additional landscaping will be approved by the Planning and Zoning Commission with the site plan approval for the proposed development depicted in *Exhibit 'B'*.

2) The proposed drive-through lane shall accommodate a minimum of six (6) standard sized motor vehicles.

3) Enhanced landscaping shall be provided in the north-west property corner to provide additional screening for the adjacent residential. This screening shall be approved by the Planning and Zoning Commission in conjunction with the site plan submittal for the proposed development depicted in *Exhibit 'B'*.

2.2 COMPLIANCE

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

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

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

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

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

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

DRAFT ORDINANCE 08.18.2023

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 2nd DAY OF OCTOBER, 2023.

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

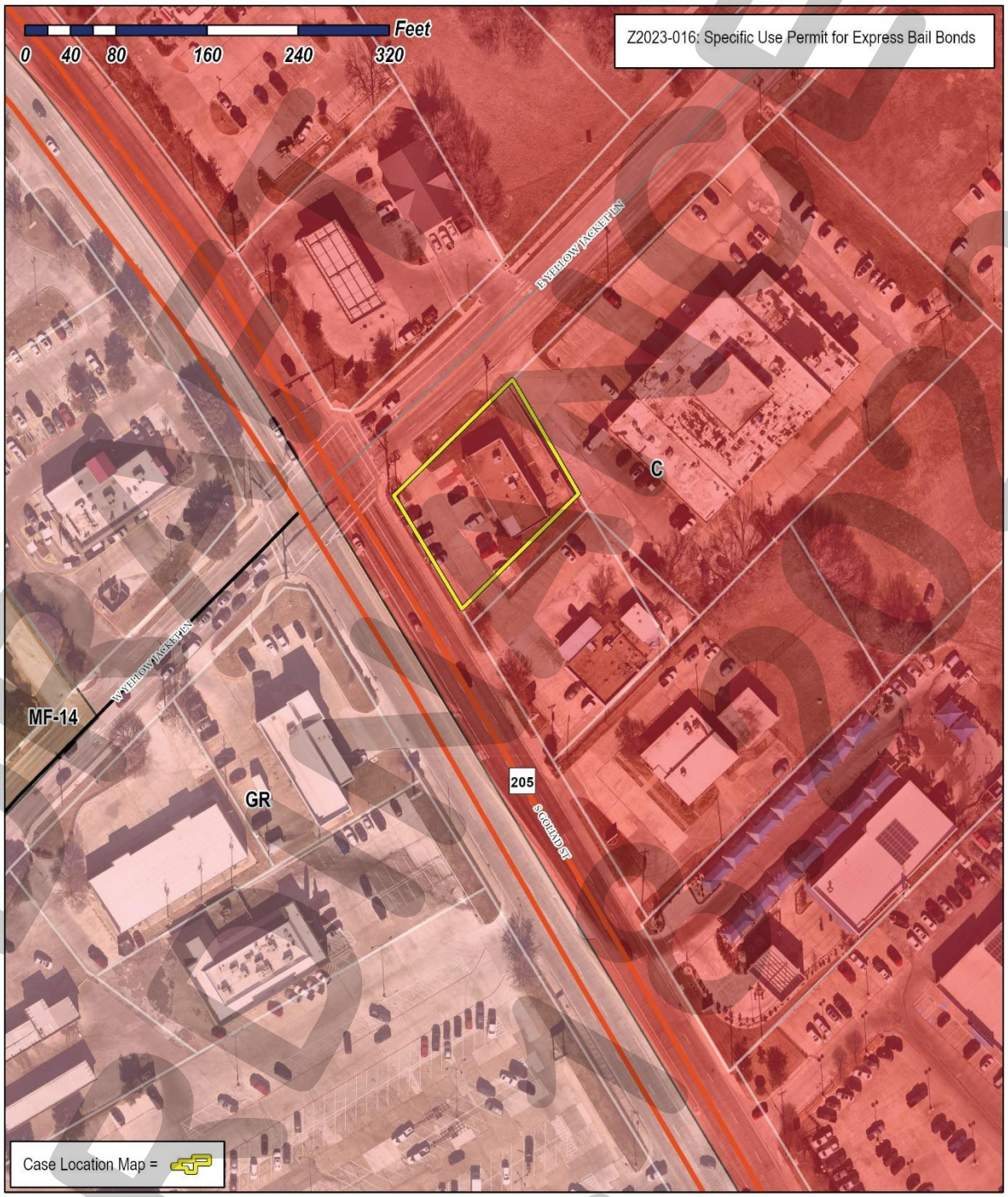
1st Reading: *September 18, 2023*

2nd Reading: *October 2, 2023*

DRAFT ORDINANCE 09.18.2023

Exhibit 'A':
Location Map

LEGAL DESCRIPTION: Lots 8 & 9, Block A, Dalton-Goliad Addition

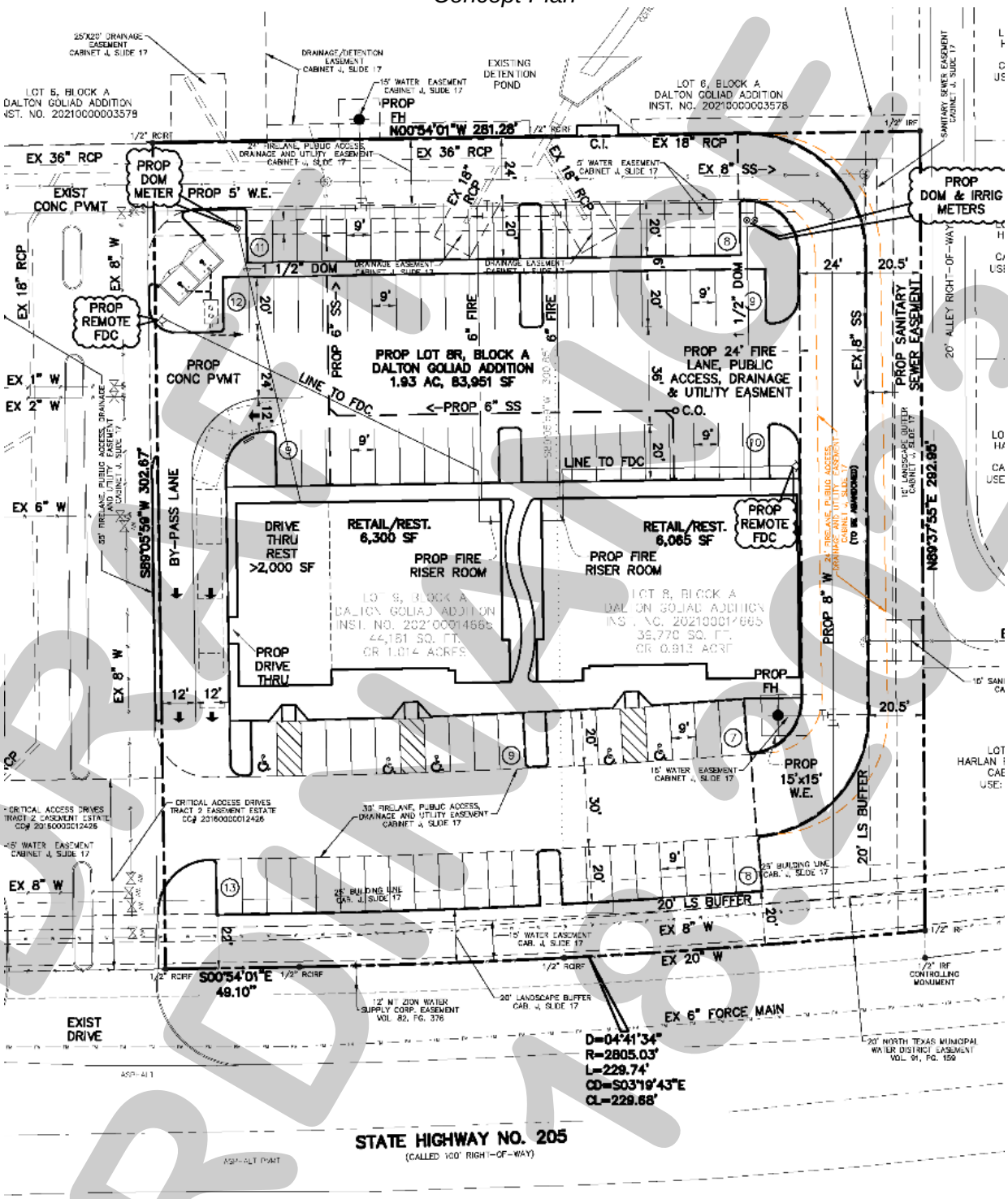


City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

DRAFT 09/05/2023

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 09.18.2023

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:	September 18, 2023
APPLICANT:	Angelina Nguyen
CASE NUMBER:	Z2023-043; *Specific Use Permit (SUP) for a Residential Infill Adjacent to an Established Subdivision for 303 Harborview Drive*

SUMMARY

Hold a public hearing to discuss and consider a request by Angelina Nguyen for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* on a 0.1519-acre parcel of land identified as Lot 18, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 303 Harborview Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on October 30, 1973 by *Ordinance No. 73-43* (*Case No. A1973-005*). At the time of annexation, the property was zoned Agricultural (AG) District. The subject property was rezoned to Planned Development District 8 (PD-8) by *Ordinance No. 73-48* on November 12, 1973. Phase 2 of Harborview Landing was later amended by *Ordinance No. 84-16* on April 2, 1984. A Preliminary Plat *(Case No. PZ1987-022-01*) and Final Plat (*Case No. PZ1987-030-01*) were approved on January 1, 1987. A resolution authorizing the settlement of a lawsuit regarding maximum rooftop elevation, maximum pad elevation, and maximum house height was adopted by *Ordinance No. 87-19* on June 15, 1987. A resolution of the City Council of the City of Rockwall clarifying the content of *Ordinance No. 84-16* was adopted on June 15, 1987. On August 7, 2023, the City Council adopted *Ordinance No. 23-40* consolidating all of the ordinances associated with Planned Development District 8 (PD8); however, no changes were made affecting the subject property. The subject property has remained zoned Planned Development District 8 (PD-8) and has been vacant since it was annexed.

PURPOSE

The applicant, Angelina Nguyen, 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 310 Harborview Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Harborview Drive, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of Phase 2 of the Harbor Landing Subdivision, which was established on June 15, 1987, and consists of 32 residential lots. North of this is Phase 1 of Harbor Landing, which was established on December 22, 1986, and consists of 38 residential lots.

South: Directly south of the subject property is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard which is owned and maintained by the City of Dallas.

East: Directly east of the subject property is the remainder of Phase 2 of the Harbor Landing Subdivision, which was established on June 15, 1987, and consists of 32 residential lots. East of this is Phase 1 of Harbor Landing, which was established on December 22, 1986, and consists of 38 residential lots. Beyond this is Henry M. Chandler Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is Spyglass Hill Phase 3, which was established on January 15, 1985, and consists of 47 condominium. All of these properties are zoned Planned Development District 8 (PD-8).

West: Directly west of the subject property is the Lake Ray Hubbard Takeline and the Chandler's Landing Marina. Beyond this is the corporate limits of the City of Rockwall followed by Lake Ray Hubbard which is owned and maintained by the City of Dallas.

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

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Harbor Landing Subdivision, which has been in existence since December 22, 1986 and consists of 70 residential lots (*five [5] of which are vacant*), and is considered to be more than 90% developed (*i.e. 92.86% developed*). The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for single-family land uses, requires a Specific Use Permit (SUP).

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

Housing Design and Characteristics	Existing Housing on Harborview Drive	Proposed Housing
Building Height	Two (2) Story	Two (2) Story
Building Orientation	Most of the homes are oriented towards their front property line.	The front elevation of the home will face onto Harborview Drive
Year Built	2012-2020	*N/A*
Building SF on Property	2,330 SF – 4,982 SF	3,990 SF
Building Architecture	Traditional Brick/Stucco and Modern Contemporary	Comparable Architecture to the Existing Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot front yard setback.	x>20-Feet
Side	The side yard setbacks appear to conform to the required six (6) foot side yard setback.	x>6-Feet
Rear	The rear yard setbacks appear conform to the required ten (10) feet rear yard setback.	x>15-Feet
Building Materials	Brick, Stone, Stucco	Stucco, Nichiha Panel, Metal
Paint and Color	Red, Tan, Brown, Grey, White, Black	Brown, Grey
Roofs	Composite Shingles, Metal Roofs	Flat, Metal Roof *[VARIANCE REQUESTED]*
Driveways	Driveways are all in the front with the orientations being *flat front entry.*	The garage is proposed to be situated 2-feet beyond the front façade of the home. *[VARIANCE REQUESTED]*

In this case, the applicant is proposing a home that is not conforming to two (2) standards outlined in the Unified Development Code (UDC). These are as follows:

(1) *Garage Orientation*. According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant is proposing to orient the garage so that it projects in front of the front façade of the single-family home. Staff estimates that the garage will protrude approximately two (2) feet in front of the front façade of the home. When looking at this non-conformity, staff should point out that since the construction range for housing in this phase of the Harbor Landing Subdivision extends from 1992-2000, there are several examples of houses in this area that have a similar garage configuration.

(2) *Roof Pitch*. According to Subsection 03.01(A), *General Residential District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all residential structures shall be constructed with a minimum 3:12 roof pitch. In this case, the applicant is requesting a single-family home with a flat, metal roof. Staff should point out that there are at least two (2) homes in this phase of the Harbor Landing Subdivision with metal roofs that are similar to the roof design being proposed by the applicant.

