AGENDA

ROCKWALL CITY COUNCIL REGULAR MEETING

Tuesday, February 20, 2024 - 6:00 PM

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

I. Call Public Meeting to Order

II. Invocation and Pledge of Allegiance - Councilmember Jorif

III. Appointment Items

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

IV. 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.

V. 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 February 5, 2024 city council meeting, and take any action necessary.

2. Consider an **ordinance** amending Section 26-505, *Prohibited in Specific Places*, of Article VII, *Stopping, Standing, or Parking*, of Chapter 26, *Motor Vehicles & Traffic*, of the Municipal Code of Ordinances to include the prohibition of semi-trucks and trailers parking on either side of Fit Sport Life Boulevard, and take any action necessary. **(1st reading)**

3. Consider authorizing the City Manager to execute a contract extension agreement with SRH Landscapes LLC for grounds maintenance in the amount of $100,945.16 to be funded by the Parks Operations budget, and take any action necessary.

4. Consider authorizing the City Manager to execute a contract with Phasetec Electric, Inc. to provide VT SCADA (Supervisory Control and Data Acquisition) software and server upgrades in the amount of $83,116.09, and take any action necessary

5. Consider amending the Water Operations Budget to appropriate funds and authorizing the City Manager to execute payment to Axis Construction in the amount of $255,610 for emergency repairs to the Heath St. Pump Station, and take any action necessary.

6. **P2024-001** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Final Plat* for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the south side of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

7. **P2024-002** - Consider a request by Robert Cruse for the approval of a *Final Plat* for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [*Ordinance No. 06-46*], located at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

8. **P2024-003** - Consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a *Preliminary Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

VI. Public Hearing Items

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

1. **Z2024-001** - 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 2 (PD-2) [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [*FM-740*], and take any action necessary **(1st Reading)**.

2. **Z2024-002** - Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and

Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary **(1st Reading)**.

3. **Z2024-003** - Hold a public hearing to discuss and consider a request by Michael Twichell of Michael F. Twichell, LP on behalf of Jim Duggan of NEC John King & 552, LP for the approval of an **ordinance** for a *Zoning Change* and *PD Development Plan* amending Planned Development District 74 (PD-74) [*Ordinance No. 17-60*] being a 17.3750-acre portion of a larger 405.184-acre Planned Development District situated within the J. Strickland Survey, Abstract No. 187; T. R. Bailey Survey, Abstract No. 30; and, J. Simmons Survey, Abstract No. 190, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 74 (PD-74) for limited General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (BY-OV) District, generally located at the northeast corner of the intersection of John King Boulevard and FM-552, and take any action necessary **(1st Reading)**.

4. **Z2024-004** - Hold a public hearing to discuss and consider a request by Zach Butler for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for an *Accessory Building* and *Carport* on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary **(1st Reading)**.

VII. 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 16th day of February 2024, at 5:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

_____ _____

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

Date Removed

MINUTES

ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, February 5, 2024 - 5:00 PM

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

I. Call Public Meeting to Order

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

II. Executive Session

1. Discussion regarding Brandy and Wayne Lutz v. The Shores (City of Rockwall, Intervenor), Cause No. 1-22-0425, pursuant to Section 551.017 (Consultation with Attorney)

2. Discussion regarding legal options on possible amendments to the city's Unified Development Code (UDC) and the Municipal Code of Ordinances, pursuant to Section 551.071 (Consultation with Attorney).

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

4. Discussion regarding (re)appointments to city regulatory boards, commissions, and committees - specifically the Rockwall Economic Development Corporation's (REDC) Rockwall ISD Liaison position - pursuant to Section 551.074 (Personnel Matters)

III. Adjourn Executive Session

Council adjourned from Ex. Session at 5:55 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 Moeller

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

VI. Proclamations / Awards / Recognitions

1. Health for Humanity Yogathon Proclamation

Mayor Johannesen called forth those who requested this proclamation (a non-profit organization called

Hindu Swayamsevak Sangh (HSS)) and then read and presented them with this proclamation. Representatives from the organization then briefly spoke, sharing more details about the organization and its various philanthropic contributions.

2. Teen Dating Violence Awareness Month Proclamation

Representatives from Women in Need, the Child Advocacy Center and the Rockwall Youth Advisory Council came forth. Mayor Johannesen then read and presented this proclamation to raise awareness and encourage the eradication of teen dating violence. Representatives from each of the named organizations briefly commented.

VII. Open Forum

Mayor Johannesen explained how Open Forum is conducted. He then invited individuals who desired to speak an opportunity to come forth and do so, one at a time.

Greg Oehler
207 Tanya Drive
Rockwall, TX 75087

Mr. Oehler came forth and expressed concern about short-term rentals (STRs), specifically pointing out questions and concerns about the documentation that is included in tonight's informational meeting packet and the proposed draft ordinance. He believes that neighbors should have some input and 'say so' regarding any short-term rental applicant who might come forth to register with the City. He believes there already exists a proliferation of these types of rentals within neighborhoods, including his own. He asked for Council to consider a revisit of what is being proposed to require that short-term rental applicants be treated like "bed and breakfasts" and that the city require a Specific Use Permit be applied for, reviewed and either granted or denied by the Council. He also has concerns about the existing 'grandfathering clause.' He has concerns about three that are currently in existence near him in his own neighborhood, and he does not like the idea of being stuck with those three forever. He wants them to have to go through an SUP process as well (and essentially not be "grandfathered in").

Joy Bounds Murphy
209 Tanya Drive
Rockwall, TX 75087

Mrs. Murphy came forth and expressed concerns regarding short-term rentals (STRs). She shared that Mr. Oehler and his wife have been neighbors with her and her husband for more than forty years. She holds the same viewpoints as those expressed by Mr. Oehler. She then spoke regarding the 'sanctity of the home' and what 'home' means to the human soul (i.e. to provide rest, comfort and a restoration of the soul). She quoted from the Bible. She acknowledged that the City is up against some challenges, including legal-related issues. She indicated that a prior city council 'pushed this issue' (of short-term rentals) down the road. She implored Council to look at the neighborhoods, the people, and the relationships of people within the neighborhoods. She went on to quote a May 2023 article out of the Dallas Morning News (related to diminishing the safety and quality of a neighborhood because of how STRs essentially lead to a reduction in the number of 'true neighbors'). She went on to share about how Rockwall's current fire chief grew up right across the street from her grandmother, and she and her family were close to him and his family as they watched him grow up. The same is true of the individual who currently serves as the Rockwall County Sheriff. She pointed out that a short-term rental person is not going to be a 'true neighbor.'

Judy Dickson
205 Meadowdale Drive
Rockwall, TX 75087

Mrs. Dickson shared that she has read the material in the informational city council meeting packet, and she is concerned that the city does not plan to regulate the location of where short-term rentals ("STRs") can operate. She observes that the city is only going to require them to register. She has concerns that every third or fourth house on any given street in a residential area could have an STR in existence. She also has concerns that there is no limit on the number of STRs that a person or company could buy up, own, and operate. She has concerns that these sorts of businesses and individuals will buy up residential properties and inhibit the ability for others to purchase and reside in these types of homes. She believes STRs are essentially running a business within a residential neighborhood. She has concerns about STRs (not) paying hotel occupancy taxes. She does not believe the proposed ordinance tonight truly addresses a lot of concerns that residents have expressed related to STRs.

Terri Nevitt
201 Becky Lane
Rockwall, TX 75087

Mrs. Nevitt came forth and thanked Councilmember Moeller for his beautiful, opening prayer. She too has concerns about STRs. Mrs. Nevitt is hesitant to charge these property owners a 'hotel occupancy tax.' She does not believe the requirement that STRs not be located within 250' of each other is not sufficient. She also has concerns about the timeframe associated with STRs who do not follow registration-related rules that the city might establish. She believes that the owner should also have to serve as 'the agent' for the STR properties so that nearby residents can actually reach the owner. She also believes that STRs should pay a higher water rate. On a separate matter…on the ART Commission agenda item tonight regarding the "Picture This" effort – she would rather have something more permanent in place. She thinks the temporary picture frames that allow for photo opportunities are cute, but she prefers that they be something more permanent that blends in aesthetically with the surroundings.

There being no one else wishing to come forth and speak at this time, Mayor Johannesen then closed Open Forum.

VIII. Take Any Action as a Result of Executive Session

Mayor Pro Tem Campbell moved to appoint Jim White as the RISD (non-voting) liaison to the Rockwall Economic Development Corporation (REDC) board. Councilmember Thomas seconded the motion, which passed by a vote of 7 ayes to 0 nays.

IX. Consent Agenda

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

2. **Z2023-054** - Consider a request by Pare Underwood on behalf of Annette Lall of HIS Covenant Children, Inc. for the approval of an **ordinance** for a Specific Use Permit (SUP) for an Event Hall/Banquet Facility on a 0.689-acre tract of land identified as Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 E. Rusk Street, and take any a0ction necessary **(2nd Reading)**.

3. **Z2023-055** - Consider a request by Dean Cathey of Dean Cathey Custom Homes on behalf of Chris Malek for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.2070-acre tract of land identified as Lots N38, N39 & N40 of Lakeside Village, Phase 4 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), addressed as 3601 Highpoint Drive, and take any action necessary **(2nd Reading)**.

4. **Z2023-056** - Consider a request by Paul Arce on behalf of Kisanet Ghebretsadik for the approval of an **ordinance** for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* for the purpose of constructing a single-family home on a 0.1377-acre parcel of land identified as Lot 22, Block B, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 295 Harborview Drive, and take any action necessary **(2nd Reading)**.

5. **P2024-004** - Consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing, LP for the approval of a *Replat* for Lots 14-18, Block A, Creekside Commons Addition being a 16.719-acre tract of land identified as Lots 2-6, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at east of the intersection of S. Goliad Street [*SH-205*] and S. FM-549, and take any action necessary.

6. Consider authorizing the City Manager to execute a maintenance and services agreement with Phasetec Electric, Inc. to provide maintenance and service for Supervisory Control and Data Acquisition (SCADA) for Water, Wastewater, and Street Divisions of Public Works, and take any action necessary

7. Consider authorizing the City Manager to execute agreements with Freese & Nichols, Inc. and GRAM Traffic North Texas, Inc. for the provision of Professional Engineering Services relating to the Roadway Impact Fee Update in the amount of $63,687.75 to be funded by the FY2024 Budget, and take any action necessary.

8. Consider approval of a resolution calling a General Election to be held May 4, 2024 for the purpose of electing three city council members for Place 2, Place 4 and Place 6, each for two-year terms, and take any action necessary.

9. Consider authorizing the Mayor to execute an all-hazards, countywide interlocal jurisdictional mutual agreement between the City, Rockwall County and all municipalities within Rockwall County, and take any action necessary.

10. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding funding for the Rotary District Conference in the amount of $10,000 and Rockwall Heath Gymnastics Tournament in the amount of $15,000 and authorize the City Manager to execute the associated contracts, and take any action necessary.

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

CITY OF ROCKWALL
ORDINANCE NO. 24-03
SPECIFIC USE PERMIT NO. S-323

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 AN *EVENT HALL/BANQUET FACILITY* ON A 0.689-ACRE TRACT OF LAND IDENTIFIED AS LOTS A & B, BLOCK 2, GRIFFITH ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-04
SPECIFIC USE PERMIT NO. S-324

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) 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 ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.2070-ACRE TRACT OF LAND, IDENTIFIED AS LOTS N38, N39 & N40 OF LAKESIDE VILLAGE, PHASE 4 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

CITY OF ROCKWALL
ORDINANCE NO. 24-05
SPECIFIC USE PERMIT NO. S-325

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 0.1377-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 22, 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.

The motion to approve the entire Consent Agenda passed by a vote of 7 ayes to 0 nays.

X. Action Items

1. Hear update from representative(s) of the City's ART Commission regarding status of current projects and to consider approval of future phases of the *Picture This* 'art in public places' project, and take any action necessary.

Ginger Womble, current Chair of the City's ART Commission came forth and presented an update to Council on projects the group has previously worked on as well as those that are forthcoming. She reminded Council of both the guitar-related and butterfly-related projects the Commission has undertaken. She went on to share that the Commission previously had its first 'frame' approved for the interactive "Picture This" art project, and that frame is currently located at The Harbor. The Commission is now seeking approval for three additional frames. The total project, overall and if approved, will result in having two interactive picture frames located on the North side of the city and two on the South side of the city. She went on to explain that about 100-200 metal locks are placed on the fencing alongside The Harbor (lakeside) area, and those get routinely cut off and removed by city staff each year. The frame that has already been installed at The Harbor was designed with heavy cables that essentially allow for people to put locks on the frame in lieu of putting locks on (and damaging) the fencing. This project was installed with help from the Parks Department, and the frame at The Harbor is semi-permanent (installed in the ground and made of steel). The next frame will be installed at Fox Chase to highlight the beauty of this park, including a great view of the landscape behind the photo frame. Emerald Bay Park will be the third proposed location for one of these frames, and the last (4th) frame will be installed at Harry Myers Park. Ms. Womble explained that the frames are $7,500 each, and she shared additional details about the durability of the materials utilized and the installer. She explained that the ART Commission is asking for $500 (on top of the cost of the additional 3 frames) to allow for the purchase of locks to be handed out only at the "dedication" event.

Following additional, brief comments Councilmember Lewis moved to approve the requested $22,500 to fund three more picture frames and $500 for locks for the frame dedication event, for a total of $23,000. Councilmember Thomas seconded the motion. Councilmember Thomas commented how beneficial our city parks are to our citizens and he believes this is a fun, worthwhile project. Councilmember McCallum reminded the public that the city does have an "art fund," and money to fund these sorts of projects comes from that particular fund – not from the city's General Fund. Mayor Pro Tem Campbell sought and received brief clarification on the photo frames being 'semi-permanent.' Ms. Womble shared that they are made of steel and are dug / installed into the ground quite a ways. So, they are not permanent (won't last 1,000 years); however, it would take 'construction equipment' to have them removed someday.

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

2. Discuss and consider a status update from the Rockwall Area Chamber of Commerce regarding Hotel Occupancy Tax ("HOT") funding received and programs offered through the Convention & Visitors Bureau on behalf of the City of Rockwall.

Jodi Willard, Director of Tourism with the Chamber, came forth and updated Council on resent marketing efforts and associated events that the Chamber has been working on to help promote the City of Rockwall to visitors and encourage tourism within our city. Councilmember Thomas shared that the "Skate the Lake" event (back in Nov. through January) was phenomenal. Councilmember Lewis also thought this event was great and went very well. Councilmember Jorif indicated he attended that event and also skated. He believes it was a fun, impactful event for both young and old. He believes there are some ways the event can be improved upon, but – overall – he expressed the sentiments that The Chamber did a good job on that event. Mayor Pro Tem Campbell asked about some upcoming sporting events that are coming to Rockwall. She wonders if the Chamber is doing anything to track the hotel stays for these events. Ms.

Willard shared that they will be making efforts to better track those hotel stays. Council took no action as a result of Ms. Willard's update.

3. Discuss and consider directing staff to prepare an ordinance amending the Municipal Code of Ordinance and the Unified Development Code (UDC) to adopt regulations for *Short-Term Rentals*, and take any action necessary.

Mr. Ryan Miller, the City's Planning Director, provided background information concerning this agenda item. He explained that, back in November, Council previously asked the city attorney and staff to evaluate the issue of short-term rentals and look into the city regulating things such as - life safety, proximity requirements, city registrations / permitting, commercial insurance, and inspection requirements. He shared that, as staff and the city attorney have studied this issue, staff has studied literature obtained from the state as well as past court decisions. He shared that the state has defined STRs and has indicated, through the Tax Code, that they must pay hotel occupancy taxes. Court decisions have offered some additional clarity in that they've pointed cities towards the need to view STRs through a 'residential lens.' Staff has worked diligently to bring forth an ordinance for discussion this evening. The hope is that the content of the ordinance is representative of requirements that will not be easily challenged legally, while also addressing some of the Council's and residents' concerns.

Mr. Miller explained that the proposed ordinance, first, defines "short-term rentals," including defining various types of STRs (i.e. "owner occupied, single-family home, townhome or duplex, a non-owner occupied Single family home, townhome or duplex; a STR that is an apartment or condominium). Mr. Miller briefed the Council on each of these proposed definitions within the draft ordinance.

Mr. Miller shared that the city will need to modify, not only the city's Unified Development Code (UDC), but also the city's municipal Code of Ordinances. He went on to share proposed modifications to the city's "Permissible Use Chart" within the UDC and also a proposed "STR proximity map" (i.e. the draft language essentially states that STRs cannot be located closer than 250' from each other). However, he pointed out that 250' is just a 'place holder' for now, explaining that staff would like Council's feedback in this regard. He also explained that the city would be requiring that these STRs both register with the city and be permitted. He briefly explained that applying proximity requirements to apartments and townhomes/condos can be challenging. He shared that the 'responsible party' for STRs has to be someone located within Rockwall County and that they essentially have to be readily (and quickly) available to address any immediate concerns associated with a particular STR. FILL IN In conjunction with the proposed ordinance, staff has also created a permit application and registration form that shows the information that would be collected as part of the program. Based on the proposed ordinance, a $500.00 application fee would be required to register a STR, and the registration and permit, once approved and issued, would be valid for a period of three (3) years. The language also creates General Standards for Short-Term Rentals that include requirements associated with things such as advertising, parking, temporary structures, trash, signage, life safety requirements, conduct on premises, tenant notification requirements, and payment of hotel occupancy tax. The applicant of a Short-Term Rental Permit would be required to self-certify current and continued compliance with these requirements. The proposed ordinance establishes enforcement and penalty procedures for Short-Term Rentals. Specifically, the ordinance establishes specific violations and a penalty that can range from $250.00 to $500.00 per violation. In addition, if a STR accrues three (3) violations in any consecutive six (6) month period, the Short-Term Rental Permit and Registration for the STR can be revoked, and the property owner would be prohibited from reapplying for a new Short-Term Rental Permit and Registration for a period of six (6) months. Staff noted that many of the cities surveyed

have created similar requirements; however, many of these cities use a 12-month penalty for reapplication. In this case, it is believed that a six (6) month penalty would likely be sufficient. The proposed ordinance also requires a "Responsible Party" as part of the Short-Term Rental Permit and Registration. A Responsible Party is a "…local representative that resides in Rockwall County and who is available at all time the rental is in use." The purpose of this requirement is to discourage absentee ownership, and ensure there is a point of contact that is local and can quickly address and remedy any issues or violations associated with a particular STR during its rental. Mr. Miller explained that this type of requirement was contained in almost every city ordinance staff reviewed. The proposed ordinance creates an appeal process for administrative decisions made by staff. Since this would be an appeal to an administrative decision, the ordinance requires that all appeals be heard by the city's Board of Adjustments (BOA) in accordance with existing procedures and state law. The proposed ordinance also establishes Non-Conforming Rights for properties that are able to prove they have been operating as a Short-Term Rental prior to the adoption of the proposed ordinance. This includes exemptions to certain zoning requirements (i.e. the proximity requirements and the permissible use zoning districts would not be able to be applied to STRs already currently in existence at the time of ordinance adoption). With this being said, under the proposed program these existing STR's would still be required to register and apply for a permit through the proposed program by a specified date (in other words, there would essentially be a 'grace period' after the ordinance is adopted). Mr. Miller's informational memo provided in the meeting packet touched on the following points:

SHORT-TERM RENTAL (STR) PERMIT AND REGISTRATION.

- **A form that includes [*1*] ownership information, [*2*] *Responsible Party* information, [*3*] site plan, [*4*] pictures of the property, [*5*] self-certification of compliance, and [*6*] acknowledgement of the receipt of the STR code.**
- **The permit and registration fee is $500.00.**
- **The permit shall be valid for a period of 3 years and be required to be renewed 30-days prior to expiration.**
- ***STR Permit and Registrations* are *NOT* transferable to another property owner or address.**

GENERAL STANDARDS FOR STR'S

- ***Advertising*. All advertisements for the STR require the STR Permit Number.**
- ***Parking*. Parking shall be on an approved surface.**
- ***Evacuation Plan*. For Condominiums and Apartments an evacuation plan needs to be posted on the front door.**
- ***Temporary Structures*. No temporary structures are permitted.**
- ***Trash/Rubbish/Solid Waste*. All trash shall be completely contained in an approved container.**
- ***Signage*. No external signage.**

***Life Safety*.**

Fire Extinguisher. A standard 5 LBS fire extinguisher shall be within 75' of all portions of the STR.

Smoke/Carbon Monxide Detectors. Required to be installed in conformance with City Codes.

Ingress/Egress. All STR's shall have at least 1 operable emergency ingress/egress.

- ***Conduct on Premise*.**

Liability. *Responsible Party* shall inform all occupants about the requirements of this code and the liability for violating City ordinances.

Noise. Excessive noise in violation of City ordinances shall be prohibited.

Sleeping. No sleeping outdoors or outdoor sleeping spaces shall be provided.

- ***Tenant Notification.* The property owner shall post the following: [1] *Responsible Party* contact information, [2] pertinent information (*e.g. parking requirements, location of trash, etc.*), and [3] public safety contact information.**
- ***Hotel Occupancy*. The property owner shall be responsible for paying all Hotel Occupancy Taxes.**

INSPECTIONS

The City reserves the right to inspect the property upon: [*1*] the issuance of new *STR Permit*, [*2*] reapplication for an *STR Permit*, and [*3*] when a violation is reported or suspected.

VIOLATIONS AND REVOCATION

- **Violations. A failure to comply with the General Standards, the Property Maintenance Code, or any other applicable Codes of the City of Rockwall shall result in a fine of $250.00 - $2,000.00 per offense.**
- **Revocation.**

Revocation Due to Violation. If 3 violations occur in any consecutive 6 month period or where a property owner fails to correct a violation within a specified time period a *STR Permit* may be revoked and the property owner shall not be able to reapply for another *STR Permit* for a period of 6 months.

Permanent Revocation. If an *STR Permit* is revoked 2 times due to violation the Building Official or Planning Director may permanently revoke the ability for the property owner to apply for an *STR Permit*.

- **Appeals. If the City denies the issuance or renewal of a *STR Permit* or revokes or suspends a *STR Permit* the property owner may appeal the decision to the Board of Adjustments (BOA).**

NON-CONFORMING RIGHTS

STR's shall be considered to be legally nonconforming if they register for a *STR Permit* during the grace period. To prove that an STR was legally in existence prior to the proposed change the property owner shall be required to provide: [*1*] a property deed or proof of ownership, *and* [*2*] proof that the property was used as a STR (*i.e. listing, proof of rental, etc.*) *OR* proof of payment of hotel occupancy tax to the City of Rockwall.

AMENDMENT PROCESS

Since the proposed amendment will require both the Unified Development Code (UDC) and Municipal Code of Ordinances to be amended, if the City Council directs staff to move forward, the following will be the schedule for the text amendments:

- **Planning and Zoning Commission Work Session: February 27, 2024**
- **Planning and Zoning Commission Public Hearing: March 12, 2024**
- **City Council Public Hearing/1st Reading: March 18, 2024**
- **City Council 2nd Reading: April 1, 2024**

GRACE PERIOD

Once the 2nd Reading of the ordinance takes place the City would begin the grace period for taking applications for existing STR's. Once this grace period expires, then the City would begin taking applications for new STR's.

Mr. Miller shared that public hearings would have to occur at both the city's Planning & Zoning Commission meetings and at a City Council meeting, plus two readings of any ordinance before an ordinance could be approved.

City Attorney Frank Garza briefly spoke, stating that the courts have been very consistent in conveying that that STRs are residential in nature, and – although some have argued to the courts that they should be treated as 'bed and breakfasts' – the Courts have consistently insisted that they are considered 'residential.' He spoke about the definition in the Tax Code for 'short-term rentals,' explaining that the definition ties to the requirement that STRs pay hotel occupancy taxes. He shared that Texas and Texas courts are very sensitive to property rights, and certain 'vested rights' exist on properties. Mr. Garza shared that any distance requirements that the Council may wish to adopt cannot apply to STRs that are already in existence within the city at this time. He also pointed out that a state representative from Richmond, TX has vowed that he will again be proposing a bill to the TX State Legislature that will essentially prohibit cities from regulating STRs at all. He cautioned that if that sort of bill does end up passing in a future legislative session, cities in Texas will no longer have an ability to regulate STRS.

Councilmember Moeller asked if the city can require STR owners to carry commercial (or additional) insurance. Mr. Garza shared that, yes, he has found that some cities do require additional insurance on these sorts of properties. Mr. Moeller shared that about half of the existing STRs in our city have not paid Hotel Occupancy Taxes (HOT) in years. He wonders if the city can withhold permitting any existing STRs who have not paid HOT taxes to the state and city in a number of years or, in some cases, ever. Mr. Garza shared that there is an avenue that the city can take to try and collect on HOT taxes that have not previously been paid by STRs. Mr. Garza stated that he will need to research to determine if a city can withhold 'vested rights' in the event that an STR has not previously paid HOT taxes due (and/or back-owed) to the City. Councilmember Moeller encouraged the city attorney to look into this possibility because this topic could possibly eliminate half of the existing STRs in the city.

Councilmember Thomas thanked staff and the attorney for the work put into these efforts. He is in favor of increasing violation penalties from $500 up to $1,000 and pushing the 6 month revocation period to 12 months instead. He then asked several clarifying questions. He wonders if the city can apply some sort of 'violation' if the designated 'responsible party' fails to respond to the city reaching out asking that issues such as trash, high grass or other violations be addressed. He also wonders if an STR owner has more than one property in existence in the city, and one or more of those properties has un-addressed issues, can the city look at the owner and his/her properties (and associated compliance) as a whole. Mr. Garza indicated he will need to research this particular aspect.

Councilmember Jorif asked a series of clarifying questions regarding contact information for STRs, the

proposed three-year $500 permit fee. He wonders why the city would not make it a $500 *per year* permit-related fee. He also wonders how potential implementation will transpire if/when the Council puts an ordinance in place and starts requiring registrations. Mr. Miller shared that a 60-90 day grace period will likely be needed so that the city has time to advertise new regulations and heavily advertise that these new requirements have been implemented and they need to come to the city and apply for registration and permitting.

Councilmember McCallum agreed that a three-year registration is too long. He believes that moving it to a two-year registration is better. He wants the proximity requirement be changed from 250' to 500' instead. "Self-certification" means that the city would be relying on the applicants to attest that they meet all of the city's requirements. Mr. Miller shared that, yes, because if the city then discovers the applicant has not been honest, it can be considered fraudulent information and the city can take appropriate revocation action. Councilman McCallum thinks that the city should require additional insurance as well. Also, if someone gets a permit and then does not pay their HOT taxes, can non-payment of taxes then lead to revoking their permit. Mrs. Smith pointed out that payment of taxes is on 'the honor system' on the part of STR owners; so there is really no true way to know if they've not been paying. McCallum wants to know how the city will handle an STR owner not coming forth to proactively register and apply for a permit. Mr. Garza shared that, in a case like that, the city can move forward and revoke the property owner's ability to continue utilizing the property as an STR. Mr. Garza shared that this caveat can be added to the proposed ordinance.

Councilmember Lewis requested that the penalty of violation of the ordinance be increased from $250 up to $500 for the 'minimum.' Lewis also shared that he would like to see a two-year registration and permit be required (with $500 being owed every two-year period (instead of every three years)).

Mayor Pro Tem Campbell would like to look into what can be done for the city to try and collect on past and current HOT taxes owed to the city. She also agrees with a 500' proximity requirement (in lieu of the proposed 250'). She also supports a two-year $500 registration and permit requirement (rather than once every three years).

Mayor Johannesen asked for and received clarification regarding requiring STRs to carry additional insurance. Johannesen also sought and received clarification regarding an STR's "responsible party" to respond within one hour of the city reaching out to them to ask that an issue or concern be addressed. Mr. Miller shared that a one-hour requirement would hopefully mean that things like noise-related concerns would be addressed very quickly.

To summarize, Mr. Miller expressed his understanding that staff and the city attorney will work to modify things within the proposed ordinance, including the following:

- **500' buffer as far as proximity**
- **A 12 month revocation period for 3 violations**
- **Additional commercial insurance**
- **Clear up of inspections-related language**
- **HOT non-payment possibly resulting in revocation kicking in**
- **A two-year $500 registration / permit requirement**
- **A $500 minimum fine for violations**

Indication was given that the City Attorney will right away begin researching answers to some of the

questions posed this evening. Mrs. Smith, City Manager, pointed out that there will be one additional city council meeting – Tues., February 20 – before this issue would then go before the city's Planning & Zoning Commission at a work session on February 27.

Councilmember McCallum shared that he had a recent, 'frank' conversation with Senator Hall. He asked specifically how Senator Hall feels about STRs. McCallum shared that Senator Hall very clearly indicated that he will stand with property rights. Councilmember McCallum went on to encourage local citizens to ask tough questions of their state, elected officials regarding issues that are 'close to home.' Councilmember McCallum pointed out that the State legislature loves to limit what municipalities can do to regulate things within their own cities. He strongly encouraged local citizens to ask hard answers of state elected officials and expect and insist on receiving very frank answers in return.

Following the lengthy discussion, Council took no formal action regarding this agenda item at this time.

4. Hear presentation from representatives of Total Wine & More, Inc. related to possible Local Option Election for November 2024.

Edward Cooper
"Government Relations" at Total Wine & More
6600 Rockledge Drive
Bethesda, MD 20817

Mr. Cooper came forth and shared that his business has undertaken two attempts at a local petition related to trying to get a ballot proposition before voters. He explained that the company is currently evaluating its potential 'next steps' in this regard. He shared that Total Wine is an American, family-based owned and operated company. He went on to share that it currently has 264 stores operating in 28 states. Each store employees 50-75 highly trained employees who are local hires, keeping revenue in the locality in which these stores are located. Seventy-five percent of these team members are full-time and have full benefits (health and dental insurance with benefits such as paid time off for vacations and sick leave and a 401k retirement plan). He went on to share that they occupy locations that are between 25,000 – 30,000 square feet in size, and they offer a best-in-class, wide selection of wines, spirits (liquor) and beers. He believes they provide unparalleled customer experiences to their patrons. He shared that each store features hundreds of local and state-specific products, which are all identified by shelf tags with, for example - here in Texas - a Texas state flag. He stressed that Total Wine only sells to those who are twenty-one years of age and older, and the company is a leader in the area of prevention of alcohol beverage sales to minors. He explained that no one under the age of 21 is permitted to even be in the store without being accompanied by someone who is 21 years of age or older. He shared that this requirement is strictly enforced. He went on to share the various ways in which Total Wine and More is philanthropic and how it focuses on 'giving back' to the community it serves / the community in which each store is located. He pointed out that residents currently living in the City of Rockwall are currently shopping for beer, wine and spirits in adjacent municipalities such as Dallas, Rowlett and Fate. He pointed out that a good number of patrons shopping at other Total Wine Stores, such as in Plano or Dallas, have asked for Total Wine to consider establishing a store here in Rockwall. So, his company desires to be responsive to its customers. Mr. Cooper pointed out that tax revenue is currently escaping the City of Rockwall, so a Total Wine location becoming established in the City of Rockwall will result in increased tax revenue for the city. Mr. Cooper shared that Total Wine is a 'destination' type store, rather than a day-to-day type store. Their stores draw many folks from outside of the city in which a Total Wine & More store is actually located, and – while they are at the Total Wine Store shopping – patrons also end up going to other, nearby businesses to shop and spend money as well (also resulting in additional tax revenue to the city).

Mayor Johannesen shared that he thinks Mr. Cooper's store is fine, but having one of these types of stores is way down on the city's priority list. However, he is sympathetic to Mr. Cooper's attempts to try and get on the ballot.

Mayor Pro Tem Campbell expressed concerns about – if voters 'vote this in,' doing so would allow for not only Total Wine & More stores, but it would also allow for other (liquor) stores to be able to operate within the city too.

Councilmember Lewis shared that he believes Total Wine & More is a great company, and it is very philanthropic. However, there are other liquor stores that would invariably come as well. He believes some of them are not so desirable, and that is a huge concern of his.

Councilmember Jorif asked for clarification on how many times his company has attempted to get on the ballot. Mr. Cooper shared that they have attempted two times, but they failed both times. Councilmember Jorif expressed that he believes two failures is representative of the disinterest our citizens have regarding his petition attempts. Mr. Cooper respectfully shared that his company is considering attempting one more time. Councilmember Lewis shared that attempting a third time would certainly be within his and his company's rights to do so. Mayor Johannesen stressed that they do have a right to allow a democratic process to play out.

Mr. Cooper thanked the city council for its time this evening. Council took no action as a result of Mr. Cooper's presentation and the brief dialogue that ensued.