With this being said, the approval of a waiver to the garage orientation or roof pitch requirements is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. If approved as part of the Specific Use Permit (SUP) request, the Planning and Zoning Commission and City Council would be waiving these requirements. With the exception of these two (2) deviations from the *General Residential Standards*, the rest of the request does appear to be in conformance with the density and dimensional requirements stipulated by Planned Development District 8 [*Ordinance No. 85-43*] and the Unified Development Code (UDC).

For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Harborview Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On August 22, 2023, staff mailed 53 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Chandler's Landing, The Cabana at Chandler's Landing, Match Point Townhomes, Cutter Hill Phase 1, Cutter Hill Phase 2, Cutter Hill Phase 3, Spyglass Phases 2 & 3, and Spyglass Phase 1 Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff received an email from the Chandler's Landing Architectural Control Committee, stating that they do not allow a flat roof. Staff conveyed this information to the applicant.

CONDITIONS OF APPROVAL

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

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

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

   (b) The 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 September 12, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0 with Commissioner Womble absent.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

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

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

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

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	303 HARBORVIEW DR. ROCKWALL. TX 75032				
SUBDIVISION	HARBOR LANDING, PHASE 2	LOT	18	BLOCK	B
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	X	CURRENT USE	VACANT LOT		
PROPOSED ZONING	N/A	PROPOSED USE	SINGLE RESIDENTIAL		
ACREAGE	0.16 ACRES	LOTS [CURRENT]	1 LOT	LOTS [PROPOSED]	1 LOT

☐ ***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	ANGELINA NGUYEN	☐ APPLICANT	
CONTACT PERSON	ANGELINA NGUYEN	CONTACT PERSON	
ADDRESS	1025 LAKE RIDGE DR	ADDRESS	
CITY, STATE & ZIP	RICHARDSON. TX 75081	CITY, STATE & ZIP	
PHONE	214 263 8091	PHONE	
E-MAIL	YMY.A.NGUYEN@GMAIL.COM	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Angelina Nguyen [*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 17th DAY OF August, 2023. 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."

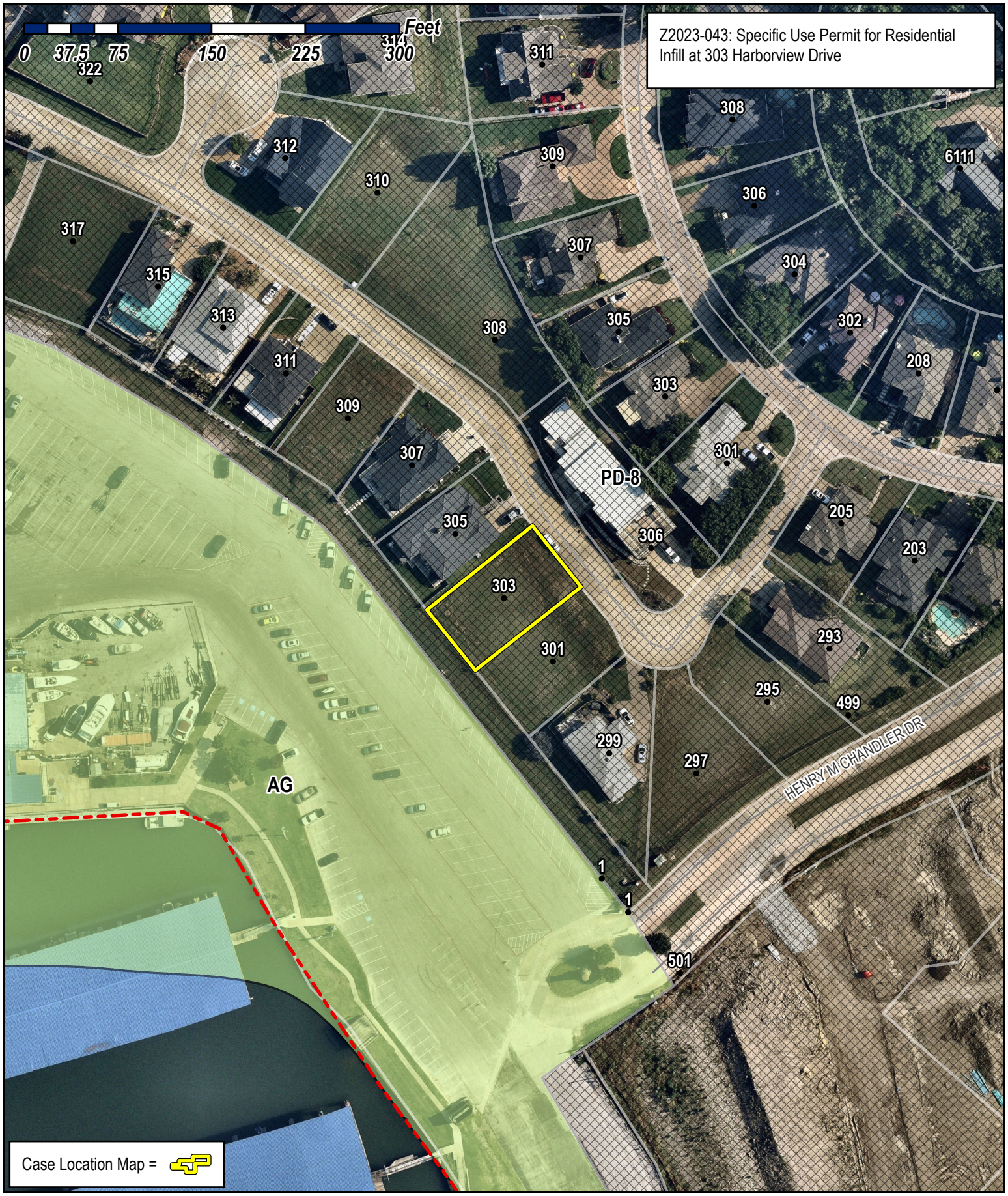
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF August, 2023.

TRISTAN DAVID KLAUSING
NOTARY PUBLIC STATE OF TEXAS
Notary Public, State of Texas
Comm. Expires 10-25-2026
Notary ID 134032731

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 10/29/26



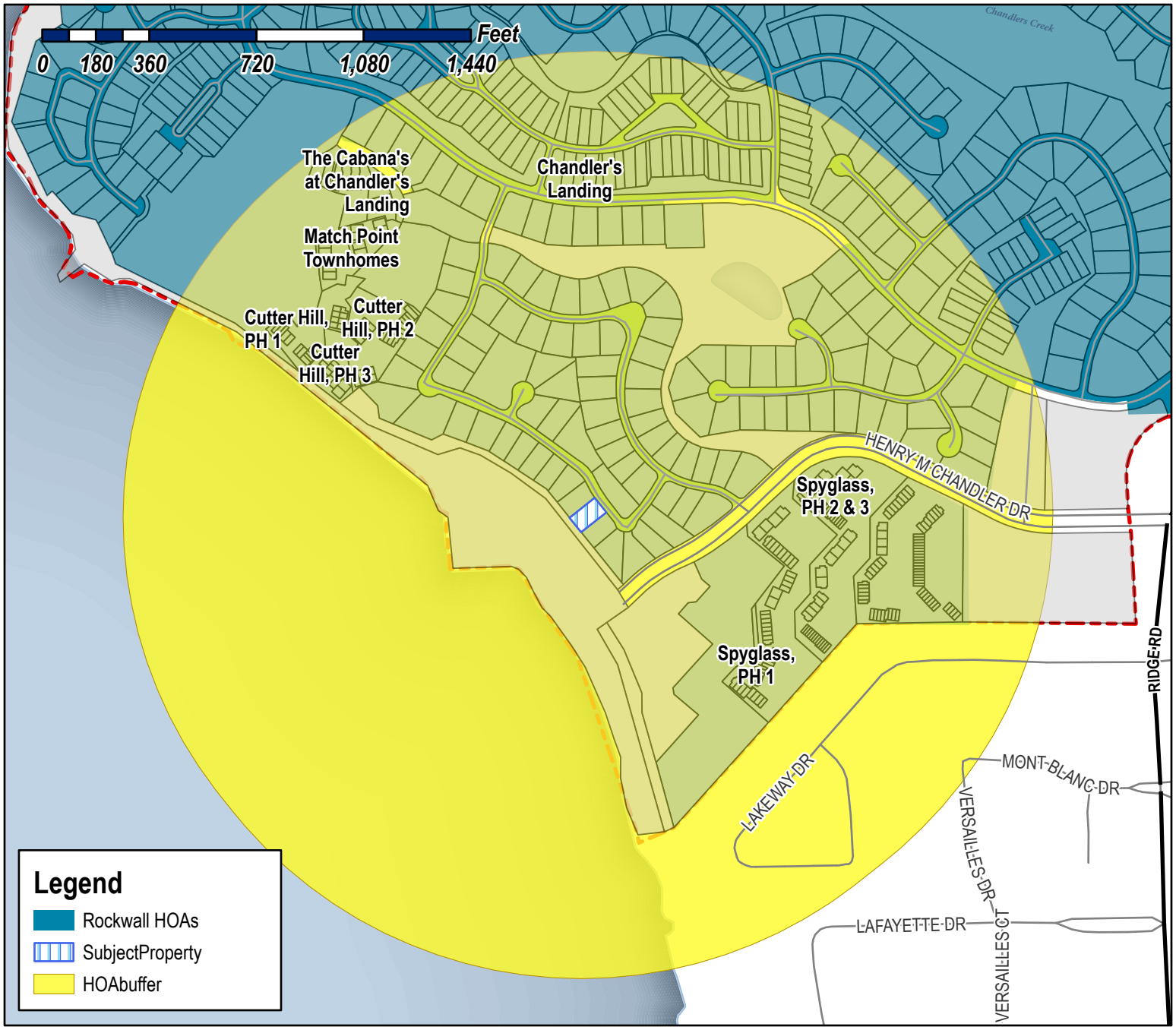
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

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Case Number: Z2023-043
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8
Case Address: 303 Harborview Dr



Date Saved: 8/18/2023
For Questions on this Case Call (972) 771-7745

Lee, Henry

From: Zavala, Melanie
Sent: Wednesday, August 23, 2023 4:40 PM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2023-043]
Attachments: Public Notice (P&Z).pdf; HOA Map (08.23.2023).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 *August 25, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 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.

Z2023-043: SUP for Residential Infill
Hold a public hearing to discuss and consider a request by Angelina Nguyen for the approval of a *Specific Use Permit (SUP)* for *Residential Infill In an Established Subdivision* on a 0.16-acre parcel of land identified as Lot 18, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 303 Harborview Drive, and take any action necessary.

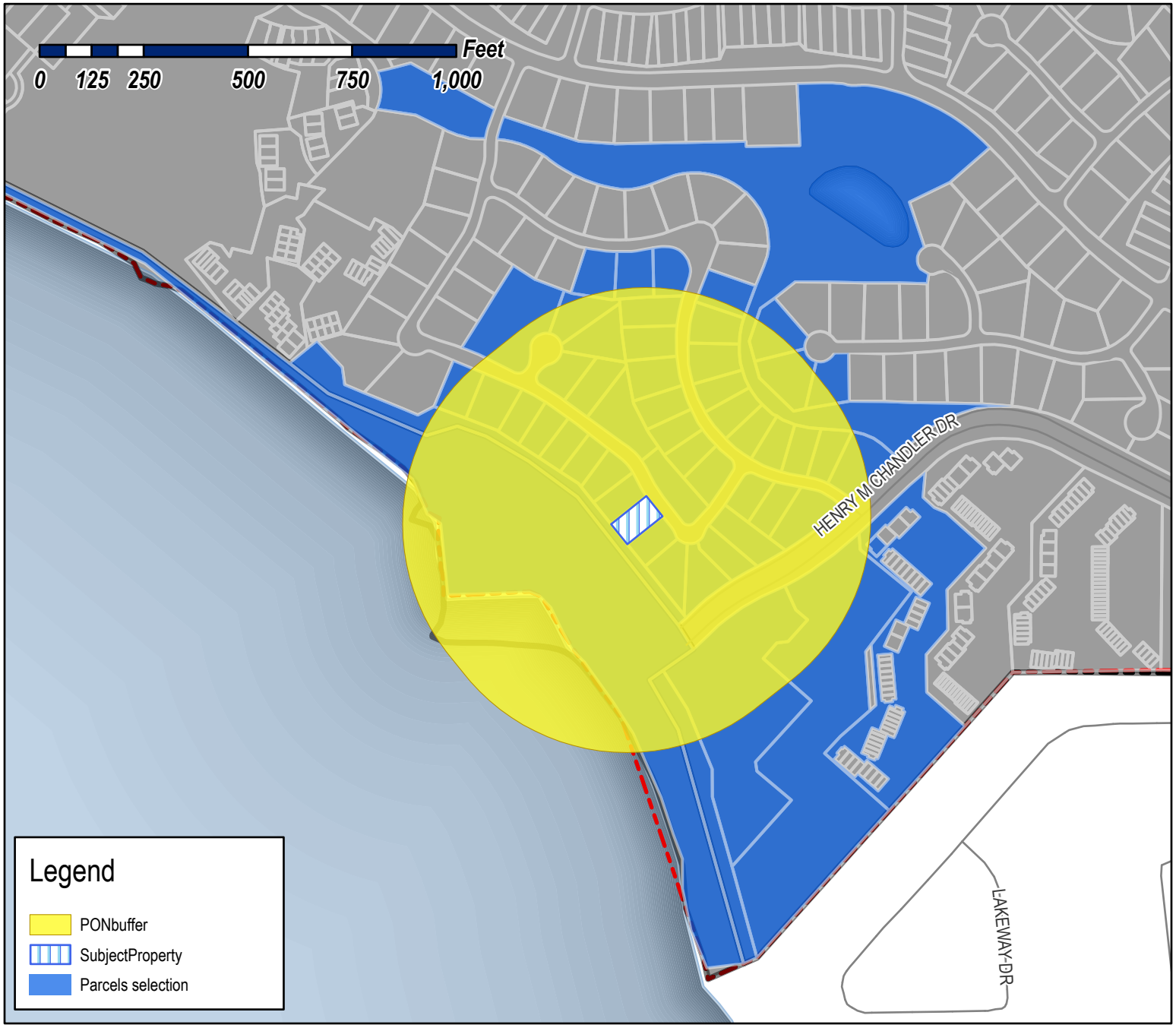
Thank You,

Melanie Zavala
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
http://www.rockwall.com/
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: Z2023-043
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 8
Case Address: 303 Harborview Dr.



Date Saved: 8/18/2023
For Questions on this Case Call: (972) 771-7746

NGUYEN ANGELINA
1025 LAKE RIDGE DR
RICHARDSON, TX 75081

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

WEBSTER PROPERTIES LTD
115 DEFENDER C
ROCKWALL, TX 75032

L T L FAMILY HOLDINGS LLC
14918 MYSTIC TERRACE LANE
CYPRESS, TX 77429

RESIDENT
155 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RESIDENT
158 HENRY M CHANDLER DR
ROCKWALL, TX 75032

RAY HUBBARD SMI JV LLC
17330 PRESTON ROAD SUITE 220A
DALLAS, TX 75252

MCKNIGHT MARY D
201 HARBOR LANDING DR
ROCKWALL, TX 75032

WILSON SEAN
202 HARBOR LANDING DR
ROCKWALL, TX 75032

PETERSON LELAND D & JANET
203 HARBOR LANDING DR
ROCKWALL, TX 75032

BERNAL LIBIA AMAYA AND
0
204 HARBOR LANDING
ROCKWALL, TX 75032

RESIDENT
205 HARBOR LANDING DR
ROCKWALL, TX 75032

D'AMBROSIA DEAN AND MUSTAFA OMAR
206 HARBOR LANDING DR
ROCKWALL, TX 75032

MCNAMES JOSEPH AND KIRSTEN
208 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

KIM SEOK H
2516 WOODHAVEN DR
FLOWER MOUND, TX 75028

BALLARD AMANDA L &
0
28106 WHISPERING MAPLE WAY
SPRING, TX 77386

AMERSON GARY W AND DEBRA J
293 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
295 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
297 HABORVIEW DR
ROCKWALL, TX 75032

O'DELL CLAUDETTE & KENNETH
299 HARBORVIEW DRIVE
ROCKWALL, TX 75032

MILLER RICHARD & SHELLAYNE
301 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

RESIDENT
301 HARBORVIEW DR
ROCKWALL, TX 75032

GENTLE BILL
302 HARBOR LANDING DR
ROCKWALL, TX 75032

MUSSER CRAIG AND SHEILA
303 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
303 HARBORVIEW DR
ROCKWALL, TX 75032

CRIDER MICHAEL & LINDA C
304 HARBOR LANDING DR
ROCKWALL, TX 75032

POTISKA ANDREA
305 HARBOR LANDING DR
ROCKWALL, TX 75032

CONFIDENTIAL
305 HARBORVIEW DR
ROCKWALL, TX 75032

CLEATON JERRY LEE
306 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

CAMACHO MARC AND JARITA
306 HARBORVIEW DR
ROCKWALL, TX 75032

CARRINGTON BRADLEY T AND KARI
307 HARBOR LANDING DR
ROCKWALL, TX 75032

CROMEENS SHAN
307 HARORVIEW DR
ROCKWALL, TX 75032

DE LA GARZA DOLLY ANNE
308 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
308 HARBORVIEW DR
ROCKWALL, TX 75032

GRIFFIN DAVID L ET UX
309 HARBOR LANDING DR
ROCKWALL, TX 75032

RENTFROW CHRISTOPHER
309 HARBORVIEW DR
ROCKWALL, TX 75032

LEWIS DENNIS & CLARISSA
310 HARBOR LANDING DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR
ROCKWALL, TX 75032

FENIANOS JOHN
310 HARBORVIEW DR
ROCKWALL, TX 75032

TAYLOR ANTHONY
311 HARBOR LANDING
ROCKWALL, TX 75032

RECINOS ARNOLDO AND RUTH LIMA
311 HARBORVIEW DR
ROCKWALL, TX 75032

RESIDENT
312 HARBOR LANDING DR
ROCKWALL, TX 75032

BARHAM ARTHUR LLOYD JR AND ANITA L
312 PORTVIEW PL
ROCKWALL, TX 75032

TCHAKAROV SVETLIN G AND
0
313 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

MASSEY MICHAEL J AND CHERYL R
313 HARBORVIEW DR
HEATH, TX 75032

PENCE DENNIS AND DIANNA
314 PORTVIEW PL
ROCKWALL, TX 75032

THOMPSON JIM B AND LEIGH A
315 HARBOR LANDING DRIVE
ROCKWALL, TX 75032

ROSS THOMAS AND VICKIE
315 HARBORVIEW DR
ROCKWALL, TX 75032

ARCE JAIME G
315 VICTORY LN
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

COFFEY JAMES & DEBORAH
316 PORTVIEW PL
ROCKWALL, TX 75032

QUILLEN BOBBY RAY JR
317 HARBOR LANDING DR
ROCKWALL, TX 75032

RESIDENT
317 HARBORVIEW DR
ROCKWALL, TX 75032

PUBLIC NOTICE

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

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

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

Z2023-043: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Angelina Nguyen for the approval of a Specific Use Permit (SUP) for Residential Infill In an Established Subdivision on a 0.16-acre parcel of land identified as Lot 18, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 303 Harborview Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, September 12, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, September 18, 2023 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, September 18, 2023 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. Z2023-043: 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

303 Harborview Drive

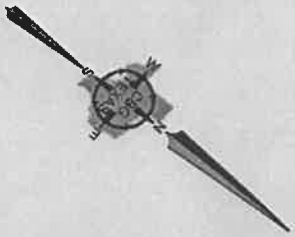
Being Lot 18, Block B, Harbor Landing, Phase Two, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Map or Plat thereof recorded in Cabinet C, Slide 10, Plat Records, Rockwall County, Texas.

Lawyers Title
INSURANCE CORPORATION

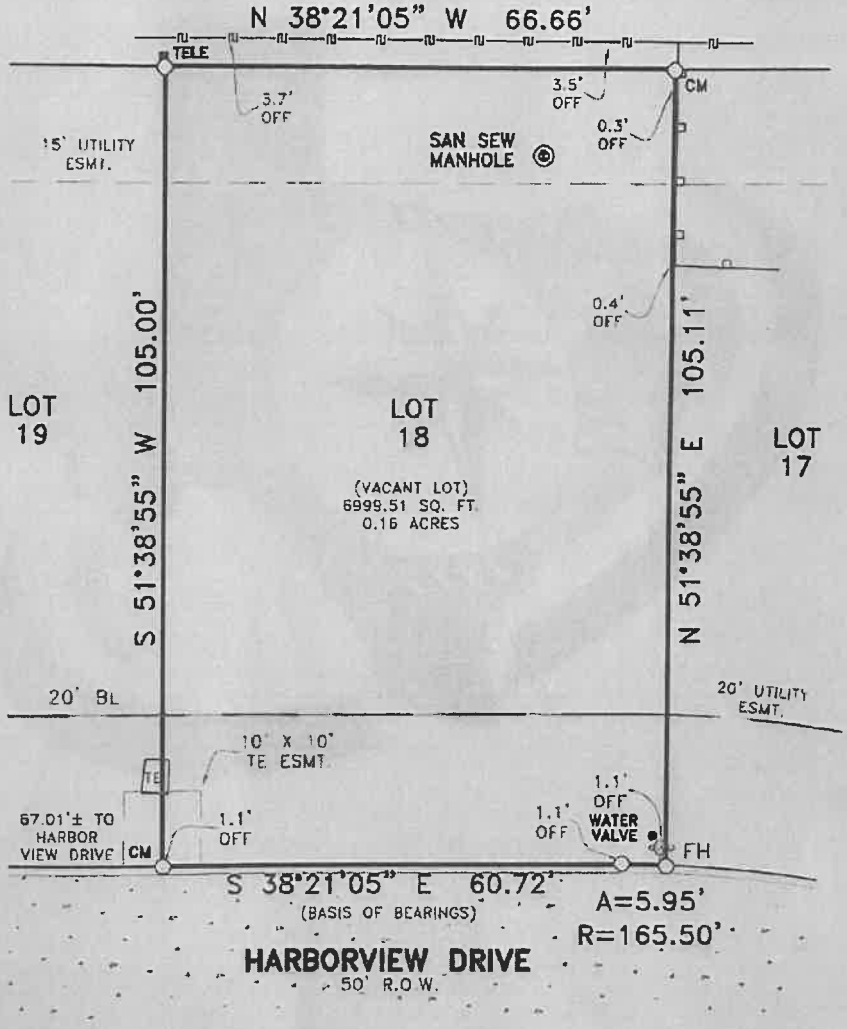


LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- 1" PIPE FOUND
- "X" FOUND/SET
- 5/8" ROD FOUND
- POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE



RAY HUBBARD SMI JV LLC
C.F. NO. 20160000022170



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 112, PG. 546, VOL. 174, PG. 46, VOL. 608, PG. 127, VOL. 649, PG. 73, VOL. 745, PG. 38

EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY
VOL 43, PG. 538, VOL. 1875, PG. 42

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, 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 Lawyers Title Company. 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: JRDC/JLM

Scale: 1" = 20'

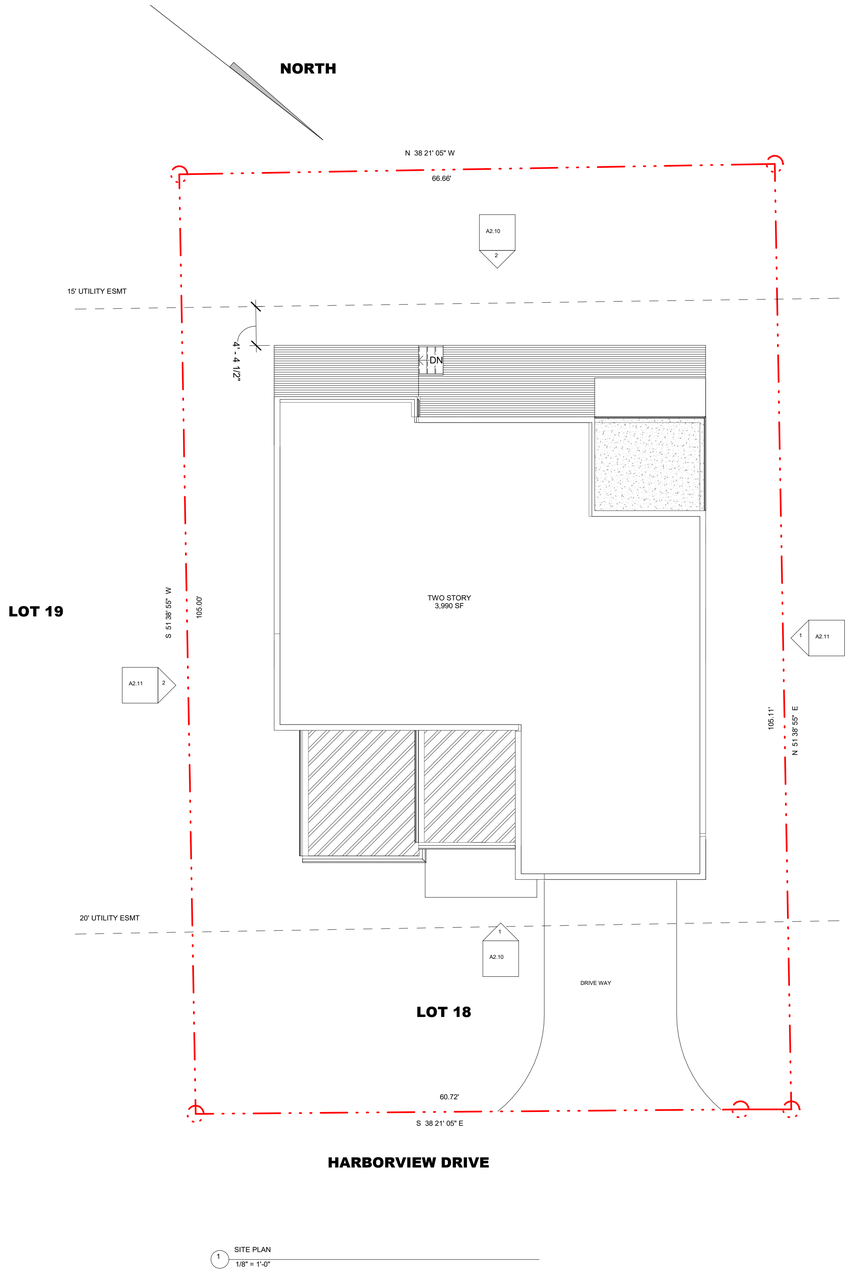
Date: 08/26/2020

GF No.: LT-19145-1901452000500-KK

Job No. 2016354

CBG
SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10166800
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
3882
PROFESSIONAL SURVEYOR