5. Discuss and consider directing staff to proceed with an initiative to abandon certain unimproved or underutilized rights-of-way, and take any action necessary.

Planning Director, Ryan Miller, shared that about eighty unimproved and/or underutilized rights-of-ways exist in the city that provide little to no public benefit. He went on to explain that staff is asking Council to consider the city proactively releasing these pieces of land and giving them back to adjacent property owners. This would relieve the city of costs associated with maintaining them and would also put the pieces of land back on the city's tax role. He explained that the TX Municipal Code allows for a city to take this sort of action. He explained that, one-by-one, staff would have to work with the property owners to find out if they're interested in acquiring the land. After written consent has been obtained from the adjacent property owners, staff will engage a surveyor to prepare a subdivision plat, legal description, and any other necessary exhibits for the area to be abandoned. Staff would prepare an ordinance and quitclaim (if necessary) for the abandonment. The Texas Local Government Code requires that cities abandon public rights-of-way by ordinance. A public hearing would be required to be advertised and held by the City Council when considering the adoption of an ordinance for a right-of-way abandonment. Both the subdivision plat and ordinance would be considered simultaneously. After the City Council approves the subdivision plat, adopts the ordinance, all property owners have signed the subdivision plat, and the Mayor or City Manager have signed a quitclaim, the subdivision plat and quitclaim will be filed with Rockwall County.

After Councilmember McCallum moved to direct staff to write an ordinance to abandon these rights-of-ways. Councilmember Moeller seconded the motion. Following brief clarification, the motion passed by a vote of 7 ayes to 0 nays.

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

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

Mrs. Smith reminded everyone that the next, regular city council meeting bumps to Tuesday due to the President's Day holiday. It will be held on Tuesday, February 20.

XII. Adjournment

Mayor Johannesen adjourned the meeting at 8:19 p.m.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 20th DAY OF FEBRUARY, 2024.

_____
TRACE JOHANNESEN, MAYOR

ATTEST:

_____
KRISTY TEAGUE, CITY SECRETARY

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:	Amy Williams, *City Engineer and Director of Public Works*
DATE:	February 20, 2024
SUBJECT:	Parking Restrictions for Fit Sport Life Boulevard

Recently, City staff has observed semi-trucks and trailers parking overnight along Fit Sport Life Boulevard as opposed to parking in the adjacent *Love's Truck Stop's* overnight parking lot. This has created visibility, circulation, and parking issues for the patrons of the new Amerisports Facility, which is currently the only business along this dead-end roadway. On more than one occasion, a semi-truck or trailer has been unable to maneuver this street due to other vehicles being parked along both sides of the street, and has required employees of the business to direct traffic to assist in getting the semi-truck to Corporate Crossing. To remedy this issue and prevent future issues, staff is proposing to amend Section 26-505, *Prohibited in Specific Places*, of Article VII, *Stopping, Standing, or Parking*, of Chapter 26, *Motor Vehicles & Traffic*, of the Municipal Code of Ordinances to prohibit semi-trucks and trailers from parking along this dead-end street. For the City Council's consideration, attached to this memorandum is a draft ordinance that would make this change. Should the City Council have any questions concerning the proposed amendment staff will be available at the *February 20, 2024* City Council meeting.

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE MUNICIPAL CODE ORDINANCES OF THE CITY OF ROCKWALL, BY AMENDING SECTION 26-505, *PROHIBITED IN SPECIFIC PLACES*, OF ARTICLE VII, *STOPPING, STANDING OR PARKING*, OF CHAPTER 26, *MOTOR VEHICLES AND TRAFFIC*, TO INCORPORATE ADDITIONAL STREETS SUBJECT TO THE PROHIBITED PARKING REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS ($200.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

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

SECTION 26-505: Prohibited in specified places

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

(1) On the roadway side of a vehicle stopped or parked at the edge or curb of a street;
(2) On a sidewalk;
(3) In an intersection;
(4) On a crosswalk;
(5) Between a safety zone and the adjacent curb or within 30 feet of a place on the curb immediately opposite the ends of a safety zone, unless the governing body of a municipality designates a different length by signs or markings:
(6) Alongside or opposite a street excavation or obstruction if stopping, standing or parking the vehicle would obstruct traffic;
(7) On a bridge or other elevated structure on a highway or in a highway tunnel;
(8) On a railroad track;
(9) Where an official sign prohibits stopping;
(10) On Clark Street, between Williams and E. Boydstun, or Fannin Street, between Washington and E. Boydstun, except within the parking niches outside the main roadway lanes;
(11) On either side of Summer Lee Drive from FM 740 (Ridge Road) west to the western right-of-way line of Bourbon Street Circle; or
(12) On either side of Springer Road, Corporate Crossing, Discovery Boulevard, Data Drive, Capital Boulevard, Research Circle, Observation Trail, Science Place, Technology Way, and Innovation Drive.
(13) On either side of South Lakeshore Drive from State Highway 66/West Rusk to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes.
(14) On either side of Summit Ridge Drive from the Farm to Market 740/Ridge Road to the intersection of South Lakeshore Drive and Summit Ridge Drive, except within the parking niches outside the main roadway lanes.
(15) N. Goliad Street [*SH-205*] from FM-552 to the John King Boulevard, and Shenandoah Lane from

All Angels Hill Lane to its eastern terminus of Shenandoah Lane.

(b) An operator may not stop, stand, or park a semi-truck or commercial vehicle:

(1) On either side of Fit Sport Life Boulevard.

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

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

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

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

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

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

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

SECTION 6. That this ordinance shall take effect immediately from and after its passage;

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

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2024*

2nd Reading: *March 4, 2024*

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **February 20, 2024**

SUBJECT: **Grounds Maintenance Services Contract Extension**

The current small contract for grounds and landscape maintenance services provides for mowing, weed eating, trimming and debris removal at City facilities, parks, street medians, ROW and thoroughfares. Maintenance includes but is not limited to all trees, shrubs, ground cover, beds, turf, mulch and application of some herbicides and insecticides. These contracts provide for an annual extension at end of the initial contract period for up to three consecutive years should the scope of work and contracted bid conditions remain the same; and both parties agree to the extension. Staff has determined that it is in the best interest of the City to renew these contracts this year as the Contractors have performed satisfactorily over the last 12 months.

Small Contract

The small service contract (mostly tractor mowing) was granted an annual extension by city council in March 2023 awarded to SRH Landscapes LLC. The current contract price is $97,062.65.

SRH has agreed to the contract renewal and asked for a 4.0% price increase in relation to an increase in cost of labor/equipment and materials/supplies. The 2024 contract renewal total including the 4.0% increase would be $100,945.16. A 5% increase was already in the 2023-2024 budget to be prepared for an increase request in the 2024 renewal cycle. This is the final renewal and in 2025 this contract will be scheduled for a re-bid.

Staff asks City Council to consider authorizing the City Manager to execute this contract extension for a period of one year for the new 2024-projected cost.

SRH
LANDSCAPES

February 2, 2024

Dear Mr. Pullen,

Naturally, business costs rise every year, which causes lawn care prices to also increase. With the recent labor shortage, the cost of doing business has spiked. The rising costs of labor, materials, fuel, consumables, equipment, and transportation have led to even more massive spikes in cost. For this Mowing year we need to raise our prices 4% per site.

Below is the Current Pricing as well as the new Spring 2024 Pricing

Property	2023 Pricing	2024 Pricing
Airport	$1,169	$1,215
Airport Flower Bed	$140	$145
Airport Row/Adoption Center/Gun Range	$255	$265
Alma Williams Park (N Country Lane)	$399	$414
Closed Landfill on 1141 @ Cornelius	$120	$124
Closed Landfill on Dowell	$1,411	$1,467
Corporate Crossing Medians	$115	$119
Discovery Blvd Mowing	$149	$154
Discovery Blvd Spray Beds	$103	$107
Fire Station 3 Open Area	$57	$59
711 on Tubbs	$166	$172
John King Blvd	$2,679	$2,786
Lake Rockwall Estates Treatment Plant	$67	$69
Lake View Summit	$77	$80
Lamar & Sherman	$62	$65
Lots South of City Hall	$82	$85
N Stodgehill Mowing	$283	$294

N Stodgehill Spray Pavers	$103	$107
Rochelle Road North-South	$248	$258
Springer Rd	$155	$161
Swat House	$82	$85
Townsend	$150	$156
Trend Towers	$165	$171
205 Row Hill Beds	$82	$85
Pecan Valley Bridge	$67	$70

We look forward to our continued relationship,

Sincerely,

Brandon Hennigan

Director of Landscape Maintenance

CITY OF ROCKWALL, TEXAS

ADDENDUM TO THE CONTRACT FOR GROUNDS MAINTENANCE SERVICES
CONTRACT RENEWAL

The City of Rockwall and SRH Landscapes LLC are parties to an agreement dated March 12, 2021 for Grounds Maintenance Services (" Agreement ") and

Whereas, the parties seek to amend the Agreement for additional one-year extension detail included in Exhibit A and attached hereto.

Now therefore, the parties, pursuant to Article 1, Scope of Work, of the Agreement, hereby agree to amend the original agreement and agree to this third and final renewal for $100,945.16.

All other Agreement terms and conditions remain in full force and effect.

Agreed to this the _____ day of _____ 2024.

City of Rockwall, Texas

By: _____
Signature

_____
Printed Name

_____
Title

SRH Landscapes LLC

By: _____
Signature

_____
Printed Name

_____
Title

EXHIBIT A

CONTRACT DOCUMENT TO FOLLOW

City of Rockwall
The New Horizon

MEMORANDUM

TO: **Mary Smith, City Manager**

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

DATE: **February 20, 2024**

SUBJECT: **VT SCADA Software**

Supervisory Control and Data Acquisition (SCADA) system is used to monitor and automate the control processes of the City's water and sewer system. This system gathers and analyzes data in real-time to allow staff to control the City's utilities 24-hours a day.

The VT SCADA software program is being proposed to replace the outdated SCADA system and will provide improved internet security. The current antiquated system operates from four (4) different programs from separate vendors, which often don't work cohesively and do cause significant communication problems. VT SCADA is a singularly installed program with one (1) license that performs all the functions of the four (4) separately licensed software programs. The software and server upgrade were adopted as part of the 2023-2024 approved budget.

Staff is requesting the City Council consider authorizing the City Manager to initiate the contract with Phasetec Electric, Inc. in the amount of $83,116.09.00 to be funded out of the Water and Sewer Fund.

AW:jb

Cc: Joey Boyd, Assistant City Manager
Jonathan Browning, P.E., CFM, Assistant City Engineer
Rick Sherer, Manager Water/Wastewater
File

ESTIMATE #	DATE	EXPIRES
23245	01/26/2024	02/24/2024

CUSTOMER

City of Rockwall
Shon Bellah

Title: VTSCADA Server upgrade

SUMMARY

VTSCADA Server Upgrade

Equipment Provided:

- Qty 2 – Dell - PowerEdge R350 Tailer Made
- Qty 1 – Dell - Precision 34601 Small Form
- Qty 2 – Dell – 34” Curved USB-C Monitors

Software Provided:

- 1 Block server setup and software installation:
- 1 Block of installation wiring servers
- 1 Block of programming to translate old SCADA clean tags to below 5K
- 4 Block of development on the new VTSCADA.
- 1 Block of Start-Up.
- 1 Block of Troubleshooting.

Services Provided:

- Two (2) Development License 5k tags.
- Two (2) Alarm Notification Pkg
- Two (2) Report Pkg
- One (1) Unlimited Thin Client Pkg
- One (1) year – 24/7 Customer Support (Annual Renewal: $3,600)
- One (1) VTSCADA Training Course

ESTIMATE #	DATE	EXPIRES
23245	01/26/2024	02/24/2024

	Total
VTSCADA Setup	$83,116.09
Total	$83,116.09

Total **$83,116.09**

EXCLUSIONS

- Furnishing or Installation of any electrical power or equipment.
- Physical installation of racks and enclosures.
- Mechanical Installation of devices (flow meters, etc..)
- Furnishing and installation of mechanical piping
- Concrete/ Equipment pads

TERMS & CONDITIONS

- Any deviations from above scope will incur additional cost. If changes in the scope are required, a written change order will be submitted and must be approved prior to commencement of changes.
- Any work required outside of a traditional 40 hour work week (8 hrs per day, Mon. - Fri.) will incur an overtime rate of 1.5 times the regular rate.
- Any work required on a recognized holiday will incur a holiday rate of 2 times the regular rate.
- Permitting Fees are not included in this estimate and will be billed in addition to the contracted amount.
- Shipping fees are not included in this estimate and will be billed in addition to the contracted amount.

Proposal is valid for 30 days
Payment terms: Net 10

PHASE~TEC ELECTRIC

ESTIMATE #	DATE	EXPIRES
23245	01/26/2024	02/24/2024

APPROVAL

This Estimate has been accepted on _____ by _____

Signature: _____

City of Rockwall

MEMORANDUM

TO: Mayor and City Council Members

FROM: Misty Farris, Purchasing Agent

DATE: February 20, 2024

SUBJECT: Emergency Valve Replacements at Heath Pump Station

Heath Pump Station requires six 16” gate valves to be replaced due to the valves not being operational. The valves were installed in the early 1960s. Valves 1 and 3 are non-operational, meaning they won’t open or close. With the valves non-operational, the pumps cannot be pulled for required maintenance, before the high-water usage demand season. Pump #3 is currently out of operation due to upper bearing failure. Valves #2,4,5 and 6 are leaking on the packing glands and gaskets. This causes the integrity of the piping to deteriorate and the soil beneath to be unstable.

For Council’s consideration is the approval of this emergency repair and authorizing the City Manager to execute payment to Axis Construction in the amount of $ 255,610.00.

ATTACHMENTS:
None

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:	February 20, 2024
APPLICANT:	Meredith Joyce; *Michael Joyce Properties*
CASE NUMBER:	P2024-001; *Final Plat for Phase 1 of the Peachtree Meadows Subdivision*

SUMMARY

Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of John Vick of Qualico Development, Inc. for the approval of a *Final Plat* for Phase 1 of the Peachtree Meadows Subdivision consisting of 148 single-family residential lots on a 45.95-acre tract of land identified as Tract 5 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses, generally located on the southside of Mims Road west of the intersection of Mims Road and National Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 45.95-acre tract of land (*i.e. Tract 5 of the J. R. Johnson Survey, Abstract No. 128*) for the purpose of establishing Phase 1 of the Peachtree Meadows Subdivision, which will consist of 148 single-family residential lots and four (4) open space lots (*i.e. Lots 1-6, Block A; Lots 7 & 8, Block B; Lots 8-11, Block C; Lots 11-15, Block E; Lots 15-25, Block G; Lots 1-21, Block H; Lots 1-43, Block I; Lots 1-28, Block J; Lots 1-21; Block K; Lots 1-12, Block L, Peachtree Meadows Phase 1 Subdivision*). Staff should note that the applicant has concurrently submitted a PD Site Plan [*Case No. SP2024-001*] in accordance with the procedures contained within the Planned Development District Ordinance.

☑ *Background*. The subject property was annexed by the City Council on December 20, 1999 through the adoption of *Ordinance No. 99-33*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On March 6, 2023, the City Council approved a zoning case [*Case No. Z2023-003*] that changed the zoning designation of the subject property from an Agricultural (AG) District to Planned Development District 101 (PD-101) [*Ordinance No. 23-11*] for Single-Family 10 (SF-10) District land uses. On July 17, 2023, the City Council approved a master plat [*Case No. P2023-016*] and a preliminary plat [*Case No. P2023-017*] that establish the phasing and preliminary lot layout for the residential subdivision. On November 6, 2023, the City Council approved an *Alternative Tree Mitigation Settlement Agreement* [*Case No. MIS2023-016*].

☑ *Parks Board.* On February 6, 2024, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay *Pro-Rata Equipment* fees of $46,969.28 (*i.e. $317.36 x 148 Lots*).

(2) The property owner shall pay *Cash in Lieu of Land* fees of $50,047.68 (*i.e. $338.16 x 148 Lots*).

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

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of a *Final Plat* for Phase 1 of the Peachtree Meadows Subdivision, staff would propose the following conditions of approval:

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

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

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

PLANNING AND ZONING COMMISSION

On February 13, 2024, the Planning and Zoning approved a motion to recommend approval of the *Final Plat* by a vote of 5-0, with Commissioners Hustings and Thompson 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	Mims Rd, TX		
SUBDIVISION	A0219 G Wells, Tract 3, Acres 90.5, (Pt of 140.5 AC TR)	LOT	BLOCK
GENERAL LOCATION	Southwest of Intersection Mims Rd & National Dr		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-101	CURRENT USE	Single Family
PROPOSED ZONING		PROPOSED USE	
ACREAGE	45.950	LOTS [CURRENT]	148
		LOTS [PROPOSED]	

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

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

☐ OWNER	Qualico Developments (US), Inc.	☑ APPLICANT	Michael Joyce Properties
CONTACT PERSON	John Vick	CONTACT PERSON	Meredith Joyce
ADDRESS	14400 The Lakes Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Austin, TX 78660	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-769-6150	PHONE	512-694-6394
E-MAIL	John.Vick@qualico.com	E-MAIL	meredith@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF $ 1219.00 *TO COVER THE COST OF THIS APPLICATION HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* December *20*23*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

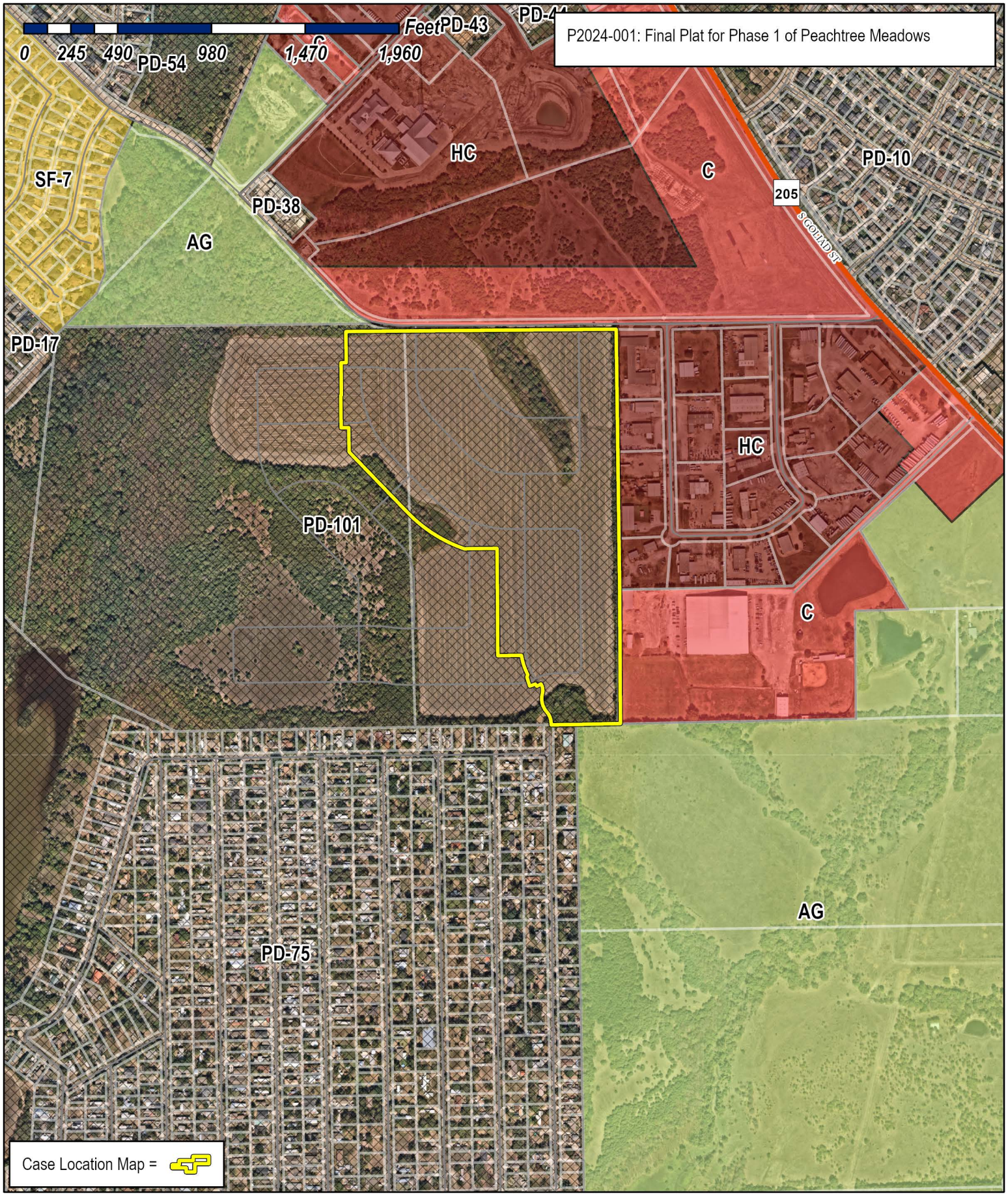
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* December *20*23

OWNER'S SIGNATURE John Vick

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

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

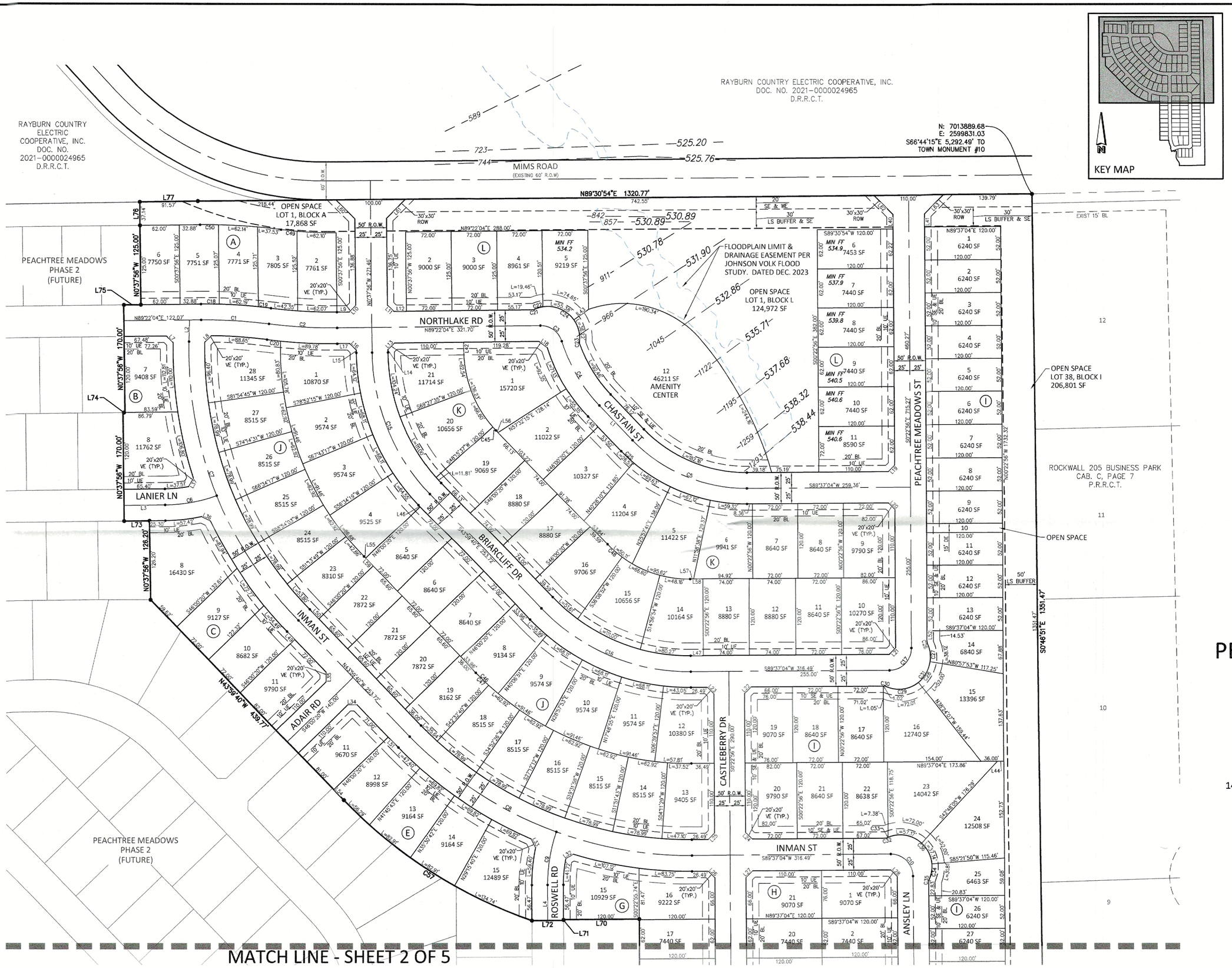
MY COMMISSION EXPIRES

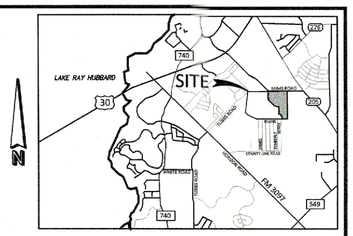


City of Rockwall

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

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





VICINITY MAP
N.T.S.

LEGEND

•	Point of Curvature or Tangency on Center Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
⊙	1/2" IRF (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement
WE	Water Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas

N

100 50 0 100 200

SCALE 1" = 100'

FINAL PLAT
PEACHTREE MEADOWS PHASE 1

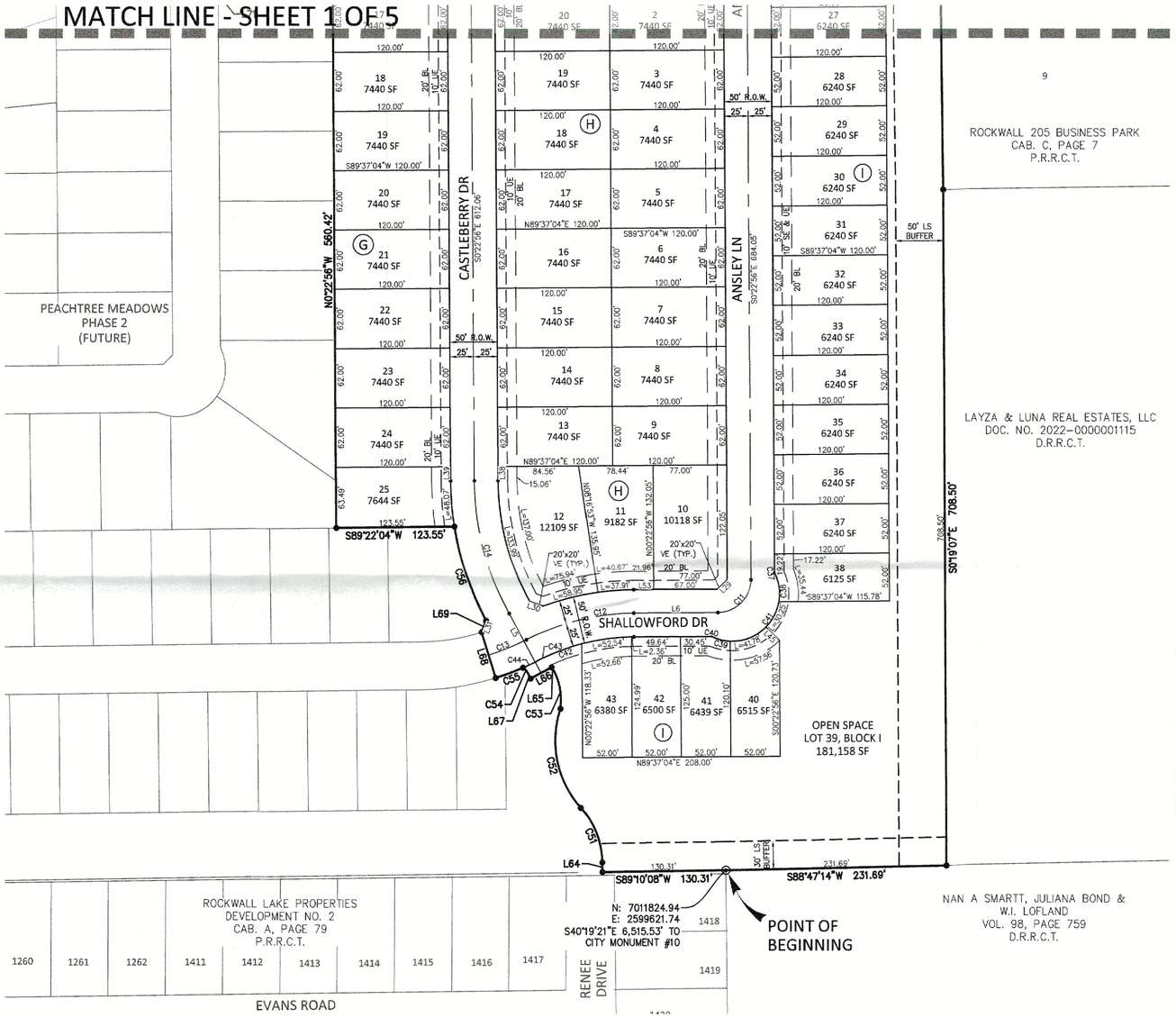
LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND 1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

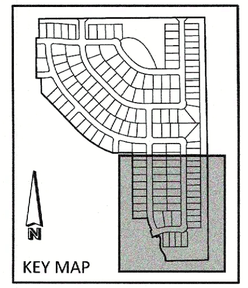
December 13, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 1 OF 5

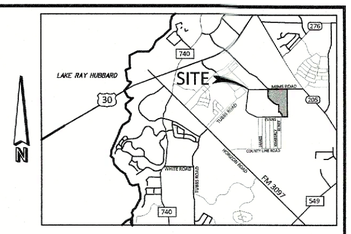
Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100







VICINITY MAP
N.T.S.

LEGEND

•	Point of Curvature or Tangency on Center Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
⊙	1/2" IRF (unless otherwise noted)
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
DUE	Drainage Utility Easement
Esmt	Easement
L1	Line No.
SF	Square Feet
UE	Utility Easement
VE	Visibility Easement
SE	Sidewalk Easement

D.R.R.C.T.= Deed Records of Rockwall County, Texas
P.R.R.C.T.= Plat Records of Rockwall County, Texas

100 50 0 100 200

SCALE 1" = 100'

FINAL PLAT
PEACHTREE MEADOWS PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND 1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 2 OF 5

GENERAL NOTES:

1. OPEN SPACE LOTS AND DRAINAGE AND DETENTION SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
   - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINE AT MIMS ROAD
   - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT MIMS ROAD
   - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS MIMS ROAD & RENEE DRIVE
   - 2.4. DRAINAGE – DRAINAGE TO DETENTION PONDS
3. SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY AND DRAINAGE FACILITIES THAT HAVE ADEQUATE CAPACITY.