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

SITE PLAN A1.00

8/18/2023 10:08:59 AM

adi.
ARCHITECT | INTERIOR
6402 LAUREL VALLEY ROAD. DALLAS. TX 75248

NGUYEN'S LAKE RESIDENCE
303 HARBORVIEW DRIVE. ROCKWALL.
TEXAS 75032

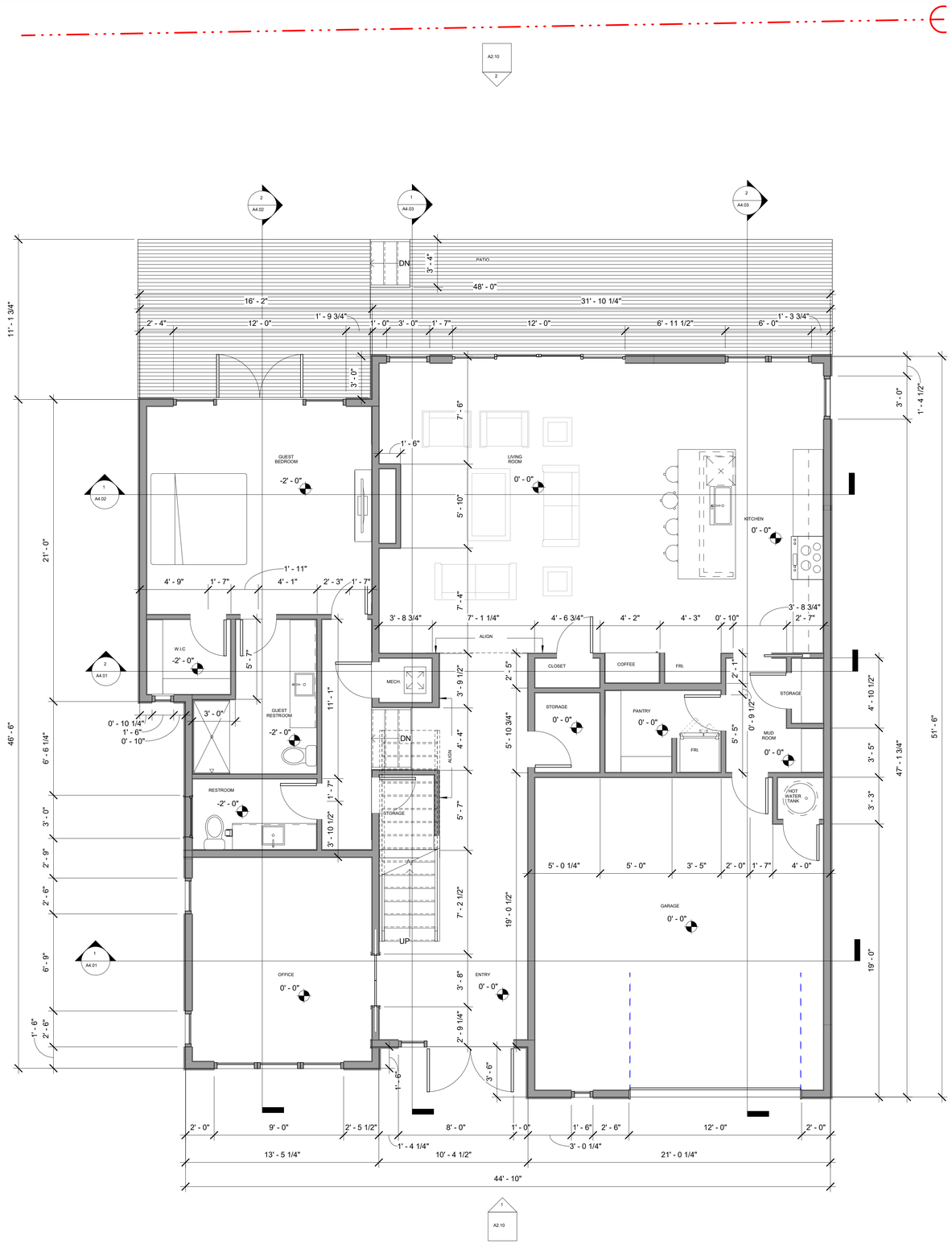
Issue	Issue Name	Date

Sheet Name
SITE PLAN

Original Issue

Sheet Number
A1.00

Project #	Drawing Date
Project Number	08/04/21



1 FLOOR PLAN- GROUND LEVEL
1/4" = 1'-0"

GENERAL BLDG NOTES

1. PROVIDE A BROOM FINISH AT ALL SLOPED CONCRETE SURFACES. ALL FLAT CORRIDOR SURFACES TO BE TROWELED SMOOTH AND SEALED.
2. ALL DOOR, WINDOW, AND TAGS ARE INCLUDED ON THE PLANS. ALL DOORS ARE 4" FROM ADJACENT WALL U.N.O.
3. METER, RISERS, ARE LOCATED ON THE BUILDING PLANS FOR REFERENCE ONLY. REFER TO MEP PLANS FOR THE ACTUAL METER AND EQUIPMENT SIZE AND LOCATION.
4. SPACE CONTROL JOINTS IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30-0" MAXIMUM. EXTEND CONTROL JOINTS AT DOOR JAMBS FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHALL LIMIT THE CEILING AREA TO 2,500 SQUARE FEET MAXIMUM AREA WITH A MAXIMUM OF 50'-0" IN EITHER DIRECTION. INSTALL CONTROL JOINTS WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING OR FURRING, OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT.
5. REFER TO SHEET A4.XX FOR ROOF NOTES AND LEGENDS.
6. REFER TO ROOF PLAN LEGEND ON SHEET A4.XX FOR LOWER ROOF SYMBOLS.

BLDG FLOOR PLAN - SYMBOL LEGEND

- EXTERIOR ELEVATION TAG (1/ A101)
- FURRDOWN
- WALL SECTION TAG (A4.XX)
- ASSUMED PROPERTY LINE
- DETAIL SECTION TAG (A4.XX)
- 5 1/2" BRICK / STONE LEDGE
- PARTITION WALL TAG (P 01)
- METER
- DOOR TAG SYMBOL (X)
- FINISH FLOOR ELEVATION (0'-0")
- WINDOW TAG SYMBOL (X)

adi. ARCHITECT | INTERIOR
6402 LAUREL VALLEY ROAD. DALLAS. TX 75248

NGUYEN'S LAKE RESIDENCE
303 HARBORVIEW DRIVE. ROCKWALL.
TEXAS 75032

Issue	Issue Name	Date

ISSUE FOR PERMIT

Sheet Name
FLOOR PLAN

Original Issue

Sheet Number
A1.01

Project #	Drawing Date
Project Number	08/04/21

8/18/2023 10:09:00 AM A1.01 FLOOR PLAN



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
3. REFER TO CIVIL AND STRUCTURAL DRAWINGS FOR F.F.E. AND SLAB BREAKS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS, BALCONIES AND OTHER WEATHER EXPOSED AREAS.
5. PROVIDE A WATER TIGHT BUILDING(S), ROOF AND EXTERIOR ENVELOPE THAT SHEDS WATER PROPERLY.
6. ALL FLAT ROOFS, BALCONIES AND PLANTER SLABS/TANKS TO BE SLOPED 1/8" PER 1'-0" MINIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
7. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING 6%. MIN FOR 10' PER IBC 1804.3.
8. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & HARDSCAPE DRAWINGS FOR FINE GRADING.
9. ALL EXTERIOR COLORS, FINISHES, AND DECORATIVE TRIM BANDS TO TERMINATE AT AN INSIDE CORNER, U.N.O.
10. ALIGN ALL MECHANICAL VENTS BOTH HORIZONTALLY AND VERTICALLY.
11. PITCHED ROOFS, CROCKETS, DORMERS, ETC. TO HAVE A MINIMUM ROOF PITCH OF 4:12. REFER TO ROOF PLAN FOR ROOF PITCHES.

COLOR LEGEND

1. ALL BUILDING TRIM, FASCIA, HEADERS, SILLS, TRELLIS, CORNICES, PARAPETS, BALCONY BASE TRIM, STAIR OVERHANGS, AND STAIR WING WALLS TO BE SW 7098 PACER WHITE. WINDOW FRAMES AND ALUMINUM CANOPIES TO MATCH.
2. ALL EXPOSED ALUMINUM NICHIHA CORNERS, EDGING, AND CONNECTIONS TO BE DARK ANTIQUE BRONZE.
3. ILLUMINATION SERIES CORNERS TO BE PATTERN OF SW 2806 ROCKWOOD BROWN, SW 2848 ROYCROFT PEWTER, SW 2858 SYCAMORE TAN, SW7076 CYBER SPACE, AND SW6006 BLACK BEAN. ARCHITECT TO DISTRIBUTE COLOR KEY.
4. FLASHING & EXPANSION JOINT COVERS TO MATCH ADJACENT WALL COLOR.
5. BALCONY RAILS, DOORS, GUTTERS, AND DOWNSPOUTS TO BE BROWN IN COLOR SELECTED FROM MANUFACTURER STANDARD COLORS. REFER TO SPECIFICATIONS FOR SUBMITTAL PROCESS.
6. CONTRACTOR TO SUBMIT MANUFACTURER COLOR OPTIONS FOR COILING GARAGE DOOR, NICHIHA METAL TRIM, WINDOW FRAMES, AND ALUMINUM CANOPIES.

S1	STUCCO	C1	CANOPY
N1	NICHIHA PANEL	H1	GLASS HANDRAIL
M1	METAL COPPING	R1	STANDING SEAM ROOFING

ELEVATION - SYMBOL LEGEND

X	DOOR TAG	T.O.P. 100'-0" / XTH FLOOR	TOP OF PLATE
X	WINDOW TAG	T.O.D. 100'-0" / XTH FLOOR	TOP OF DECK
1 / AX.XX	WALL SECTION TAG	T.O.H. 100'-0" / XTH FLOOR	TOP OF HEEL
		T.O.S. 100'-0" / XTH FLOOR	TOP OF SLAB
1 / AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 / 12 / 5	SLOPE TAGS		