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Line Table		
Line	Length	Direction
L1	76.12	N43° 59' 40"W
L2	34.00	S1° 17' 33"W
L3	65.40	N89° 22' 04"E
L4	56.47	N0° 22' 56"W
L5	70.49	N28° 31' 41"W
L6	88.96	N89° 37' 04"E
L7	14.35	N44° 45' 59"W
L8	14.28	S45° 44' 30"W
L9	20.00	N89° 22' 04"E
L10	14.14	S44° 22' 04"W
L11	14.14	S45° 37' 56"E
L12	20.00	S89° 22' 04"W
L13	14.14	S44° 22' 04"W
L14	4.64	N0° 37' 56"W
L15	4.64	S0° 37' 56"E
L16	14.14	S45° 37' 56"E
L17	20.00	N89° 22' 04"E
L18	15.97	S53° 37' 04"E
L19	14.14	S44° 37' 04"W
L20	14.14	S45° 22' 56"E

Line Table		
Line	Length	Direction
L21	14.14	S44° 37' 04"W
L22	14.14	S44° 37' 04"W
L23	14.14	S45° 22' 56"E
L24	14.14	S45° 22' 56"E
L25	14.14	S44° 37' 04"W
L26	14.14	S45° 22' 56"E
L27	14.14	S44° 37' 04"W
L28	14.14	S45° 22' 56"E
L29	14.14	S44° 37' 04"W
L30	15.06	S70° 28' 23"E
L31	12.86	S21° 27' 06"W
L32	13.43	N59° 20' 04"E
L33	15.27	S27° 12' 21"E
L34	14.14	N88° 59' 40"W
L35	14.14	S1° 00' 20"W
L36	15.39	S63° 57' 28"E
L37	15.11	N30° 45' 11"E
L38	15.06	S0° 22' 56"E
L39	15.06	S0° 22' 56"E
L40	23.00	S0° 22' 56"E

Line Table		
Line	Length	Direction
L41	20.80	S0° 22' 56"E
L42	14.64	S0° 37' 56"E
L43	28.93	S54° 36' 39"W
L44	10.14	N89° 37' 04"E
L45	20.00	N45° 35' 21"W
L46	3.76	S43° 59' 40"E
L47	20.49	S89° 37' 04"W
L48	22.62	S43° 59' 40"E
L49	17.58	S43° 59' 40"E
L50	20.92	N43° 59' 40"W
L51	23.14	S43° 59' 40"E
L52	16.53	S0° 22' 56"E
L53	21.96	N89° 37' 04"E
L54	23.14	S43° 59' 40"E
L55	3.76	S43° 59' 40"E
L56	4.88	S43° 59' 40"E
L57	5.57	N89° 37' 04"E
L58	14.92	N89° 37' 04"E
L59	17.15	S43° 59' 40"E
L60	42.48	S45° 33' 31"E

Line Table		
Line	Length	Direction
L61	42.37	S44° 26' 29"W
L62	42.39	N45° 26' 01"W
L63	42.46	S44° 33' 59"W
L64	10.02	N0° 49' 52"W
L65	3.99	N28° 31' 41"W
L66	25.00	S61° 28' 19"W
L67	6.01	N28° 31' 41"W
L68	50.00	N17° 17' 24"W
L69	12.86	N21° 27' 06"E
L70	120.00	S89° 37' 04"W
L71	1.41	S0° 22' 56"E
L72	50.00	S89° 37' 04"W
L73	40.10	S89° 22' 04"W
L74	3.20	N89° 22' 04"E
L75	27.18	N89° 22' 04"E
L76	37.14	N0° 37' 56"W
L77	91.57	N89° 08' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	107.91	775.00	007°58'39"	107.82	N86° 38' 36"W
C2	107.91	775.00	007°58'39"	107.82	S86° 38' 36"E
C3	44.91	35.00	073°31'21"	41.89	N53° 52' 15"W
C4	117.31	250.00	026°53'05"	116.23	S30° 33' 08"E
C5	202.40	250.00	046°23'15"	196.92	S67° 11' 18"E
C6	82.86	250.00	018°59'27"	82.48	N79° 52' 21"E
C7	486.10	615.00	045°17'13"	473.54	S21° 21' 04"E
C8	497.91	615.00	046°23'15"	484.43	S67° 11' 18"E
C9	85.13	250.00	019°30'36"	84.72	S09° 22' 22"W
C10	54.98	35.00	090°00'00"	49.50	N45° 22' 56"W
C11	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C12	116.77	250.00	026°45'44"	115.71	S76° 14' 12"W
C13	43.00	250.00	009°51'16"	42.95	N67° 46' 58"E
C14	147.37	300.00	028°08'46"	145.90	S14° 27' 18"E
C15	245.97	325.00	043°21'45"	240.14	S22° 18' 48"E
C16	263.13	325.00	046°23'15"	256.00	S67° 11' 18"E
C17	54.98	35.00	090°00'00"	49.50	N44° 37' 04"E
C18	29.12	800.00	002°05'09"	29.12	N89° 35' 21"W
C19	20.07	800.00	001°26'15"	20.07	N83° 22' 24"W
C20	21.61	800.00	001°32'52"	21.61	S83° 25' 43"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	4.11	10.00	023°33'23"	4.08	N77° 35' 23"E
C22	13.38	50.00	015°20'06"	13.34	S73° 28' 44"W
C23	4.64	10.00	026°34'16"	4.60	S07° 09' 53"E
C24	55.38	50.00	063°27'52"	52.59	N67° 07' 17"W
C25	26.57	275.00	005°32'10"	26.56	S46° 45' 45"E
C26	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C27	28.78	50.00	032°58'26"	28.38	N07° 27' 06"W
C28	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C29	53.74	50.00	061°34'35"	51.19	N82° 23' 10"E
C30	4.11	10.00	023°33'23"	4.08	N78° 36' 14"W
C31	37.14	50.00	042°33'45"	36.29	N30° 19' 00"E
C32	4.11	10.00	023°33'23"	4.08	N77° 50' 23"E
C33	1.07	50.00	001°13'22"	1.07	S66° 40' 22"W
C34	24.27	50.00	027°48'37"	24.03	N09° 16' 09"E
C35	4.11	10.00	023°33'23"	4.08	S11° 23' 46"W
C36	37.14	50.00	042°33'45"	36.29	N25° 55' 02"W
C37	4.11	10.00	023°33'23"	4.08	S12° 09' 37"E
C38	29.40	50.00	033°41'21"	28.98	N07° 05' 39"W
C39	18.14	50.00	020°47'16"	18.04	S77° 19' 27"E
C40	4.09	10.00	023°27'07"	4.06	N78° 39' 22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	30.25	50.00	034°39'37"	29.79	N27° 04' 50"E
C42	36.05	225.00	009°10'46"	36.01	S71° 02' 48"W
C43	14.14	225.00	003°36'05"	14.14	S64° 39' 23"W
C44	16.49	275.00	003°26'09"	16.49	S64° 34' 25"W
C45	7.08	180.00	002°15'18"	7.08	S42° 52' 02"E
C46	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C47	28.39	470.00	003°27'39"	28.39	S45° 43' 30"E
C48	30.97	180.00	009°51'27"	30.93	S48° 55' 24"E
C49	24.92	625.00	002°17'04"	24.92	S83° 47' 49"E
C50	29.12	925.00	001°48'14"	29.12	N89° 43' 49"W
C51	62.63	87.50	041°00'40"	61.30	N21° 20' 12"W
C52	103.94	105.00	056°43'07"	99.75	N13° 28' 59"W
C53	47.35	62.50	043°24'15"	46.22	N06° 49' 33"W
C54	8.06	20.50	022°30'57"	8.00	N39° 47' 09"W
C55	30.81	276.35	006°23'16"	30.79	S69° 30' 30"W
C56	106.60	325.00	018°47'33"	106.12	N18° 15' 09"W
C57	356.84	760.00	026°54'07"	353.57	N57° 26' 44"W

FINAL PLAT

PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 3 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LEGAL DESCRIPTION:

BEING a 45.950 acre tract of land situated in the Glover Wells Survey, Abstract Number 219 and the John R. Johnston Survey, Abstract Number 128 of Rockwall County, Texas, being that tract of land conveyed to The Estate of Evelyn B. Lofland according to the document filed of record in Volume 86, Page 558, Deed Records Rockwall County, Texas and VICMAR I, LTD. according to the document filed of record in Volume 2016, Page 200, Deed Records Rockwall County, Texas (D.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1" iron pipe found in the south line of said VICMAR I tract, same being the common northeast corner of that tract of land conveyed to Happy Country Homes of Texas, according to the document filed of record in Volume 157, Page 755 (D.R.R.C.T.) and being the common northwest corner of that tract of land conveyed to Nan A. Smartt, Juliana Bond and W.I. Lofland according to the document filed of record in Volume 98, Page 759 (D.R.R.C.T.);

THENCE S 89° 10' 08" W with the south line of said VICMAR I tract, same being the common north line of said Happy Country Homes tract, a distance of 130.31 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract;

THENCE leaving said common line, over and across the above-mentioned VICMAR I tract the following twenty-seven (27) courses and distances:

N 00° 49' 52" W, a distance of 10.02 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 87.50 feet, a central angle of 41° 00' 40" a chord bearing and distance of N 21° 20' 12" W, 61.30 feet.

With said curve to the left an arc distance of 62.63 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 105.00 feet, a central angle of 56° 43' 07", a chord bearing and distance of N 13° 28' 59" W, 99.75 feet.

With said curve to the right an arc distance of 103.94 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 62.50 feet, a central angle of 43° 24' 15", a chord bearing and distance of N 06° 49' 33" W, 46.22 feet.

With said curve to the left an arc distance of 47.35 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W, a distance of 3.99 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 61° 28' 19" W for a distance of 25.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 28° 31' 41" W for a distance of 6.01 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the left, having a radius of 20.50 feet, a central angle of 22° 30' 57", a chord bearing and distance of N 39° 47' 09" W, 8.00 feet;

With said curve to the left an arc distance of 8.06 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 276.35 feet, a central angle of through an angle of 06° 23' 16", a chord bearing and distance of S 69° 30' 30" W, 30.79 feet.

With said curve to the right an arc distance of 30.81 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 17° 17' 24" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 21° 27' 06" E a distance of 12.86 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 325.00 feet, a central angle of 18° 47' 33", a chord bearing and distance of N 18° 15' 09" W, 106.12 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

With said curve to the right an arc distance of 106.60 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 123.55 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 22' 56" W a distance of 560.42 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 120.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 00° 22' 56" E a distance of 1.41 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 37' 04" W a distance of 50.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract at the beginning of a curve to the right, having a radius of 760.00 feet, a central angle of 26° 54' 07", a chord bearing and distance of N 57° 26' 44" W, 353.57 feet.

With said curve to the right an arc distance of 356.84 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 43° 59' 40" W a distance of 439.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 126.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

S 89° 22' 04" W a distance of 40.10 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 3.20 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 170.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 89° 22' 04" E a distance of 27.18 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 125.00 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a corner of this tract.

N 00° 37' 56" W a distance of 37.14 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the south line of that tract of land conveyed to Rayburn Country Electric Cooperative, Inc. according to the document filed of record in Document Number 20210000024965 (D.R.R.C.T.) and being the northwest corner of this tract;

THENCE N 89° 08' 03" E with the south line of said Rayburn Country Electric Cooperative, Inc. tract, same being common with the north line of this tract, a distance of 91.57 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for a common corner of said tracts, from which a found 60-D Nail found for a reference to said corner bears S 31° 40' 24" E, 0.71 feet, also from said corner, a 5/8" iron rod found for reference to said corner bears S 43° 21' 16" E, 28.37 feet;

THENCE N 89° 30' 54" E, continuing with said common line, a distance of 1320.77 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set for the northeast corner of this tract, from which a 3/8" iron rod found for reference to said corner bears S 82° 16' 02" E, 3.04 feet;

THENCE S 00° 46' 51" E, leaving said common line, with the west line of Rockwall 205 Business Park, an addition to the City of Rockwall, according to the plat filed of record in Cabinet C, Page 7 (P.R.R.C.T.) a distance of 1351.47 feet to a 1/2" iron rod found for the southwest corner of said addition, the northwest corner of that tract of land conveyed to Layza & Luna Real Estate, LLC according to the document filed of record in Document Number 20220000001115 (D.R.R.C.T.) and common corner of this tract;

THENCE S 00° 19' 07" E with the west line of said Layza & Luna Real Estate, LLC tract, a distance of 708.50 feet to a 1/2" iron rod with yellow plastic cap stamped "JVC" set in the north line of the above-mentioned Nan A. Smartt, Juliana Bond and W.I. Lofland tract, for the southwest corner of said Layza & Luna Real Estate, LLC tract and common southeast corner of this tract;

THENCE S 88° 47' 14" W, with said north line, a distance of 231.69 feet to the POINT OF BEGINNING and containing 2,001,564 square feet or 45.950 acres of land.

GENERAL NOTES:

1. SUBDIVIDERS STATEMENT: SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS UNLAWFUL AND A VIOLATION OF THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL AND *CHAPTER 212, MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY DEVELOPMENT, OF THE TEXAS LOCAL GOVERNMENT CODE*, AND SHALL BE SUBJECT TO THE CITY OF ROCKWALL WITHHOLDING UTILITIES AND BUILDING PERMITS.
2. PUBLIC IMPROVEMENT STATEMENT: IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDINGS PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A SUBDIVISION PLAT BY THE CITY OF ROCKWALL DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH SUBDIVISION PLAT SHALL BE APPROVED, AUTHORIZED, OR PERMIT ISSUE, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF ROCKWALL OF THE ADEQUACY AND AVAILABILITY FOR WATER AND SANITARY SEWER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH SUBDIVISION PLAT, AS REQUIRED UNDER THE SUBDIVISION ORDINANCE OF THE CITY OF ROCKWALL.
3. DRAINAGE AND DETENTION EASEMENTS: THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING, REPAIRING, AND REPLACING AND SHALL BEAR SOLE LIABILITY OF ALL SYSTEMS WITHIN THE DRAINAGE AND DETENTION EASEMENTS.
4. ALL FIRE LANES WILL BE CONSTRUCTED, MAINTAINED, REPAIRED AND REPLACED BY THE PROPERTY OWNER. FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED CIVIL ENGINEERING PLANS FOR BOTH ON-SITE AND OFF-SITE FIRE LANE IMPROVEMENTS.
5. STREET APPURTENANCES: ALL DECORATIVE SIGNAGE, POSTS, OR LIGHTS INSTALLED IN PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED, MAINTAINED, REPAIRED, AND REPLACED BY THE HOMEOWNER'S ASSOCIATION (HOA).

FINAL PLAT

PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 4 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OWNER'S CERTIFICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §
COUNTY OF ROCKWALL §

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **PEACHTREE MEADOWS – PHASE 1** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever any streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **PEACHTREE MEADOWS – PHASE 1** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of there respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm sewers, and alleys all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay the same out of the escrow deposit, should the developer and/or owner fail to refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which shall be fixed by the city council of the City of Rockwall.

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

_____
Property Owner Signature

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

_____ _____
Notary public in and for the State of Texas My Commission Expires

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned authority, on this day personally appeared L.T.L. Family Holdings, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given under my hand and seal of office, this ____ day of _____, 2023.

_____ _____
Notary public in and for the State of Texas My Commission Expires

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

APPROVED:

I hereby certify that the above and forgoing Final Plat being an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on ____ day of _____, 2023.

_____ _____
MAYOR OF THE CITY OF ROCKWALL PLANNING AND ZONING COMMISSION CHAIRMAN

_____ _____
CITY SECRETARY CITY ENGINEER

FINAL PLAT
PEACHTREE MEADOWS
PHASE 1

LOTS 1-6, BLOCK A; LOTS 7 & 14, BLOCK B;
LOTS 8-11, BLOCK C; LOTS 11-15, BLOCK E;
LOTS 15-25, BLOCK G; LOTS 1-21, BLOCK H;
LOTS 1-43, BLOCK I; LOTS 1-28, BLOCK J;
LOTS 1-21, BLOCK K; LOTS 1-12, BLOCK L;
45.950 ACRES/2,001,564 SQ. FT.
148 SINGLE FAMILY LOTS, 4 OPEN SPACE LOTS AND
1 AMENITY CENTER
SITUATED IN THE
G. WELLS SURVEY, ABSTRACT NO. 219 AND
J. R. JOHNSTON SURVEY, ABSTRACT NO. 128
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2023-017

November 8, 2023
EXIST. ZONING: PD-101
LAND USE: SF-10
SHEET 5 OF 5

Owner/Applicant:
Qualico Developments (U.S.), Inc.
6950 TPC Drive, Suite 350
McKinney, Texas 75070
Phone: 469-659-6150

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Tom Dayton, PE

JOHNSON VOLK CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

CITY OF ROCKWALL

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:	February 20, 2024
APPLICANT:	Robert Cruse
CASE NUMBER:	P2024-002; *Final Plat for Lots 1 & 2, Block A, Cruse Addition*

SUMMARY

Consider a request by Robert Cruse for the approval of a *Final Plat* for Lots 1 & 2, Block A, Cruse Addition being a 0.2410-acre tract of land identified as Lot 5, Block F, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 12 (PD-12) [*Ordinance No. 06-46*], located at the northeast corner of S. Alamo Street and W. Ross Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The applicant is requesting the approval of a *Final Plat* for a 0.2410-acre tract of land (*i.e. Lot 5, Block F, Sanger Addition*) for the purpose of establishing two (2) residential lots (*i.e. Lots 1 & 2, Block A, Cruse Addition*) on the subject property.

☑ *Background*. The subject property was originally annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [*i.e. Case No. A1959-002*]. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 10 (SF-10) District. On November 6, 2006, the City Council approved *Ordinance No. 06-46* [*i.e. Case No. Z2006-021*] to rezone the subject property from a Single-Family 10 (SF-10) District to Planned Development District 12 (PD-12). The subject property has remained vacant and zoned Planned Development District 12 (PD-12).

☑ *Parks and Recreation Board.* On February 6, 2024, the Parks and Recreation Board reviewed the *Final Plat* and made the following recommendations concerning the proposed subdivision:

(1) The property owner shall pay *Pro-Rata Equipment Fees* of $704.82 (*i.e. $704.82 x 1 Lot*).

(2) The property owner shall pay *Cash-In-Lieu of Land Fees* of $751.00 (*i.e. $751.00 x 1 Lot*).

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

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

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of the *Final Plat* for *Lots 1 & 2, Block A, Cruse Addition* staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Final Plat* by a vote of 5-0, with Commissioners Hustings and Thompson 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	715 S Alamo Rd				
SUBDIVISION	Sanger Bros Addition	LOT	5	BLOCK	
GENERAL LOCATION	corner of Ross Ave & Alamo Rd.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-12	CURRENT USE	Vacant		
PROPOSED ZONING	PD-12	PROPOSED USE	Vacant		
ACREAGE	0.24	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

☑ OWNER	Robert Cruse	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	150 South Alamo	ADDRESS	
CITY, STATE & ZIP	Rockwall TX	CITY, STATE & ZIP	
PHONE	972-771-6046	PHONE	
E-MAIL	mastertouchplumbing@yahoo.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Cruse [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 $ 320.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* January *20* 24 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

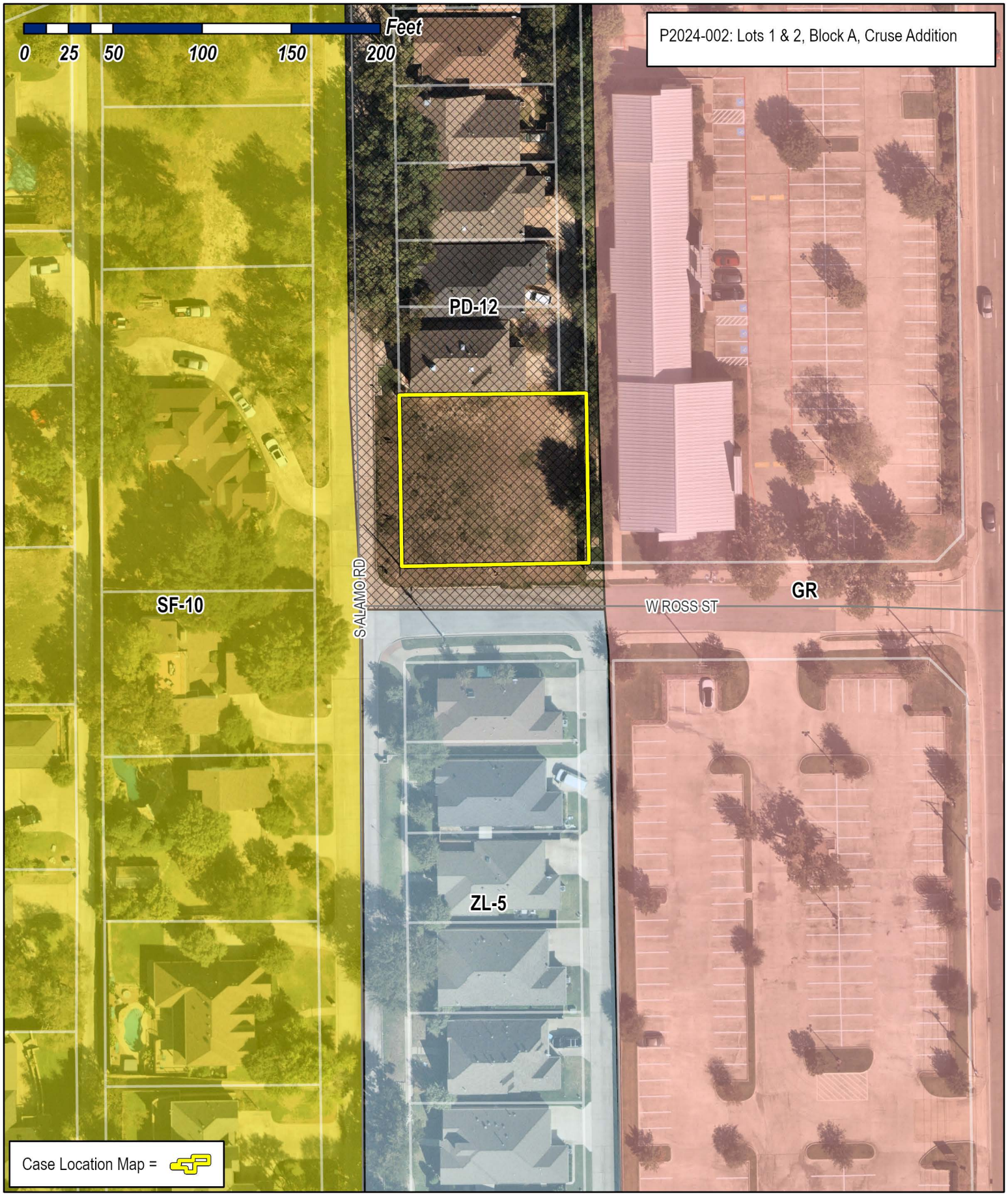
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* January *20* 24

OWNER'S SIGNATURE Robert Cruse

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
LAURA PEREZ
Notary Public
State of Texas
ID # 12537175-6
My Comm. Expires 07-25-2025

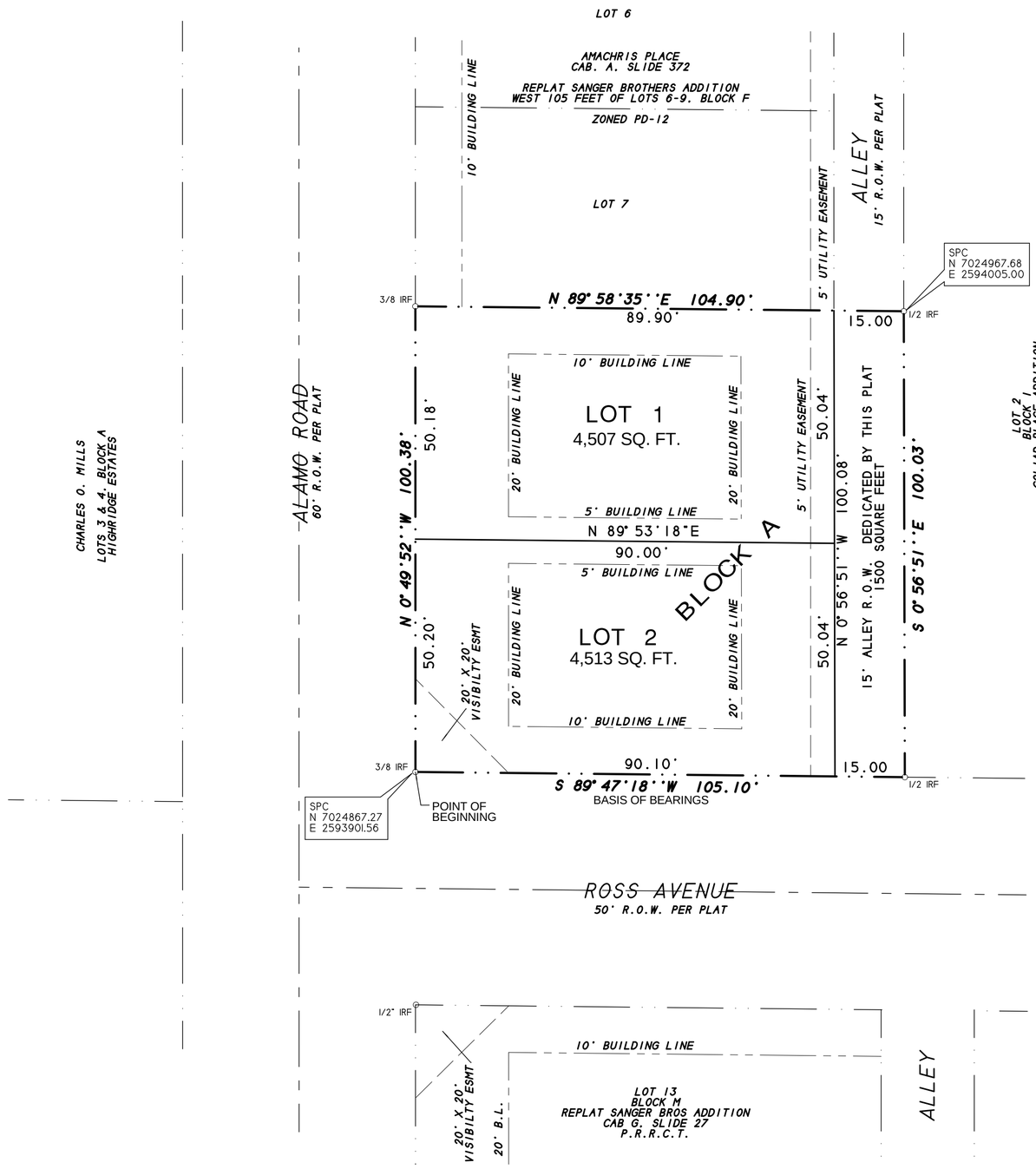
MY COMMISSION EXPIRES

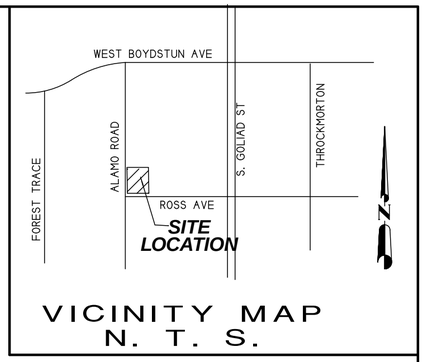


City of Rockwall

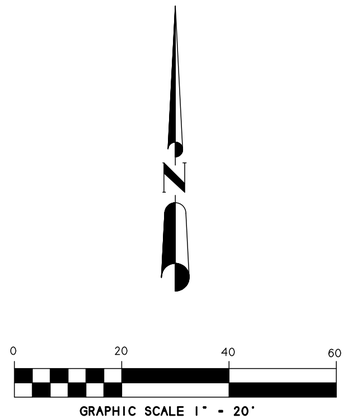
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





VICINITY MAP
N. T. S.



GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that; any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

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

FINAL PLAT

LOT 1 & 2, BLOCK A
CRUSE ADDITION

BEING A REPLAT OF
PART OF LOT 5
SANGER BROS ADDITION

BEING 2 LOTS
0.24 ACRES OR 10,520 S.F.

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

OWNER:
ROBERT B. CRUSE JR.
MARGARET A. CRUSE
216 HARVEST RIDGE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND "I CORNER"
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE JANUARY 19, 2024
SCALE 1" = 20' FILE # 20061602-FP
CLIENT CRUSE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2024-___

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, ROBERT B. CRUSE JR & MARGARET A. CRUSE, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, being the West 105' of Lot 5, Block F, of SANGER BROTHERS ADDITION, an Addition to the City of Rockwall, Texas, according to the plat thereof recorded in Volume Q, Page 100, of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the intersection of the East right-of-way line of Alamo Road and the North right-of-way line of Ross Avenue at the Southwest corner of said Lot 5, Block F;

THENCE N. 00 deg. 49 min. 52 sec. W. along the East line of Alamo Road, a distance of 100.38 feet to a 3/8" iron rod found for corner at the Northwest corner of Lot 5;

THENCE N. 89 deg. 58 min. 15 sec. E. a distance of 104.90 feet to a 1/2" iron rod found for corner;

THENCE S. 00 deg. 56 min. 51 sec. E. a distance of 100.03 feet to a 1/2" iron rod found for corner in the North line of Ross Avenue;

THENCE S. 89 deg. 47 min. 18 sec. W. along the North line of Ross Avenue, a distance of 105.10 feet to the POINT OF BEGINNING and containing 10,520 square feet or 0.24 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOTS 1 & 2, BLOCK A, CRUSE ADDITION, an Addition to the City of Rockwall, Texas,and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and considerationtherein expressed. I further certify that all other parties whohave a mortgage or lien interest in LOTS 1 & 2, BLOCK A, CRUSE ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following;

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

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

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

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

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

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

_____
ROBERT B. CRUSE, JR

_____
MARGARET A. CRUSE

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared ROBERT B. CRUSE, JR known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared MARGARET A. CRUSE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
Given upon my hand and seal of office this _____day of _____, _____.

_____ _____
Notary Public in and for the State of Texas My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

_____
Harold D. Fetty, III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL LAND SURVEYOR

APPROVED

I hereby certify that the above and foregoing plat of LOTS 1 & 2, BLOCK A, CRUSE ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ___ day of_____ ,_____.

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

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

_____ _____
Mayor, City of Rockwall Planning and Zoning Chairman

_____ _____
City Secretary City of Rockwall City Engineer

FINAL PLAT

LOT 1 & 2, BLOCK A CRUSE ADDITION

BEING A REPLAT OF
PART OF LOT 5
SANGER BROS ADDITION

BEING 2 LOTS
0.24 ACRES OR 10,520 S.F.

B.F. BOYDSTUN SURVEY, A-14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

OWNER:
ROBERT B. CRUSE JR.
MARGARET A. CRUSE
216 HARVEST RIDGE
ROCKWALL, TEXAS 75032

SYMBOL LEGEND

TV TELEVISION CABLE RISER	GAS GAS METER	TEL PHONE RISER	FH FIRE HYDRANT	PP POWER POLE
ELEC ELECTRIC METER	ELEC BOX SUBSURFACE JUNCTION BOX	WM WATER METER	LP LIGHT POLE	1/2" IRF IRON ROD FOUND CORNER
FENCE	EASEMENT LINE / PROPERTY LINES		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE JANUARY 19, 2024
SCALE 1" = 20' FILE # 20061602-FP
CLIENT CRUSE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO P2024-___

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:	February 20, 2024
APPLICANT:	Chuck Lamping; *Engineering Concepts and Design, LP*
CASE NUMBER:	P2024-003; *Preliminary Plat for Phase 2 of the Terracina Estates Subdivision*

SUMMARY

Consider a request by Chuck Lamping of Engineering Concepts & Design, LP on behalf of Clint Vincent of Bloomfield Homes, LP for the approval of a *Preliminary Plat* for Phase 2 of the Terracina Estates Subdivision consisting of 94 single-family residential lots on a 31.331-acre tract of land identified as Tract 16 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 82 (PD-82) [*Ordinance No. 18-08*] for Single-Family 10 (SF-10) District land uses, generally located at the terminus of Guadalupe Drive, Mesa Verde Drive and Oakcrest Drive, and take any action necessary.

PLAT INFORMATION

☑ *Purpose*. The purpose of the applicant's request is to *Preliminary Plat* a 31.331-acre parcel of land (i.e. *Tract 16 of the J. A. Ramsey Survey, Abstract No. 186*) to show the future establishment of 94 single-family residential lots and two (2) open space lots (*i.e. Lots 15-25, Block D; Lot 1, Block F; Lots 1-6, Block G; Lots 1-27, Block H; Lots 1-30, Block J; Lots 1-20, Block K, Terracina Estates Phase 2 Subdivision*). The proposed *Preliminary Plat* also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision.

☑ *Background*. The subject property was annexed on July 21, 1997 by *Ordinance No. 97-14*. On June 20, 2016, the City Council approved a request to rezone an 81.49-acre portion of the subject property from an Agricultural (AG) District to Planned Development District 82 (PD-82) [*Ordinance No. 16-43*] for a single-family residential subdivision that would consist of 204 single-family lots [*Case No. Z2016-013*]. On September 15, 2017, the owner of the subject property requested to amend Planned Development District 82 (PD-82) to incorporate an additional 59.065-acre tract of land into the existing 81.49-acre tract of land, creating a 140.55-acre subdivision. This request was denied by the City Council on November 6, 2017 [*Case No. Z2017-046*]. On November 28, 2017, the Planning and Zoning Commission approved a consideration of substantial change allowing the applicant to resubmit a zoning application. The new request proposed the incorporation of an additional 39.00-acres of open space (*i.e. the antenna tower park*), providing larger lots, and adding an additional 2.24-acre private park. This new request also changed the overall density of the development reducing it from 2.5 units per acre to 1.5 units per acre. On January 2, 2018, the City Council approved the amendment to Planned Development District 82 (PD-82) [*Ordinance No. 18-08; Case No. Z2017-063*]. The final Planned Development District consisted of 179.831-acres and 352 single-family residential lots. The following is a summary of the lot composition and density and dimensional standards contained within Planned Development District 82 (PD-82):

TABLE 1: LOT COMPOSITION

Lot Type	*Minimum Lot Size (FT)*	*Minimum Lot Size (SF)*	*Maximum Dwelling Units (#)*	*Dwelling Units (%)*
A	65' x 125'	8,125 SF	296	84.09%
B	80' x 125'	10,000 SF	46	13.06%
C	80' x 125'	25,000 SF	10	2.85%
		Maximum Permitted Units:	*352*	*100%*

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	***A***	***B***	***C***
Minimum Lot Width [1] & [5]	65'	80'	80'
Minimum Lot Depth	125'	125'	125'
Minimum Lot Area	8,125 SF	10,000 SF	25,000 SF
Minimum Front Yard Setback [2]	20'	20'	20'
Minimum Side Yard Setback	5'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) [2]	10'	10'	10'
Minimum Length of Driveway Pavement	25'	25'	25'
Maximum Height [3]	36'	36'	36'
Minimum Rear Yard Setback [4]	10'	10'	10'
Minimum Area/Dwelling Unit (SF)	1,800 SF	2,000 SF	2,000 SF
Maximum Lot Coverage	65%	65%	65%

General Notes:

[1]: The minimum lot width shall be measured at the *Front Yard Building Setback*.