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

ARCHITECT | INTERIOR
6402 LAUREL VALLEY ROAD, DALLAS. TX 75248

NGUYEN'S LAKE RESIDENCE
303 HARBORVIEW DRIVE. ROCKWALL.
TEXAS 75032

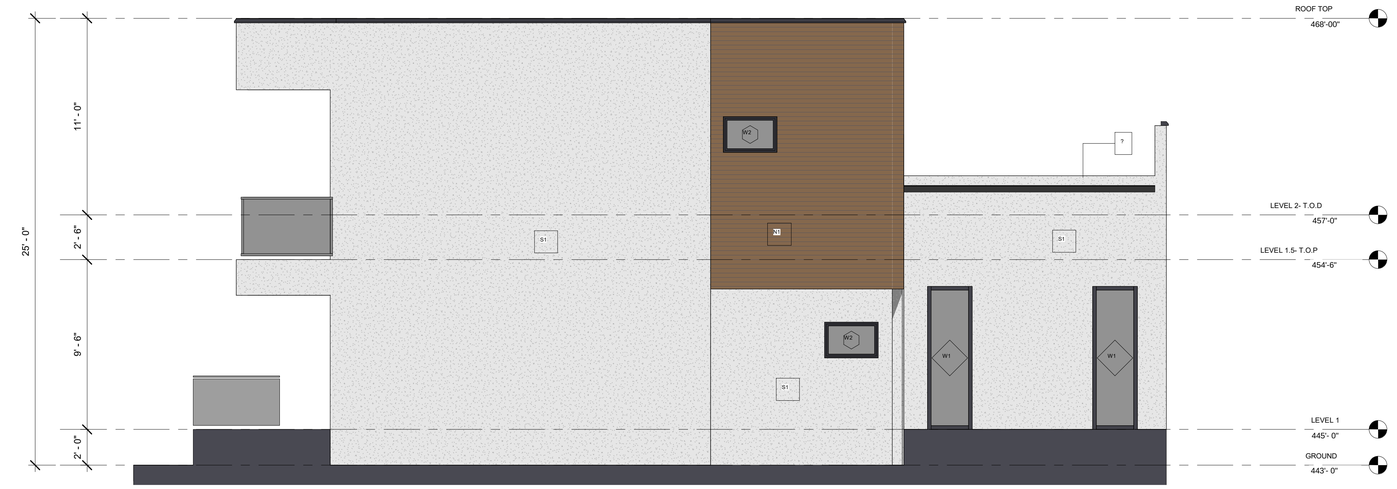
Issue	Issue Name	Date

Sheet Name
EXTERIOR ELEVATIONS

Original Issue

Sheet Number
A2.10

Project #	Drawing Date
Project Number	03/27/22



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

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. MOUNT ALL EXTERIOR WALL LIGHT FIXTURES WHERE BOTTOM OF LIGHT FIXTURE IS AT 6'-8" A.F.F. WHERE THEY PROJECT MORE THAN 4" FROM FACE OF WALL.
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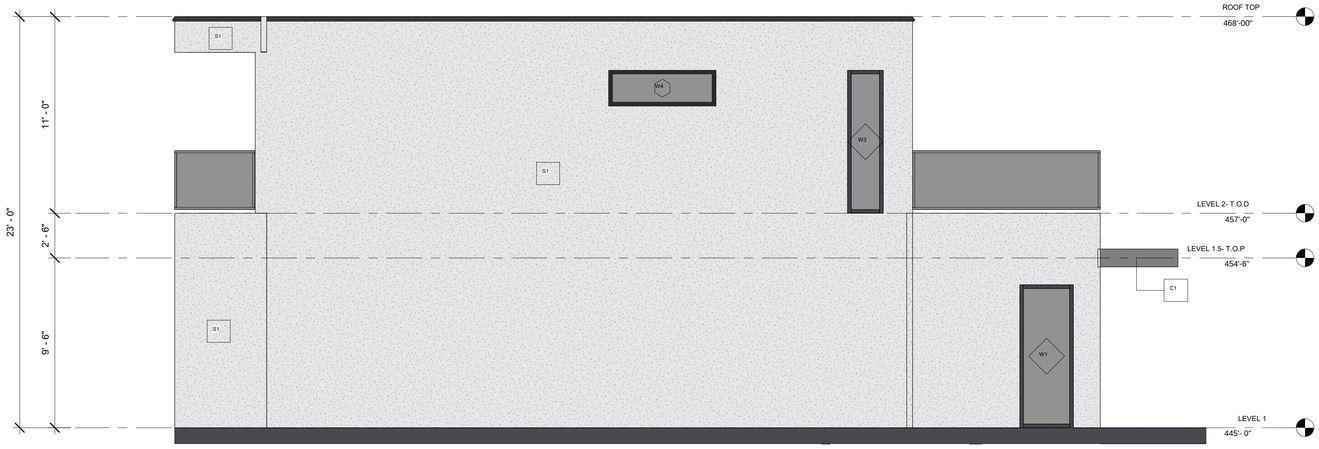
COLOR LEGEND

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M1	METAL COPPING	R1	STANDING SEAM ROOFING

ELEVATION - SYMBOL LEGEND

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X	WINDOW TAG	T.O.D. 100'-0" / XTH FLOOR	TOP OF DECK
1 / AX.XX	WALL SECTION TAG	T.O.H. 100'-0" / XTH FLOOR	TOP OF HEEL
		T.O.S. 100'-0" / XTH FLOOR	TOP OF SLAB
1 / AX.XX	DETAIL SECTION TAG	F.F. 100'-0"	FINISH FLOOR
5:12 / 12 / 5	SLOPE TAGS		



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

adi. ARCHITECT | INTERIOR
6402 LAUREL VALLEY ROAD, DALLAS, TX 75248

NGUYEN'S LAKE RESIDENCE
303 HARBORVIEW DRIVE. ROCKWALL.
TEXAS 75032

Issue	Issue Name	Date

Sheet Name
EXTERIOR ELEVATIONS

Original Issue

Sheet Number
A2.11

Project #	Drawing Date
Project Number	04/24/22

8/18/2023 10:09:03 AM A2.11 EXTERIOR ELEVATIONS

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2023-033

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
293 Harborview Drive	Single-Family Home	2016	2,330	*N/A*	Stone
299 Harborview Drive	Single-Family Home	2013	2,751	*N/A*	Brick
303 Harborview Drive	*Subject Property*	N/A	N/A	*N/A*	*N/A*
305 Harborview Drive	Single-Family Home	N/A	3,279	*N/A*	Stone
306 Harborview Drive	Single-Family Home	2018	4,982	*N/A*	Stucco
307 Harborview Drive	Single-Family Home	2020	2,920	*N/A*	Brick
310 Harborview Drive	Single-Family Home	Permitted	4,896	*N/A*	Stucco
311 Harborview Drive	Single-Family Home	2016	3,054	*N/A*	Stucco
313 Harborview Drive	Single-Family Home	2012	2,828	*N/A*	Stucco
315 Harborview Drive	Single-Family Home	2015	2,698	*N/A*	Stucco
	AVERAGES:	2016	3,304	*N/A*	



293 Harborview Drive



299 Harborview Drive



305 Harborview Drive



306 Harborview Drive



307 Harborview Drive



310 Harborview Drive



311 Harborview Drive



313 Harborview Drive



315 Harborview Drive

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 8 (PD-8) [*ORDINANCE NO. 23-40*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO*. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1519-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 18, BLOCK B, OF THE HARBOR LANDING PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Angelina Nguyen 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 0.1519-acre parcel of land identified as Lot 18, Block B, of the Harbor Landing Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] for Single-Family 7 (SF-7) District land uses, addressed as 303 Harborview Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) 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,

DRAFT 03.28.2023

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 8 (PD-8) [*Ordinance No. 23-40*] and Subsection 03.01, *General Residential District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

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

DRAFT ORDINANCE 08.18.2023

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 2ND DAY OF OCTOBER, 2023.

_____

Trace Johannesen, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *September 18, 2023*

2nd Reading: *October 2, 2023*

DRAFT ORDINANCE 09.18.2023

Exhibit 'A':

Location Map and Residential Plot Plan

Address: *303 Harborview Drive*

Legal Description: *Lot 18, Block B, Harbor Landing Phase 2 Addition*

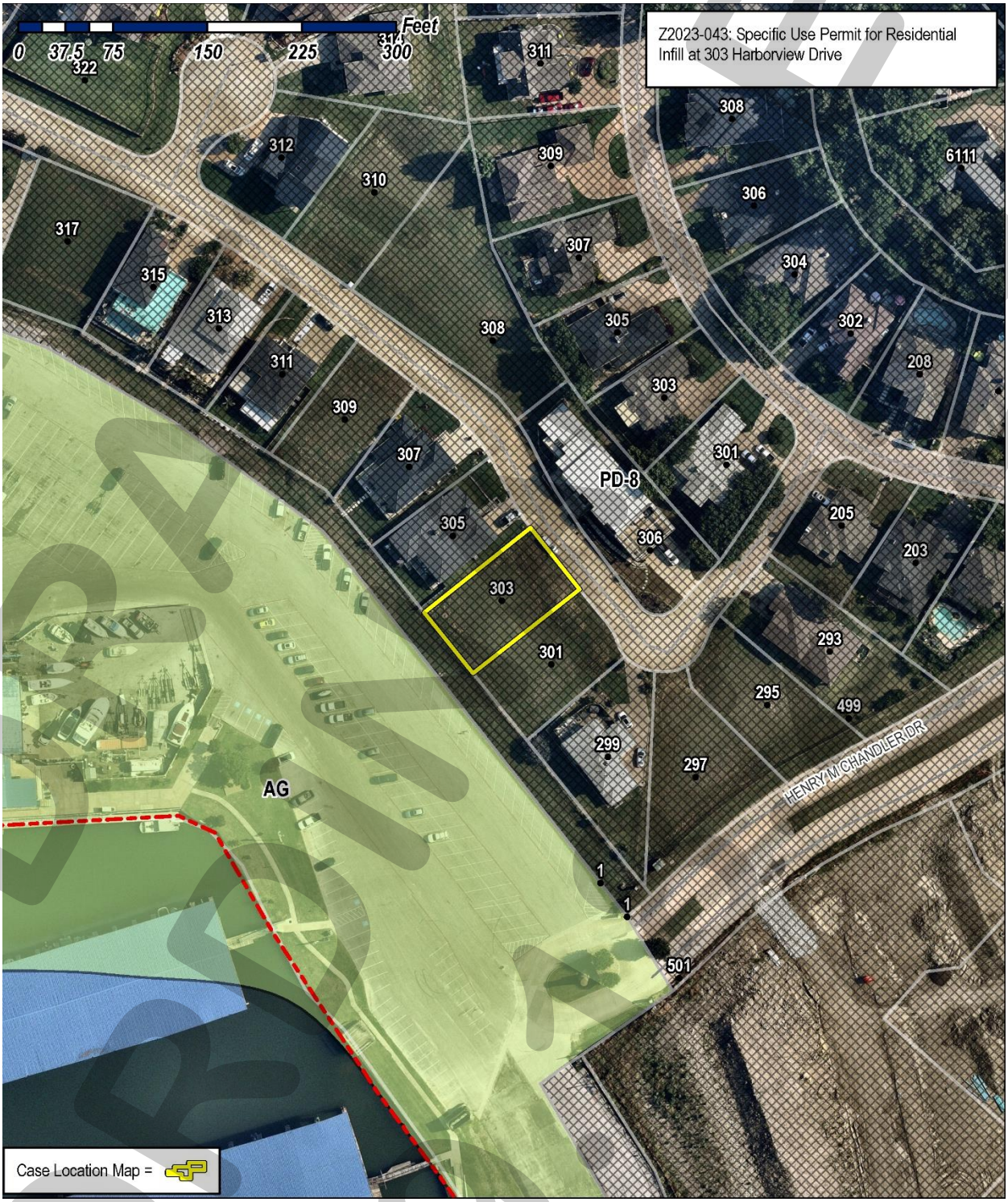
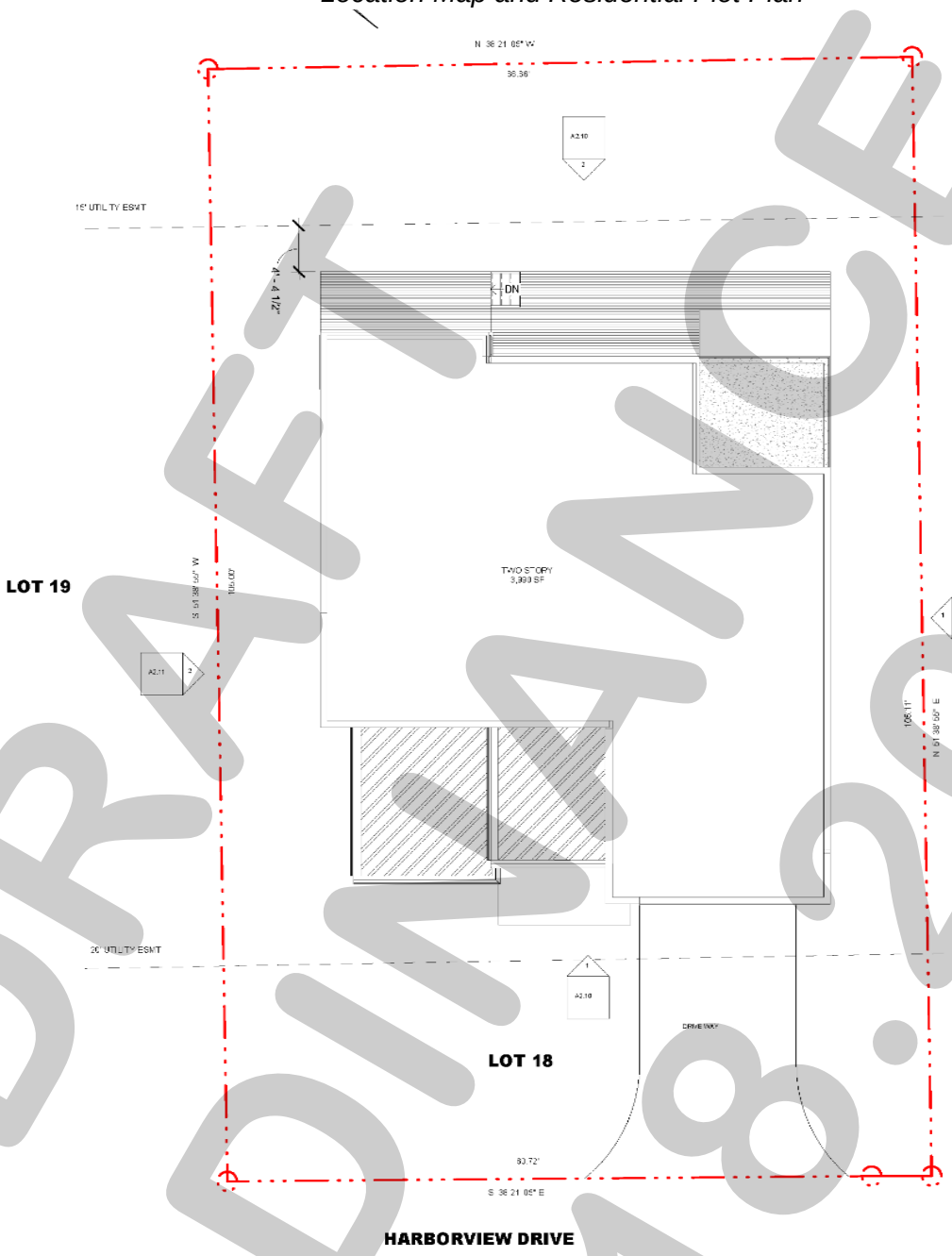


Exhibit 'A':
Location Map and Residential Plot Plan



DRAFT ORDINANCE 09.18.2023

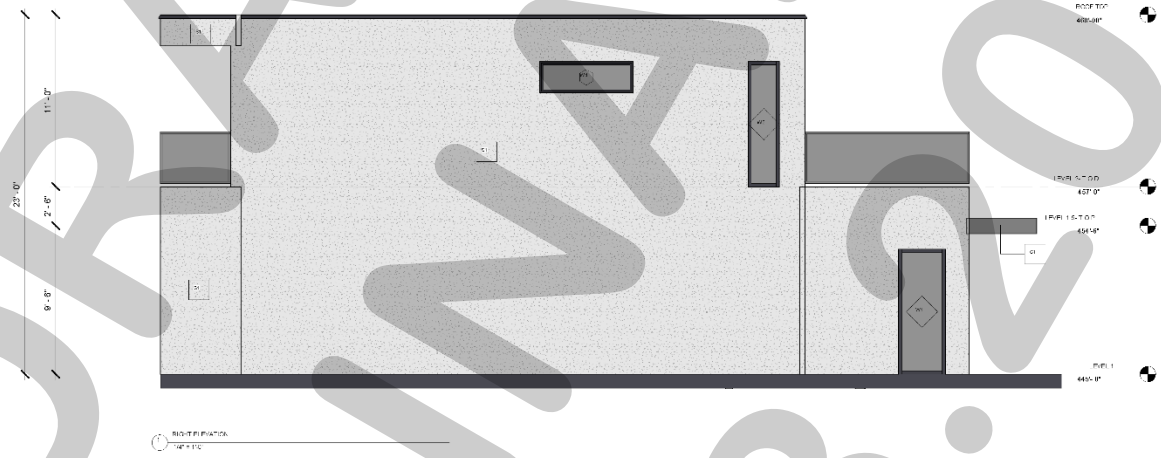
Exhibit 'B':
Building Elevations



DRAFT
09.18.2023

Exhibit 'B':
Building Elevations





DRAFT ORDINANCE 09.18.2023

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **Establishing a 'Court of Record'**

Council recently indicated a desire to evaluate the possibility of establishing the Rockwall Municipal Court as a 'court of record.' The attached ordinance has been drafted by the city attorney and will allow Council the opportunity to do so, if desired.