[2]: The location of the *Front Yard Building Setback* as measured from the front property line.

[3]: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.

[4]: As measured from the rear yard property line.

[5]: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.

☑ *Parks Board*. Per the zoning ordinance for Planned Development District 82 (PD-82) [*Ordinance No. 18-08*], Phase 1 & 2 were not required to pay pro-rata equipment fees or cash-in-lieu of land fees. In lieu of these fees, the development was to incorporate a nine (9) acre, fully amenitized public park that is to maintained by the Homeowner's Association (HOA). The Parks Board reviewed the proposed development on February 6, 2024 and recommended approval by a vote of 6-0 (*with Board Member Fowler absent*).

☑ *Conformance to the Subdivision Ordinance*. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.

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

CONDITIONS OF APPROVAL

If City Council chooses to approve of the *Preliminary Plat* for Phase 2 of the Terracina Estates Subdivision staff would propose the following conditions of approval:

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

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

PLANNING AND ZONING COMMISSION

On February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Preliminary Plat* by a vote of 5-0, with Commissioners Hustings and Thompson 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]
[X] 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]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address			
Subdivision	Terracina Estates, Phase 2	Lot	Block
General Location	West of Rochelle Road and south of Timber Creek Estates Neighborhood		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD - 82	Current Use	VACANT
Proposed Zoning	PD - 82	Proposed Use	SINGLE FAMILY RESIDENTIAL
Acreage	31.331	Lots [Current]	Lots [Proposed] 94

[x] ***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	BLOOMFIELD HOMES LP	[ ] Applicant	ENGINEERING CONCEPTS & DESIGN, LP
Contact Person	CLINT VINCENT	Contact Person	CHUCK LAMPING
Address	1050 E. HIGHWAY 114	Address	1600 N. COLLINS BLVD.
	SUITE 114		SUITE 3300
City, State & Zip	SOUTHLAKE, TEXAS 76092	City, State & Zip	RICHARDSON, TEXAS 75080
Phone	817-416-1572	Phone	214-403-3589
E-Mail	clint@bloomfieldhomes.net	E-Mail	chuck@ecdlp.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Clint Vincent [*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 $ 669.97 *, to cover the cost of this application, has been paid to the City of Rockwall on this the* 17 *day of* January *, 20* 24 *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

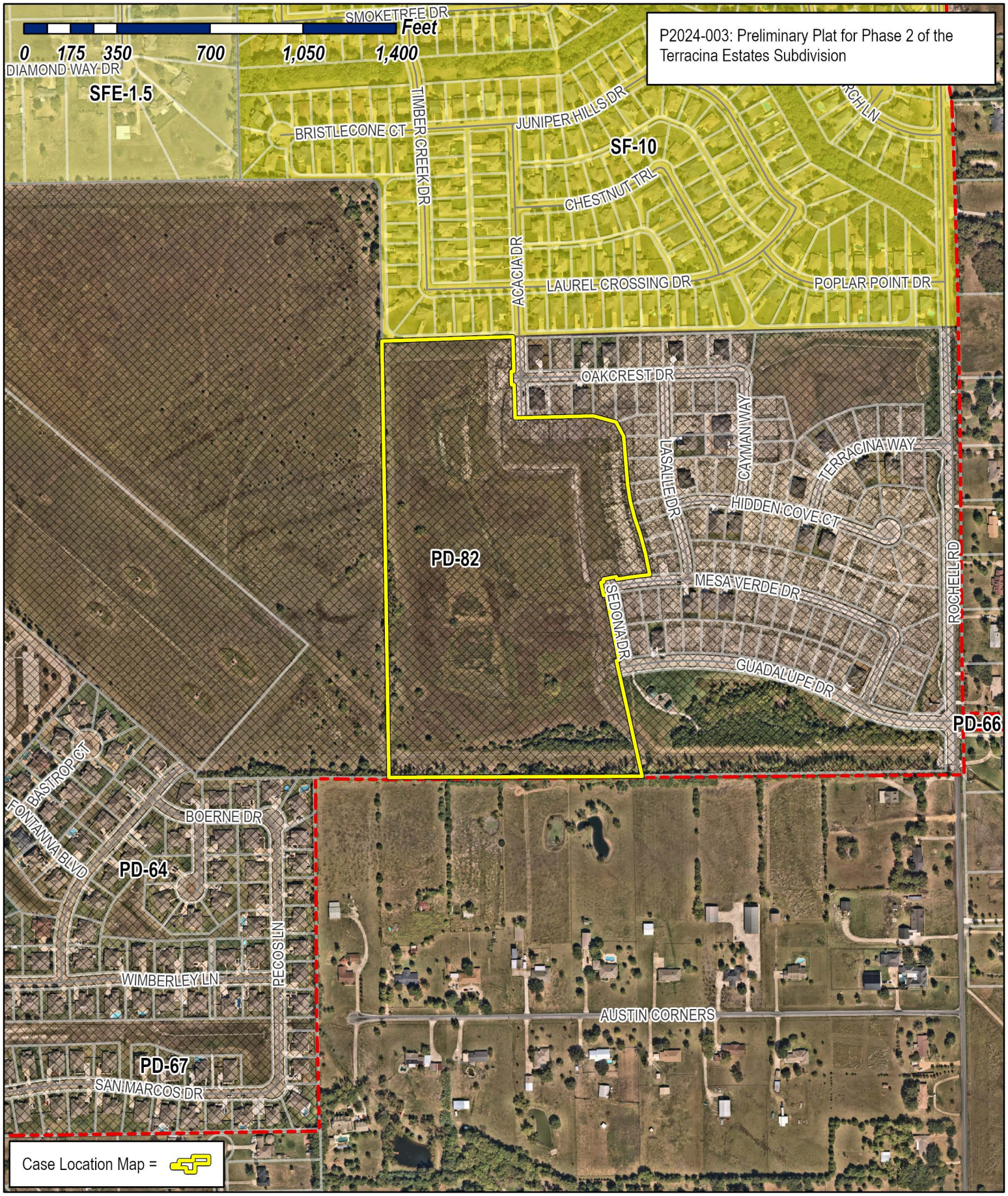
Given under my hand and seal of office on this the 17 *day of* January *, 20* 24 *.*

Owner's Signature

Notary Public in and for the State of Texas

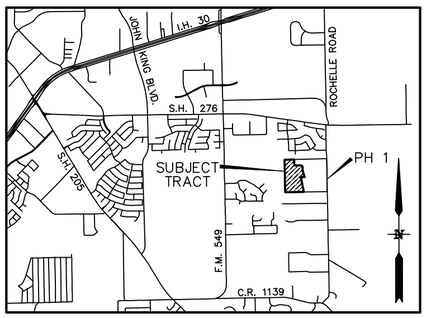
NOTARY PUBLIC STATE OF TEXAS
LETTY GARCIA
Notary ID #134166427
My Commission Expires
January 25, 2027

My Commission Expires



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

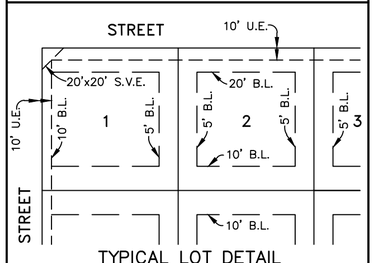
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



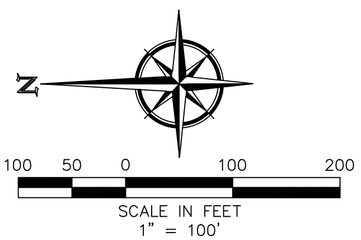
VICINITY MAP
N.T.S.

LEGEND	
IRF	IRON ROD FOUND
CIRF	5/8 INCH IRON ROD FOUND WITH ADAMS SURVEYING COMPANY LLC CAP
FCP	FENCE CORNER POST FOUND
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY TEXAS
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS ROCKWALL COUNTY TEXAS
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
R.W.E.	RETAINING WALL EASEMENT (TO BE MAINTAINED BY PROPERTY OWNER OR HOA)
S.V.E.	SIDEWALK & VISIBILITY EASEMENT
HOA	HOMEOWNERS ASSOCIATION
◆	INDICATES CHANGE IN STREET NAME

EASEMENT & BUILDING LINE DETAIL



TYPICAL LOT DETAIL
N.T.S.



ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2
BEING
31.331 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

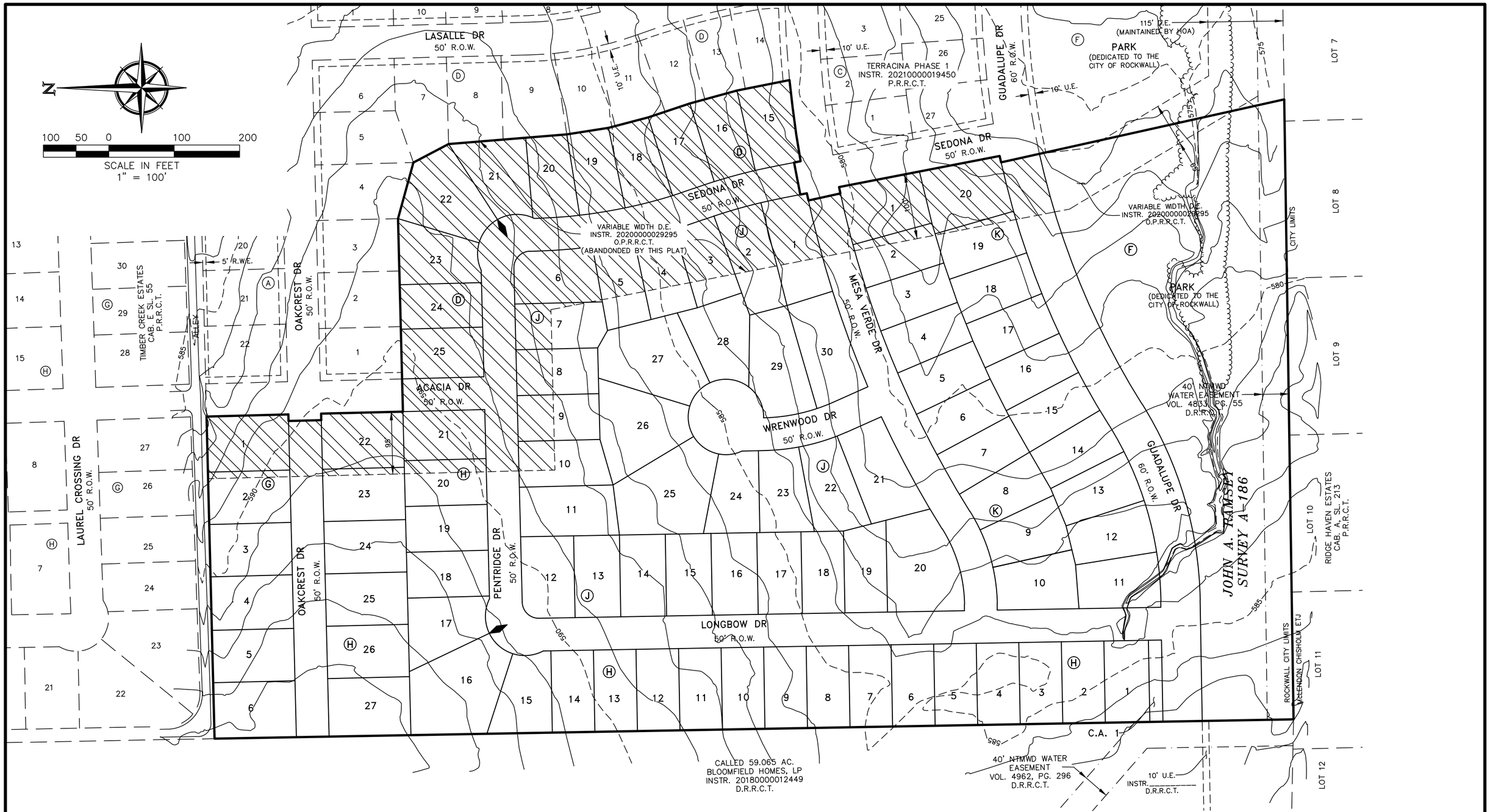
PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080

201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941-8400

DATE: 12/21/2023 CASE NO. _____ SHEET 1 OF 3

Z:\PROJECTS\06537 Terracina Estates\dwg\06537 Preliminary Plat Ph 2.dwg



BENCHMARKS:

- CP-2 – "X" cut on back of curb on the south side of Guadeloupe Drive approximately 1,250 feet west of Rochelle Road.
  Elevation = 578.60
- CP-3 – "X" cut on back of curb on the south side of Oakcrest Drive approximately 20' west of Lasalle Drive
  Elevation = 562.98'

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18-08-PD-82]

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817-416-1572

PRELIMINARY PLAT
TERRACINA ESTATES
PHASE 2
BEING
31.331 ACRES
SITUATED IN THE
JOHN A. RAMSEY SURVEY, A-186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792
1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080
201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941-8400

DATE: 12/21/2023 CASE NO. _____ SHEET 2 OF 3

Z:\PROJECTS\06537 Terracina Estates\dwg\06537 Preliminary Plat Ph 2.dwg

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 1°26'05" E	125.00'
L2	S 88°33'55" W	10.00'
L3	S 1°26'05" E	50.00'
L4	N 88°33'55" E	10.00'
L5	S 1°26'05" E	125.00'
L6	S 74°39'57" E	88.77'
L7	S 27°50'10" E	60.72'
L8	S 9°02'55" E	64.32'
L9	S 14°35'37" E	62.88'
L10	S 18°37'29" E	67.02'
L11	S 15°12'53" E	74.64'
L12	S 11°22'18" E	81.90'
L13	N 10°58'09" W	10.20'
L14	S 79°01'51" W	50.00'
L15	S 10°58'09" E	10.20'
L16	S 12°16'48" E	50.00'
L17	S 10°58'09" E	250.04'
L18	S 88°58'40" W	35.00'
L19	N 1°01'20" W	56.74'
L20	S 88°58'40" W	27.24'
L21	S 46°26'05" E	40.00'
L22	S 1°26'05" E	150.00'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L23	S 41°55'38" W	41.19'
L24	S 1°26'05" E	57.53'
L25	S 85°30'11" W	66.96'
L26	S 76°23'43" W	61.57'
L27	S 67°34'05" W	61.57'
L28	S 59°41'23" W	64.21'
L29	S 60°25'59" W	63.64'
L30	N 63°01'42" E	63.64'
L31	N 65°37'26" E	63.64'
L32	N 68°13'09" E	63.64'
L33	N 70°48'53" E	63.64'
L34	N 73°24'36" E	63.64'
L35	S 76°21'39" W	81.00'
L36	N 14°16'45" W	66.78'
L37	S 82°52'23" W	77.17'
L38	N 73°57'31" E	72.34'
L39	N 60°38'26" W	30.28'
L40	S 18°33'56" E	71.27'
L41	S 14°29'17" E	59.01'
L42	S 17°28'56" E	72.75'
L43	S 79°53'09" W	130.22'
L44	N 10°58'09" W	31.71'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	004°32'28"	1580.00'	62.65'	125.23'	S 82°12'29" W	125.19'
C2	000°24'15"	1580.00'	5.57'	11.15'	S 77°55'20" W	11.15'
C3	000°22'28"	1530.00'	5.00'	10.00'	S 77°54'26" W	10.00'
C4	000°26'52"	1280.00'	5.00'	10.00'	S 77°41'16" W	10.00'
C5	030°59'26"	555.00'	153.87'	300.19'	N 73°28'57" E	296.55'
C6	019°28'37"	1250.00'	214.53'	424.92'	S 67°43'32" W	422.88'
C7	030°59'27"	250.00'	69.31'	135.22'	N 73°28'57" E	133.58'
C8	019°43'58"	1555.00'	270.45'	535.55'	S 67°51'13" W	532.91'
C9	023°01'04"	300.00'	61.08'	120.52'	S 12°31'52" E	119.71'
C10	018°23'27"	800.00'	129.51'	256.78'	S 10°37'48" E	255.68'
C11	008°51'23"	800.00'	61.95'	123.66'	N 15°23'50" W	123.53'
C12	090°00'00"	25.00'	25.00'	39.27'	N 46°26'05" W	35.36'
C13	089°35'15"	25.00'	24.82'	39.09'	S 43°46'18" W	35.23'