ATTACHMENTS:

1. #____ Establish Municipal_Court_of_Record_10-02-23

CITY OF ROCKWALL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ("CITY") AMENDING THE CODE OF ORDINANCES OF THE CITY OF ROCKWALL IN CHAPTER 28 TO ESTABLISH A MUNICIPAL COURT OF RECORD; AMENDING ARTICLE I IN GENERAL AND ARTICLE III FEES; DECLARING A PUBLIC PURPOSE; PROVIDING FOR RECITALS; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Rockwall is a Home Rule Municipality and political subdivision of the State of Texas; and

WHEREAS, the City of Rockwall established a Municipal Court pursuant to Tex. Gov't Code Ann. § 29.002; and

WHEREAS, Texas Government Code Section 30.0003 authorizes the Rockwall City Council to create a municipal court of record to provide a more efficient disposition of cases in the municipality;

WHEREAS, City Council determines that the creation of a municipal court of record is preferred to provide a more efficient disposition of appeals from municipal cases arising from the City of Rockwall Municipal Court; and

WHEREAS, at this time, City Council desires to establish a municipal court of record:

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

SECTION 1. The Code of Ordinances, City of Rockwall, Texas, is hereby amended by revising Chapter 28, Municipal Court of Record, Article I. In General, which now reads as follows:

CHAPTER 28 MUNICIPAL COURT OF RECORD

Article I. In General

Sec. 28-1. Created.

There is hereby created and established a municipal court of record for the city to be known as the "municipal court."

Sec. 28-2. Jurisdiction.

(a) The municipal court shall have exclusive original jurisdiction within the territorial limits of the city and property owned by the city located in the city's extraterritorial jurisdiction in all criminal cases arising under the ordinances of the city in which punishment is by fine only and where the maximum of such fine may not exceed:

(1) $2,000.00 in all cases arising under ordinances or resolutions, rules, or orders of a joint board that govern fire safety, zoning, or public health and sanitation, including dumping of refuse; or

(2) $500.00 in all other cases arising under a municipal ordinance or a resolution, rule, or order of a joint board.

(b) The municipal court has concurrent jurisdiction with the justice court of a precinct in which the city is located in all criminal cases arising under state law that arise within the city's territorial limits or property owned by the city located in the city's extraterritorial jurisdiction and that:

(1) Are punishable only by a fine, as defined in subsection (c) of this section; or

(2) Arise under V.T.C.A., Alcoholic Beverage Code ch. 106, and do not include confinement as an authorized sanction.

(c) In this section, an offense which is punishable by "fine only" is defined as an offense that is punishable by fine and such sanctions, if any, as authorized by statute not consisting of confinement in jail or imprisonment.

(d) The fact that a conviction in a municipal court has as a consequence the imposition of a penalty or sanction by an agency or entity other than the court, such as a denial, suspension, or revocation of a privilege, does not affect the original jurisdiction of the municipal court.

(e) The municipal court has jurisdiction in the forfeiture and final judgment of all bail bonds and personal bonds taken in criminal cases of which the court has jurisdiction.

(f) This section does not affect the powers given exclusively to a joint board operating an airport under V.T.C.A., Transportation Code § 22.074(d).

(g) The municipal court shall have exclusive appellate jurisdiction within the city's territorial limits in a case arising under V.T.C.A., Transportation Code ch. 707.

Sec. 28-3. Failure to appear.

Any person willfully violating his written promise to appear in municipal court, after a citation having been issued, shall be deemed guilty of a misdemeanor regardless of the disposition of the charge upon which he was originally arrested.

Sec. 28-4. Court Reporter

(a) The Municipal Court Clerk may appoint a court reporter who must meet the qualifications provided by law for official court reporters. The court reporter may use written notes, transcribing equipment, video or audio recording equipment, or a combination of those methods to record the proceedings of the Court. The court reporter is not required to record testimony in any case unless the Judge or one of the parties requests a record in writing, and files the request with the Court before trial.

(b) A court reporter is not required to be present during proceedings of the Municipal Court of Record, provided that proceedings required to be recorded by this section are recorded by a good quality electronic recording device. If a record is made, it shall be kept for the 30-day period, beginning the day after the last day of the court proceeding, trial or denial of motion for new trial, whichever occurs last. If a case is appealed, the proceedings shall be transcribed from the recording by an official court reporter.

Secs. 28-5—28-24. - Reserved

Article III. Fees

Sec. 28-63. Court Reporter Fees

(a) In the event a case is appealed from the Municipal Court, the following costs shall be paid:

1. For preparation of the Clerk's record, $25. The preparation fee does not include the fee for an actual transcription of the proceedings.

2. The defendant shall pay the fee for the preparation of the Clerk's record, and the fee for an actual transcription of the proceedings.

Secs. 28-64—28-82. – Reserved

SECTION 2. PUBLIC PURPOSE. The City Council expressly finds that the amendment of code by the creation of a municipal court of record is necessary to provide a more efficient disposition of the cases arising in the municipality.

SECTION 3. INCORPORATION OF RECITALS. The City Council finds the recitals contained in the preamble to this ordinance are true and correct and incorporates them as findings of fact.

SECTION 4. REPEALER. All ordinances, resolutions, and code sections in conflict herewith are repealed to the extent of such conflict. The municipal court established pursuant to the general law is abolished in the manner prescribed thereby and all pending cases transferred to said court which shall assume jurisdiction thereof.

SECTION 5. SEVERABILITY. If any provision of this code is found by a court of competent jurisdiction to be invalid or unconstitutional, or if the application of this code to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this code which can be given effect without the invalid or unconstitutional provision or application.

SECTION 6. EFFECTIVE DATE. This ordinance shall be effective immediately following its approval by the City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 2nd DAY OF OCTOBER, 2023.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

1st Reading: September 18, 2023

2nd Reading: October 2, 2023

APPROVED AS TO FORM:

_____
Frank J. Garza, City Attorney

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **REDC Budget**

The Rockwall Economic Development Corporation Board approved the attached budget at their Board meeting on September 14, 2023.

REDC President, Phil Wagner, will be available at the Council meeting to present aspects of the budget and answer any questions. Phil will also review the Board's Annual Workplan and list of Accomplishments.

Council action will be needed to approve the REDC annual budget for FY2024.

ATTACHMENTS:

1. FY23 List of Accomplishments
2. FY24 Annual Work Plan_Final
3. EDC

ROCKWALL
Economic Development Corporation

Fiscal Year 2023 List of Accomplishments from Annual Work Plan

Goal 1: Expand and Diversify Tax Base

- REDC has placed two in-fill sites under contract to establish future mid-rise office projects which will be aimed at further diversifying the local tax base and creating high quality jobs for Rockwall residents

- Work is nearing completion on Phase III of the Rockwall Technology Park by Mario Sinacola & Sons Excavating; by fall 2023 all roads, water and sewer lines, drainage infrastructure, franchise utilities, and regional detention will have been completed

Goal 2: Retain and Expand Existing Business

- Letter of Intent signed and likely to complete Development and Incentive Agreement for Project Lake; Project Lake is an expansion of a recently relocated international manufacturer that will add an estimated $23M in new equipment and taxable inventory within 50,000 SF in the private speculative building at 1351 Corporate Crossing

- Hosted Rockwall Employee Appreciation Event in May, providing 1,652 complimentary food truck meals for employees of 30 primary employers, across a two-day event, as a way for the REDC to show appreciation for the contributions the local workforce provides to the area economy; event grew in popularity from 2022 with 142 additional meals claimed and three more primary employers participating

- Began hosting primary employment roundtable, hosting three lunch meetings for local primary employers to share experiences and offer insights on conducting business in Rockwall; specific topics covered included workforce recruitment, energy cost management strategies, and safety / security

Goal 3: Attract New Business & Investment

- Executed Development and Incentive Agreement for Project Fulton and on schedule to complete Development and Incentive Agreement for Project Cleveland; Project Fulton is an international manufacturer that will add an estimated $43M of taxable equipment and inventory to the private development at 1351 Corporate Crossing; Project Cleveland is a destination retail project that is anticipated to generate up to $37M annually in taxable sales

- Collectively, Project Fulton, Project Lake, and Project Cleveland will contribute $103M in committed taxable activity for Rockwall

- Engaged in significant discussions with other prospects across the energy, recycling, food storage, defense, and professional service industries

- Attended seven national conferences or meetings - including events in Columbus, Ohio; Las Vegas, Nevada; Anaheim, California; Greenville, South Carolina; Detroit, Michigan; Chicago, Illinois, and Vancouver, British Columbia – all in efforts to grow relationships with prospective businesses and site selectors / commercial brokers

Goal 4: Enhance Existing Job Opportunities and Create New Ones

- On schedule to facilitate the creation of 96 high quality jobs between Project Fulton, Project Lake, and Project Cleveland; high quality jobs are defined by the REDC in FY2023 as a job earning more than $59,000 in annual salary,

- Rockwall saw median household income increase approximately 6.4%, from $100,894 in summer 2022 to $107,301 in summer 2023, according to US Census Bureau

- Approved three-party agreement between REDC, RISD, and Special Products & Mfg. to fund six job training scholarships for local student/interns enrolled in the dual-credit welding programs at Collin College

Goal 1. Business Development: Elevate Rockwall's Competitive Position through Business Retention, Expansion, and Attraction

Prospecting Activity

- Objective 1: REDC facilitation or incentivizing of direct commercial investment

  Benchmark: Facilitate or incentivize at least $45M in private investment

- Objective 2: Establish relationships with commercial real estate brokers and/or site selectors to promote services provided by the REDC and the benefits of conducting business in Rockwall

  Benchmark: Attend or host local or national meetings, conference calls, or virtual meetings with at least 18 brokers or site selectors

Support Business Retention and Expansion

- Objective 3: Encourage growth of existing primary employers in Rockwall

  Benchmark: Facilitate or incentivize at least one new business expansion per year

- Objective 4: Host fourth annual Rockwall employee appreciation event, inviting employees of primary sector employers in the community to enjoy a complementary food truck meal over a two-day period

  Benchmark: Maintain or grow the number of primary employers participating in the event and/or the number of overall employees participating in the event, from 2023 levels

- Objective 5: Host one event annually recognizing the executives and management of primary sector employers in the community, along with continuing the REDC awards program

  Benchmark: Host the event and receive mostly positive feedback from participants

- Objective 6: Host at least three roundtable discussions for primary employers to engage on specific subject matter – potentially provided by guest speakers - while benefiting from general networking, sharing experiences, and talking about the advantages and disadvantages of conducting business in Rockwall

  Benchmark: Host the events and receive an average attendance of at least four companies

Marketing Efforts

- Objective 7: Update REDC website to include target sector profiles

  Benchmark: Create webpages for target sectors including defense contractors, food processing, advanced manufacturing, and professional services

Goal 2. Talent & Workforce Development: Align Education and Workforce Assets to Meet the Occupational and Skill Demands of Local Employers

Workforce Recruitment

- Objective 1: Gain exposure for RockwallJobs.com as the "one-stop shop" for job opportunities in Rockwall County

  Benchmark: Add at least five new employers to the jobs page, and/or show at least 25% year-over-year growth in website visits for each month tracked

- Objective 2: Utilize REDC grant dollars to assist in workforce recruitment, as well as the hosting of in-house job fairs

  Benchmark: Grow grant participation from previous year, consider marketing ways to demonstrate ease of application process (video), removing matching requirements to further simplify, and potentially adding more money to encourage participation

- Objective 3: Track area multi-family housing developments and information – including properties, number of units, vacancy rates, and rental rates – to be able to succinctly answer questions pertaining to workforce housing, for both current employers as well as prospective businesses

  Benchmark: Annually update information using Costar or another source; make information available to prospects and current companies

Educational Partnerships

- Objective 4: Growing welding job training grant program, in partnership with Rockwall ISD, Collin College, and local industry

  Benchmark: Grow student applications for the program (RISD should publicize opportunity before enrollment signup) and/or grow primary employment interest beyond FY23 levels, all the while hearing positive feedback from students that have gone through the program in FY23 (including, but not limited to, some receiving second year scholarships funded exclusively by Rockwall primary employers)

Increasing Rockwall Wages

- Objective 5: REDC facilitation or incentivizing of high-quality jobs within Rockwall

  Benchmark: Facilitate or incentivize at least 50 jobs with annual salary greater than 10% higher than half the desired median household income listed above ($60,000 per job)

Goal 3. Site Development: Ensure Adequate Development Sites in Rockwall to Support Existing and Future Business Needs

Improving Existing Assets

- Objective 1: Pursue development agreements at the Rockwall Technology Park and/or Justin Road site

Benchmark: Execution of at least one land development agreement

Adding New Sites

- Objective 2: Add and improve additional land to REDC's inventory for office recruitment

  Benchmark: Close on one or more properties; for all acquired property, complete design plan and budget estimate, at Board's direction, for the future establishment of shovel-ready property (ex: road, sidewalks, detention/grading, etc.)

- Objective 3: Prepare for consideration of acquiring additional light-industrial property

  Benchmark: Execute and complete initial infrastructure feasibility study, in partnership with the City of Rockwall, to analyze feasibility and cost of land acquisition; establish timeline for site improvement

- Objective 4: Maximize development opportunities of excess, underutilized, or functionally obsolescent City-owned land

  Benchmark: Serve as a contributing partner – in either time or financial resources – for City-initiated master planning efforts

Goal 4. Organizational Operations: Ensure all Business of the REDC is Conducted Appropriately and Professionally

- Objective 1: Meet all requirements of organizational bylaws and policies

  Benchmark: Achieve 100% compliance with bylaws and REDC policies

- Objective 2: Ensure all parties maintain compliance with all active REDC development and incentive agreements

  Benchmark: Achieve all standards for taxable value, jobs and wages set in REDC agreements, or enforce clawback provisions as articulated in each agreement (unless waived by the Board of Directors); additionally, ensure each company with an active development agreement is proactively contacted about their agreement responsibilities, at least 30 days in advance of a due date

- Objective 3: Ensure the REDC is an attractive and competitive employer for talented staff

  Benchmark: Achieve 100% retention of staff, with each staff member being encouraged to explore a professional development opportunity related to the REDC's mission

- Objective 4: Ensure fiscal responsibility to Rockwall taxpayers by competitively rebidding Rockwall Technology Park landscape and irrigation maintenance contract

Benchmark: Rebid contract and secure best value contract as determined by the Board of Directors

SUMMARY OF OPERATIONS

Fund
21 Economic Development

	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Total Revenues	9,014,613	8,602,550	9,950,000	9,300,000
Total Expenditures	9,707,311	37,715,500	18,421,350	29,106,100
Excess Revenues Over (Under) Expenditures	(692,697)	(29,112,950)	(8,471,350)	(19,806,100)
Net Other Financing Sources (Uses)	-	21,800,000	21,800,000	-
Net Gain (Loss)	(692,697)	(7,312,950)	13,328,650	(19,806,100)
Fund Balance - Beginning	12,775,229	13,166,053	12,082,532	25,411,182
Fund Balance - Ending	12,082,532	5,853,103	25,411,182	5,605,082

SUMMARY OF REVENUES

Fund

21 Economic Development 71 EDC Administration

Account	Description	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
4150	Sales Tax	8,674,073	8,600,000	8,900,000	8,900,000
4001	Interest Earnings	32,379	50	650,000	300,000
4019	Miscellaneous Revenue	4,861	-	-	-
4020	Interest/Reserve Fund	8,801	2,500	400,000	100,000
4450	Technology Park Sales	294,500	-	-	-
	Total Revenues	9,014,613	8,602,550	9,950,000	9,300,000

SUMMARY OF OTHER FINANCING SOURCES (USES)

Fund

21 Economic Development

	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Other Financing Sources (Uses)				
Bond Proceeds	-	21,800,000	21,800,000	-
Total Other Financing Sources	-	21,800,000	21,800,000	-
Total Other Financing Uses	-	-	-	-
Net Other Financing Sources (Uses)	-	21,800,000	21,800,000	-

SUMMARY OF EXPENDITURES

Fund
21 Economic Development

	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
REDC Administration	1,098,413	1,285,750	1,285,750	2,096,400
Promotions & Marketing	61,509	480,000	480,000	521,350
Incentives	246,070	5,515,000	1,987,550	4,711,550
Capital Projects	5,724,284	26,155,800	10,389,100	17,683,500
Debt Service	2,577,036	4,278,950	4,278,950	4,093,300
Total Expenditures	9,707,311	37,715,500	18,421,350	29,106,100

DIVISION SUMMARY

Fund	Department	Division
21 Economic Development	70 Economic Development	71 Economic Develop.

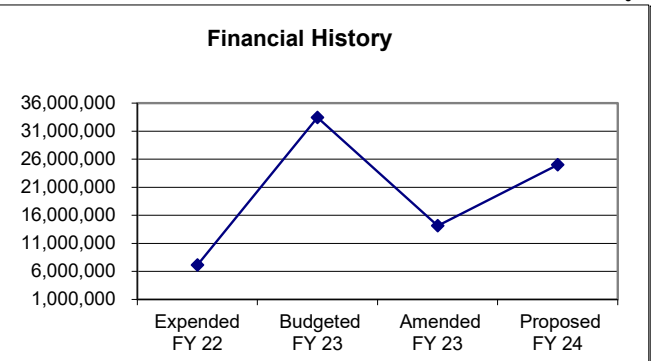
Expenditure Summary

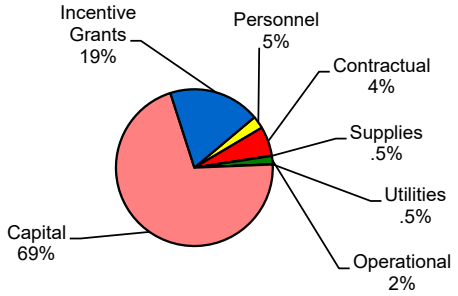
	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Personnel	446,015	490,150	490,150	648,950
Contractual	583,725	1,055,950	1,055,950	1,523,600
Supplies	5,674	8,000	8,000	9,000
Operational	116,713	201,900	201,900	425,700
Utilities	7,794	9,750	9,750	10,500
Capital	5,724,284	26,155,800	10,389,100	17,683,500
Incentive Grants	246,070	5,515,000	1,987,550	4,711,550
				-
Total	7,130,275	33,436,550	14,142,400	25,012,800

Personnel Schedule

Position	FY 23 Approved	FY 24 Proposed
President	1	1
Vice President	1	1
Director of Business Attraction	-	1
Office Manager/Marketing Coordinator	1	1

Activity Trends





ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account	Description	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Personnel					
	Salaries - Wages & Incentives	343,702	376,250	376,250	498,050
	Total Salaries - Wages Incentives	343,702	376,250	376,250	498,050
120	FICA & Medicare	24,366	28,800	28,800	38,100
122	Retirement	56,238	61,600	61,600	78,300
128	Ins. Unemployment	210	2,000	2,000	2,000
224	Workers Comp.	500	500	500	500
230	Health Insurance	21,000	21,000	21,000	32,000
	Total Benefits	102,313	113,900	113,900	150,900
					-
Total Personnel Costs		446,015	490,150	490,150	648,950
Contractual					
210	Auditing	1,500	1,500	1,500	1,500
211	Legal	109,121	175,000	175,000	140,000
213	Consulting Fees	150,403	333,000	333,000	768,000
217	Cable and Internet	13,256	12,000	12,000	12,250
223	Insurance - Blanket Surety Bond	100	100	100	100
227	Insurance - Property	1,800	2,000	2,000	3,000
229	Insurance - Liability	500	550	550	550
232	Temporary Labor	200	5,200	5,200	5,200
234.01	Marketing - Consulting	23,929	68,000	68,000	52,950
234.02	Marketing - Ad Placement	52,012	193,000	193,000	184,100
234.03	Marketing - REDC Events	50,529	72,000	72,000	70,000
234.04	Marketing - Subscriptions Memberships	81,782	92,000	92,000	129,300
242	Copier Rental and Lease	4,709	5,100	5,100	4,800
243	Building Lease, Cleaning, Storage	70,103	73,500	73,500	83,850
244	Building Repairs	3,780	3,000	3,000	3,000
293	Grants - Job Training	-	-	-	45,000
299	Administrative Services	20,000	20,000	20,000	20,000
	Total Contractual	583,725	1,055,950	1,055,950	1,523,600

Annual Budget, Economic Development Cont'd

Account	Description	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Supplies					
301	Office Supplies	4,225	5,000	5,000	5,000
307	Postage	513	2,000	2,000	2,000
310	Printing & Binding	935	1,000	1,000	2,000
347	Gen. Maint. Supplies	-	-	-	-
	Total Supplies	5,674	8,000	8,000	9,000
Operational					
410.01	News Subscriptions	730	700	700	700
410.02	Professional Memberships	2,171	3,000	3,000	4,000
428	Meeting Expenses	3,205	5,000	5,000	7,500
430	Tuition & Training	1,956	3,000	3,000	4,000
436	Travel	9,267	25,000	25,000	50,000
437	Trade Shows	7,645	30,000	30,000	40,000
438	Prospect Visits/Business Retention	20,668	25,000	25,000	45,000
439.01	Common Area Maintenance-REDC Portion	40,000	59,000	59,000	168,900
439.02	Maintenance of Undeveloped Park Land	27,020	27,600	27,600	83,000
439.03	Maintenance of Undeveloped EDC Land	4,050	3,600	3,600	22,600
439.04	Maintenance of Phase III	-	20,000	20,000	-
	Total Operational	116,713	201,900	201,900	425,700
Utilities					
501	Electricity	4,513	6,000	6,000	6,000
507	Telephone	3,281	3,750	3,750	4,500
	Total Utilities	7,794	9,750	9,750	10,500
Capital					
601	Land Acquisition	-	5,065,000	124,100	6,200,000
610	Furniture & Fixtures	-	5,000	5,000	7,500
612	Computer Equipment	-	3,000	3,000	9,000
633	Power line undergrounding	-	1,500,000	1,500,000	3,250,000
671	Trade Show Booth	-	17,000	17,000	17,000
678	Phase III Eng/Construction	5,724,284	19,565,800	8,740,000	8,200,000
	Total Capital	5,724,284	26,155,800	10,389,100	17,683,500
Incentives					
661	Contracted Incentives	246,070	5,515,000	1,987,550	4,711,550
	Total Incentives	246,070	5,515,000	1,987,550	4,711,550
Division Total		7,130,275	33,436,550	14,142,400	25,012,800

ECONOMIC DEVELOPMENT

Fund	Department	Division
21 Economic Development	70 Economic Develop.	71 Economic Develop.

Account	Description	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Debt Service					
750	Administration Fees	4,500	4,500	4,500	4,500
752	Principal - Bonds	1,825,000	2,440,000	2,440,000	2,580,000
754	Interest - Bonds	747,536	1,834,450	1,834,450	1,508,800
Total Debt Service		2,577,036	4,278,950	4,278,950	4,093,300

Detail	Principal	Interest	
2013- Infrastructure	375,000	188,338	563,338
2013 Land Purchase	220,000	23,580	243,580
2015 Ref Bonds (2006)	360,000	19,869	379,869
2016 Ref Bonds (2008)	345,000	78,925	423,925
2017 Sales Tax Bonds	305,000	48,600	353,600
2019 Sales Tax Ref Bonds	330,000	257,700	587,700
2022 New Debt	645,000	891,750	1,536,750
	2,580,000	1,508,762	

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **Tech Park Budget**

The Rockwall Technology Park Association Board met Thursday September 14, 2023 to approve the budget for maintenance of the Tech Park.

The budget for FY2024 increases significantly from the prior year due to the addition of the newest phase of the Tech Park which will be complete very shortly. Both landscape maintenance and water for irrigation are increased accordingly. The REDC remains the owner of the undeveloped land and will therefore pay that share of the common area maintenance cost on a pro-rata basis.

EDC President, Phil Wagner, will be available at the Council meeting to answer any questions about the proposed budget.

ATTACHMENTS:

1. RTPA

SUMMARY OF OPERATIONS

Fund
22 Tech Park Association

	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Total Revenues	166,853	203,350	203,350	297,750
Total Expenditures	179,978	203,350	203,350	297,750
Excess Revenues Over (Under) Expenditures	(13,125)	-	-	-
Net Other Financing Sources (Uses)	-	-	-	-
Net Gain (Loss)	(13,125)	-	-	-
Fund Balance - Beginning	15,907	3,557	2,782	2,782
Fund Balance - Ending	2,782	3,557	2,782	2,782

SUMMARY OF REVENUES

Fund

22 Tech Park Association RTPA

Account	Description	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
4470	RTP Dues - Tenants	126,853	144,350	144,350	128,850
	REDC Cam Dues	40,000	59,000	59,000	168,900
	Total Revenues	166,853	203,350	203,350	297,750

DIVISION SUMMARY

Fund	Department	Division
22 Tech Park Association	70 Economic Development	RTPA

Expenditure Summary

	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Contractual	130,004	149,100	149,100	212,500
Supplies	6,482	12,000	12,000	12,000
Utilities	43,492	42,250	42,250	73,250
Total	179,978	203,350	203,350	297,750

ECONOMIC DEVELOPMENT

Fund	Department	Division 75
22 Tech Park Association	70 Economic Develop.	RTPA Developed Phases

Account	Description	Actual 21-22	Budgeted 22-23	Amended 22-23	Proposed 23-24
Contractual					
210	Auditing	500	500	500	500
227	Insurance - Property	900	1,000	1,000	2,000
247	Landscape/Irrig Maint	126,604	145,600	145,600	208,000
299	Administrative Svcs	2,000	2,000	2,000	2,000
	Total Contractual	130,004	149,100	149,100	212,500
Supplies					
329	Flag Replacements	6,482	11,000	11,000	11,000
347	Gen. Maint. Supplies	-	1,000	1,000	1,000
	Total Supplies	6,482	12,000	12,000	12,000
Utilities					
501	Electric	2,441	2,250	2,250	3,250
513	Water	41,051	40,000	40,000	70,000
	Total Utilities	43,492	42,250	42,250	73,250
Division Total		179,978	203,350	203,350	297,750

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **Amend FY23 Budget**

The amended budget was not changed during budget discussions and the accompanying Ordinance adopts those amendments. The full budget document will be attached in the ordinance file.

ATTACHMENTS:

1. Amending Budget Ordinance 2023

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 23-50

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE BUDGET OF THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2022 THROUGH SEPTEMBER 30, 2023; PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. That the budget of the City Council of the City of Rockwall for the fiscal year October 1, 2022, through September 30, 2023, be and the same is hereby amended and such amendments are indicated and shown on **Exhibit "A"** attached hereto and made a part hereof for all purposes.

Section 2. 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 18th day of September, 2023.

ATTEST: **Trace Johannesen, Mayor**

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank Garza, City Attorney

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **Adopt FY24 Budget**

Notebook. It is included by reference only, rather than presented again in its entirety.

General Fund

The General Fund budget will anticipate tax collections based on a 27.0245 cent tax rate.

As requested, Denny Lassetter worked with Judge Scott and an AV consultant to come up with the appropriate solution for the recording equipment needed for Court of Record to be implemented if approved. While it is significantly higher than the cost which was discussed at the budget worksession it provides a solution which is turnkey and won't need hands-on IT assistance each time it's used. The addition to the Municipal Court budget will be a one-time expense of $37,692. This is a not to exceed price which will probably come down as we issue the Purchase Order. The vendor is on the Buy Board so we will not have to bid the purchase. We don't think any dockets will be added so we've not adjusted any other line items.

Water – Sewer Fund

The budget as proposed reflects an increase in water or wastewater rates, which is being developed at this time and will be brought back for consideration by the Council in November. The large majority of our expenses are set by the North Texas Municipal Water District and they will set their rates at the end of September.

Special Revenue – Public Safety Fund

Judge Scott requested the addition of bullet resistant material to the exterior doors and windows at the Municipal Court. We've been challenged to get a manageable price in time for the budget adoption but we finally got it just days ago. The addition of $22,000 is in this budget and is entirely covered by the Court Security Fee which is paid with each court Citation.

ATTACHMENTS:

1. Adopting a Budget Ordinance 2023-24

CITY OF ROCKWALL

ORDINANCE NO. 23-51

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, APPROVING AND ADOPTING A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2023, THROUGH SEPTEMBER 30, 2024; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH THE SAID BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Manager of the City of Rockwall, Texas has heretofore filed with the City Secretary a proposed General Budget for the City covering the fiscal year aforesaid, and

WHEREAS, the governing body of the City has concluded its public hearing on said budget,

WHEREAS, in accordance with Section 7.06 of the City Charter, the budget for fiscal year 2023-24 is being adopted in a timely manner,

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

Section 1. That said budget for the fiscal year October 1, 2023, through September 30, 2024 be and the same is hereby attached to this ordinance and made a part hereof for all purposes and marked **"Exhibit A".**

Section 2. That said budget attached hereto and marked **"Exhibit A"** be, and the same hereby is, approved and adopted by fund, by the City Council, as the official budget for the City for the fiscal year aforesaid.

Section 3. That expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance unless otherwise amended by a duly enacted ordinance of the city.

Section 4. 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 18th day of September, 2023.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank Garza, City Attorney

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **Adopt Tax Rate**

The Council agenda for Monday September 18, 2023 includes the ordinance to adopt the Ad Valorem tax rate of 27.0245 cents per one hundred dollars of assessed value. Specific language in the motion is not required this year since we are adopting the No New Revenue tax rate.

ATTACHMENTS:

1. Levying Ad Valorem Taxes Ordinance Tax Year 2023

CITY OF ROCKWALL, TEXAS

ORDINANCE NO. 23-52

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, LEVYING THE AD VALOREM TAXES FOR THE YEAR 2023 AT A RATE OF $.270245 PER ONE HUNDRED DOLLARS ($100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY AS OF JANUARY 1, 2023 TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT EXPENSES AND TO PROVIDE AN INTEREST AND SINKING FUND ON ALL OUTSTANDING DEBTS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES, TOGETHER WITH PENALTIES AND INTEREST; APPROVING THE 2023 TAX ROLL; PROVIDING FOR EXEMPTIONS OF PERSONS OVER SIXTY-FIVE (65) YEARS; PROVIDING AN EFFECTIVE DATE.

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

Section 1. That there be and is hereby levied for the year 2023 on all taxable property, real, personal and mixed, situated within the limits of the City of Rockwall, Texas, and not exempt by the Constitution of the state and valid State Laws, a tax of $.270245 on each **ONE HUNDRED DOLLARS** ($100.00) assessed value of taxable property and shall be apportioned and distributed as follows:

a. For the purpose of defraying the current expenses of municipal government of the City, a tax of $.167945 each ONE HUNDRED DOLLARS ($100.00) assessed value of all taxable property.

b. For the purpose of creating a sinking fund to pay the interest and principal on all outstanding bonds of the City not otherwise provided for, a tax of $.102300 each ONE HUNDRED DOLLARS ($100.00) assessed value of all taxable property, within the city which shall be applied to the payment of such interest and maturities of all outstanding bonds.

Section 2. That all ad valorem taxes shall become due and payable on October 1, 2023, and all ad valorem taxes for the year shall become delinquent after January 31, 2024. If any person fails to pay the ad valorem taxes on or before the 31st of January, 2024, the following penalties shall be payable thereon, to wit:

During the month of February, six percent (6%); during the month of March, seven percent (7%); during the month of April, eight percent (8%); during the month of May, nine percent (9%); during the month of June, ten percent (10%); and on or after the first day of July, twelve percent (12%).

Section 3. Taxes are payable in Rockwall, Texas, at the office of the designated Tax Collector. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this ordinance.

Section 4. All delinquent taxes shall bear the maximum rate of interest per annum as provided by law, in addition to the penalties provided herein.

Section 5. All taxes for the year 2023 which remain delinquent on July 1, 2024 shall incur an additional penalty of twenty percent (20%) of the amount of taxes, penalty and interest due to defray cost of collection.

Section 6. That pursuant to Article VIII-1b of the Constitution of Texas, $60,000 of the appraised value of residence homesteads of any married or unmarried persons, including those living alone, who were sixty-five (65) years of age or older on January 1, 2005, shall be exempt from ad valorem taxes.

Section 7. This ordinance is enacted in order to authorize the collection of ad valorem taxes for the year 2023 and shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 18th day of September, 2023.

_____
Trace Johannesen, Mayor

ATTEST:

_____
Kristy Teague, City Secretary

APPROVED AS TO FORM:

_____
Frank Garza, City Attorney

City of Rockwall

MEMORANDUM

TO: **Mayor and City Council Members**

FROM: **Mary Smith, City Manager**

DATE: **September 18, 2023**

SUBJECT: **HOT Funding**

The Hotel Occupancy Tax subcommittee comprised of Mayor Pro Tem Campbell and Council members Lewis and McCallum met to discuss funding requests for budget year 2023-234. The Council received a notebook including the organization's requests along with their required reporting for FY 2023 funded events. Attached is a summary of the requests with the previous year's allocations to the organizations. This summary also includes the subcommittee recommendations for funding. Generally, after a funding contract is executed with an organization, the funding is released about 3 months in advance of the event in order to fund upfront costs. The subcommittee has elected to spend additional time on the applications from the Chamber of Commerce and Oasis Pickleball. They will meet later this month to talk to them and will provide their funding recommendation for those requests at the October 2nd meeting.

Revenues and Fund Balance

Staff continues to be conservative in the projection of revenues. At the end of FY 2023, a fund balance reserve of at least $2,354,400 is anticipated.

Funding Levels

Funding requests for fiscal year 2024 totaled $1,367,551, which is a small increase from the 2023 funding awards. We may see supplemental requests during the year but none are known at this time. Each specific application was discussed and whether they met our stated purposes and the state statute's requirement for "heads in beds". The subcommittee's recommendations for funding are attached. Again, the Chamber of Commerce and Oasis Pickleball will be ready for recommendation at the October 2nd meeting.

Contract Language/Documentation

Each organization will continue to be required to provide documentation that specifically notes the number of attendees who are spending the night in a hotel establishment.

The Subcommittee and Staff will be available at the Council meeting to answer any questions.

ATTACHMENTS:

1. Budget Proposed 2024

Hotel Occupancy Tax Funding Proposed Budget for FY 2024

	2022 Actual	2023 Budget	2024 Request	2024 Event/Program	Council Subcommittee Recommendation
Tourism					
Aspasians	3,000	3,000	3,000	Market Place (April & Oct)	**3,000**
Boys & Girls Club	7,000	15,000	50,000	Rubber Duck Regatta	**20,000**
Chamber of Commerce	314,550	465,000	465,000	CVB function	Will make funding recommendation 10/2/23
Children's Advocacy Center	2,000	-	-	Go Blue for Kids Gala	**-**
Divine Peace Church	-	5,500	-		**-**
Downtown Association	35,000	40,000	48,000	Hometown Christmas/Mktg Media	**48,000**
Helping Hands	11,500	11,500	25,000	Festival of Trees	**25,000**
Kiwanis	12,000	12,000	12,000	Tri-Rock Triathlon	**12,000**
Lone Star CASA	11,000	11,000	14,400	Car Show	**11,000**
Meals on Wheels	13,000	15,000	25,000	Gala	**25,000**
No. TX Crime Prev Assoc.		36,770	-	Conference	**-**
Oasis Pickleball Club	20,500	101,500	94,100	National Tournament	Will make funding recommendation 10/2/23
RHS Gymnastics	18,000	-	-	State Tournament	**-**
RHS Robotics		13,770	-	N. Texas Tournament	**-**
Rockwall 7ers	10,000	-	63,000	Basketball Team	**-**
RHS Wrestling		-	21,000	Championships	**21,000**
Rockwall Prof Fire Fighters	-	20,000	20,000	Conference	**20,000**
Rush Creek Yacht Club	-	-	3,000	Chocopalooza Regatta	**-**
Soroptimist	5,000	5,000	15,000	Casino Night	**7,500**
Texas K-9 Conference	20,600	22,400	27,200	Conference	**27,200**
SubTotal	483,150	777,440	885,700		**219,700**
Cultural					
Art League	4,000	5,000	6,500	Fine Art Show	**5,000**
Community Playhouse	7,000	10,000	20,249	Theatre Productions	**12,000**
Music Fest	using 10K from 2021	13,400	29,000	Concerts	**29,000**
Summer Musicals		5,000	10,000	Annual Season	**7,500**
SubTotal	11,000	33,400	65,749		**53,500**
Historical					
Historical Foundation	500	2,764	5,189	Advertising and promo	**4,839**
	11,570	13,500	45,448	Program Mgr & Assistant	**15,696**
	-	-	5,722	Collections Best Practices	**5,722**
	5,930	44,500	3,743	Prof Development	**3,743**
SubTotal	18,000	60,764	60,102		**30,000**
City		-			
Art in Public Places	194,400	-	-		**-**
Concerts by the Lake	57,000	60,000	78,500	Concerts	**78,500**
Founders Day	200,000	196,500	179,200	Concerts	**209,200**
Memorial Day	7,000	-		Concert	**-**
Rib Rub	36,000	42,000	44,800	BBQ contest and 5K	**44,800**
Fall Concert Series		-	17,500	Concert	**17,500**
Main Street	16,000	16,000	17,500	Downtown concerts	**17,500**
Main Street	17,500	17,300	18,500	Advertising	**18,500**
SubTotal	527,900	331,800	356,000		**386,000**
Totals	**1,040,050**	**1,203,404**	**1,367,551**		**689,200**

Fund Summary

Fund Balance 10-01-23	**2,354,400**	
Projected Revenue FY24	**1,850,000**	
Less Expenses FY 24	**(1,248,300)**	assumes full award to groups still pending
Fund Balance 09-30-24	**2,956,100**	