NOTES:

1. The bearings and coordinates shown and recited hereon are referenced to the Texas Coordinate System of 1983 – North Central Zone No. 4202 – NAD83. All distances are surface distances with a surface to grid scale factor of 1.000146135
2. Subdivision property corners are 5/8–inch iron rods with caps marked "PETITT–ECD 6134" found or set, unless noted otherwise. Lot corners are 5/8–inch iron rods with cap marked "PETITT– ECD 6134" set or an "X" cut set in concrete, unless otherwise noted. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8–inch iron rod may be set five feet (5') from the rear lot corner along the side lot line
3. Subject tract is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to Federal Emergency Management Area Flood Insurance Rate Maps for Ellis County, Texas and incorporated areas ~ Map Number 48397C0045L, Effective Date September 26, 2008. Floodplain lines plotted hereon are graphically shown according to this map and should be considered approximate.
4. All Open Space tracts, Drainage, & Detention Easements will be maintained, repaired and replaced by the Homeowners Association.
5. Retaining Walls in the Park Area will be maintained, repaired and replaced by the Homeowners Association.
6. Driveway depth must be 25' or more between the front of garage and edge of sidewalk.
7. Retaining Walls in Residential Lots will be maintained, repaired and replaced by the Property Owners.
8. The flood information shown on this plat is based on the August 20, 2020 Terracina Detention Study completed by McLendon Hydrology and Engineering, LLC.
9. Subdivider's statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the subdivision ordinance of the city and chapter 212, municipal regulation of subdivisions and property development, of the Texas Local Government Code, and shall be subject to the city withholding utilities and building permits.
10. Public improvement statement. It shall be the policy of the city to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the city. The approval of a subdivision plat by the city does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the city of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the subdivision ordinance of the city.
11. Drainage and detention easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
12. Fire lanes. All fire lanes will be constructed, maintained, repaired and replaced by the property owner. Fire lanes shall be constructed in accordance with the approved civil engineering plans for both on–site and off–site fire lane improvements.
13. Street appurtenances. All decorative signage, posts, or lights installed in public right–of–way shall be installed, maintained, repaired, and replaced by the homeowner's association (HOA).

REVIEWED FOR PRELIMINARY APPROVAL

Planning and Zoning Commission _____ Date _____

APPROVED FOR PREPARATION OF FINAL PLAT

Mayor, City of Rockwall _____ City Secretary _____ City Engineer _____

ZONING
1.96 DWELLING UNITS PER ACRE
(MAX. OVERALL DENSITY)
[ORD. NO. 18–08–PD–82]

OPEN SPACE = 0.06 AC.
PARK = 4.84 AC.
94 RESIDENTIAL LOTS
3.00 LOTS PER ACRE

OWNER/DEVELOPER
BLOOMFIELD HOMES L.P.
1050 E. HWY. 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: 817–416–1572

PRELIMINARY PLAT

TERRACINA ESTATES
PHASE 2

BEING

31.331 ACRES

SITUATED IN THE
JOHN A. RAMSEY SURVEY, A–186
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION
ENGINEERING FIRM #001145 SURVEYING FIRM #10194792

1600 N. COLLINS BLVD.
SUITE 3300
RICHARDSON, TX 75080

201 WINDCO CIR.
SUITE 100
WYLIE, TX 75098
(972) 941–8400

DATE: 12/21/2023 CASE NO. _____ SHEET 3 OF 3

Z:\PROJECTS\06537 Terracina Estates\dwg\06537 Preliminary Plat Ph 2.dwg

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:	February 20, 2024
SUBJECT:	Z2024-001; *Amendment to Planned Development District 2 (PD-2)*

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 District*). The purpose of this effort is to [*1*] make zoning easier to understand for the City's external customers (*i.e. developers, homebuilders, and citizens*), and [*2*] to make the zoning ordinances easier to interpret internally by City staff; however, the proposed consolidating ordinances are *not* intended to change any of the requirements, concept plans, or development standards stipulated for any Planned Development (PD) District. This was successfully done recently to the Planned Development (PD) Districts for the Chandler's Landing Subdivision (*i.e. Planned Development District 8 [PD-8]*) and the Shores Subdivision (*i.e. Planned Development District 3 [PD-3]*).

Planned Development District 2 (PD-2) -- *also known as the Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 56 pages of regulations within 11 regulating ordinances. The proposed draft ordinance consolidates these regulating ordinances, resolutions, and development cases into a single document (*see the attached list of development cases for the Planned Development District*). Staff should note that under the proposed amendment, staff is required to initiate zoning; however, the proposed consolidating ordinance *will not* change any of the requirements, concept plans, or development standards stipulated for any property in the Lakeside Village or Turtle Cove Subdivisions. This being a zoning case, staff sent out 944 notices to all property owners and occupants of the Lakeside Village and Turtle Cove Subdivisions and within 500-feet of these subdivisions. In addition, staff notified the Lakeside Village, Turtle Cove, and Lago Vista Homeowner's Associations (HOA's), which were the only HOA's within 1,500-feet of the subject property. Included within the notice was a link to the City's website -- *which had all of the zoning documents (i.e. the old Planned Development District 2 [PD-2] 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 seven (7) notices from seven (7) property owners, five (5) of which were in favor of the proposed amendment and two (2) of which were opposed to the proposed amendment. Staff has included all of these responses in the attached packet.

To assist the Planning and Zoning Commission in understanding this zoning change, staff has included a copy of the current ordinances that make up Planned Development District 2 (PD-2) and staff's proposed draft ordinance for comparison purposes. In accordance with the requirements of the Unified Development Code (UDC), staff brought the proposed zoning amendment to the Planning and Zoning Commission. On February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the case by a vote of 5-0, with Commissioners Hustings and Thompson absent. Should the City Council have any questions, staff will be available at the *February 20, 2024* 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

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

DATE: January 19, 2024

SUBJECT: Development Cases for Planned Development District 2 (PD-2)

Planned Development District 2 (PD-2) -- *also known as Lakeside Village and Turtle Cove Subdivisions* -- was originally adopted prior to 1972, and currently consists of 37 pages of regulations within 11 regulating ordinances. The following is a timeline and summary of the ~50 development cases associated with this Planned Development District:

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

- *JUNE 21, 1972 (ORDINANCE NO. 72-13)*: *Zoning Change* from an Agricultural (AG) District to a Multi-Family 1 (MF-1) District for a portion of the Lakeside Village Subdivision. [*SUPERSEDED BY ORDINANCE NO. 73-33*]
- *1972*: The original Planned Development District 2 (PD-2) was established as part of the 1972 Zoning Ordinance, and allowed the following land uses: *Yacht Club*, *Marina*, *Cabana Club*, *Lodge Tower*, *Multiple Family Apartments*, *Shopping Village*, *Golf Course*, *Pro-Shop and Health Club*, *Nursery*, *Townhouses*, *Villas*, *Recreation Areas*, *Lodges*, and *Tennis Courts*. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 73-33 & 84-53*]
- *SEPTEMBER 4, 1973 (ORDINANCE NO. 73-33; PZ1973-003-01)*: Zoning Change to establish Phase VI of the Lakeside Village Subdivision (*present day Turtle Cove Subdivision*). [*SUPERSEDED BY ORDINANCE NO. 96-06*]
- *SEPTEMBER 8, 1980 (ORDINANCE NO. 80-19)*: Zoning Change to allow for a Cable Television Monitoring Station between Lot 61 & 62, Block M (*i.e. Lots M61 & M62*), Lakeside Village, Phase II. [*EXPIRED; NO LONGER APPLICABLE*]
- *FEBRUARY 10, 1983 (PZ1983-002-01)*: *Site Plan* for Lakeside Village, Phase V.
- *OCTOBER 1, 1984 (PZ1983-023-01)*: *Site Plan* for Phases I – IV (*i.e. Phase 1-4*) of the Lakeside Village Subdivision.
- *NOVEMBER 5, 1984 (ORDINANCE NO. 84-53)*: *Zoning Change* adopting a concept plan and area requirements for Phase I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-23*]
- *FEBRUARY 4, 1985 (PZ1984-133-01)*: *Preliminary Plat/Development Plan* for the Turtle Cove Subdivision.
- *MARCH 18, 1985 (ORDINANCE NO. 85-16)*: *Zoning Change* adopting a concept plan and area requirements for the Turtle Cove Subdivision. [*PARTIALLY SUPERSEDED BY ORDINANCE NO. 92-08 & 96-06*]
- *MAY 6, 1985 (PZ1985-025-01)*: *Final Plat* for the Turtle Cove Subdivision.
- *DECEMBER 12, 1985 (PZ1985-093-01)*: *Zoning Change* to allow for a *Private Club* as an accessory land use to a *Restaurant* land use [*WITHDRAWN*].
- *APRIL 21, 1986 (ORDINANCE NO. 86-28; PZ1986-014-01)*: *Zoning Change* to allow for a *Private Club* as an accessory land use to a *Restaurant* land use.
- *NOVEMBER 7, 1988 (PZ1988-047-01)*: *Replat* for Lot 3, Block D, Lakeside Village, Phase I.
- *APRIL 6, 1992 (ORDINANCE NO. 92-08; PZ1992-003-01)*: Zoning Change to amend *Ordinance No. 85-16* to change the minimum side yard setback and the minimum side yard setback adjacent to a street. [*SUPERSEDED BY ORDINANCE NO. 96-06*]
- *AUGUST 3, 1992 (ORDINANCE NO. 92-23; PZ1992-013-01)*: *Zoning Change* to change the area requirements for Phases I – IV (*i.e. Phases 1-4*) of the Lakeside Village Subdivision.
- *SEPTEMBER 21, 1992 (PZ1992-036-01)*: Replat of Lots 1-20, Blocks C & Lots 1-9, Block D of the Turtle Cove Subdivision.
- *JANUARY 4, 1993 (PZ1992-046-01)*: Vacating Plat for Phase V of the Lakeside Village Subdivision [*DENIED*].
- *MARCH 1 4, 1993 (PZ1993-006-01)*: *Vacating Plat* for Phase V of the Lakeside Village Subdivision.
- *AUGUST 10, 1995 (PZ1995-036-01)*: *Replat* for Lots 42-47, Block L, Lakeside Village, Phase II.

- *OCTOBER 10, 1995 (PZ1995-053-01)*: *Zoning Change* and *Preliminary Plat* for Phase V of the Lakeside Village Subdivision to change the land use from *Single-Family Attached* to *Single-Family Detached* [*WITHDRAWN*].
- *MARCH 4, 1996 (ORDINANCE NO. 96-06; PZ1995-064-01)*: *Zoning Change* adopting a concept plan and area requirements for the Turtle Cove Subdivision. [*SUPERSEDED BY ORDINANCE NO. 99-46*]
- *MARCH 4, 1996 (PZ1995-064-02)*: *Replat* for the Turtle Cove Subdivision.
- *AUGUST 5, 1996 (PZ1996-041-01)*: *Replat* for Lots 70R & 71R, Block A, Turtle Cove Addition.
- *SEPTEMBER 3, 1996 (PZ1996-052-01)*: *Replat* for Lots 32R & 33R, Block B, Turtle Cove Addition.
- *SEPTEMBER 3, 1996 (PZ1996-053-01)*: *Replat* for Lot 1, Block A, Turtle Cove Addition.
- *JULY 21, 1997 (PZ1997-038-01)*: *Preliminary Plat* and *Tree Plan* for Phase 2 of the Turtle Cove Addition.
- *OCTOBER 20, 1997 (PZ1997-076-01)*: *Replat* of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement (*the plat was never filed*).
- *DECEMBER 15, 1997 (PZ1997-087-01)*: *Preliminary Plat* for Phase V of the Lakeside Village Subdivision.
- *MARCH 16, 1998 (PZ1998-009-01)*: *Final Plat* for Phase V-A of the Lakeside Village Subdivision.
- *SEPTEMBER 21, 1998 (PZ1998-048-01)*: *Replat* of Lots 28 & 29, Block A, Turtle Cove Addition for the purpose of abandoning a ten (10) foot utility easement.
- *NOVEMBER 16, 1998 (PZ1998-077-01)*: *Final Plat* for Phase V-B of the Lakeside Village Subdivision.
- *SEPTEMBER 20, 1999 (PZ1999-067-01)*: *Preliminary Plat* and *Tree Plan* for Phase 3 of the Turtle Cove Addition.
- *OCTOBER 18, 1999 (PZ1999-076-01)*: *Replat* for Lot 7, Block A, Lakeside Village Subdivision, Phase V-A.
- *OCTOBER 18, 1999 (ORDINANCE NO. 99-46; PZ1999-081-01)*: *Zoning Change* to increase the number of front-loaded lots permitted in the Turtle Cove Subdivision. [*SUPERSEDED ORDINANCE NO. 96-06*]
- *NOVEMBER 15, 1999 (PZ1999-093-01)*: *Replat* for Lots 65, 66, 69, 70, 78-80, & 85-93, Block L; Lots 33, 72-79, & 83-85, Block M; and, Lots 3, 4, 58-62, 71-74, 82-85, 92, 93, 96, 97, 102, & 103, Block P, Lakeside Village Subdivision, Phase II, III & IV.
- *SEPTEMBER 18, 2000 (PZ2000-74-01)*: *Replat* for Lot 44R, Block N, Lakeside Village, Phase IV.
- *DECEMBER 18, 2000 (PZ2000-111-01)*: *Replat* for Lots 10-18, Block A, and Lots 1-5, Block B, Turtle Cove Addition, Phase III.
- *APRIL 16, 2001 (PZ2001-038-01)*: *Replat* for Lots 15-21, Block M, Lakeside Village, Phase II.
- *APRIL 16, 2001 (PZ2001-039-01)*: *Replat* for Lots 17R, Block C, Lakeside Village, Phase I.
- *NOVEMBER 15, 2001 (PZ2001-094-01)*: *Replat* for Lot 69R, Block D, Lakeside Village, Phase I (*the plat was never filed*).
- *OCTOBER 15, 2001 (PZ2001-100-01)*: *Replat* for Lots 72R, 74R, 78R, 80R & 84R, Block M, Lakeside Village, Phase II.
- *FEBRUARY 18, 2002 (PZ2002-003-01)*: *Final Plat* for Phase V-C of the Lakeside Village Subdivision.
- *DECEMBER 16, 2002 (PZ2002-100-01)*: *Replat* for Lot 69R, Block D, Lakeside Village, Phase I.
- *FEBRUARY 11, 2003 (PZ2003-006-01)*: *Replat* for Lots 10 & 16, Block B, Lakeside Village, Phase V [*DENIED*].
- *MARCH 3, 2003 (PZ2003-008-01)*: *Replat* for Lots 54-R, 71-R, & 78-R, Block L, Lakeside Village, Phase III.
- *MAY 5, 2003 (PZ2003-022-01)*: *Final Plat* for Phase V-C of the Lakeside Village Subdivision.
- *JUNE 16, 2003 (P2003-007)*: *Replat* for Lots 15-R, 16-R & 17-R, Block L, and Lots 15-R, 16-R, & 17-R, Block M, Lakeside Village, Phase II.
- *NOVEMBER 14, 2003 (P2003-019)*: *Replat* for Lot 61R, Block A, Turtle Cove Subdivision.
- *FEBRUARY 9, 2004 (P2004-001)*: *Replat* for Lot 20-R, Block B, Lakeside Village, Phase V-B.
- *DECEMBER 15, 2014 (P2014-034)*: *Replat* for Lot 6, Block F, Lakeside Village, Phase I.

City of Rockwall

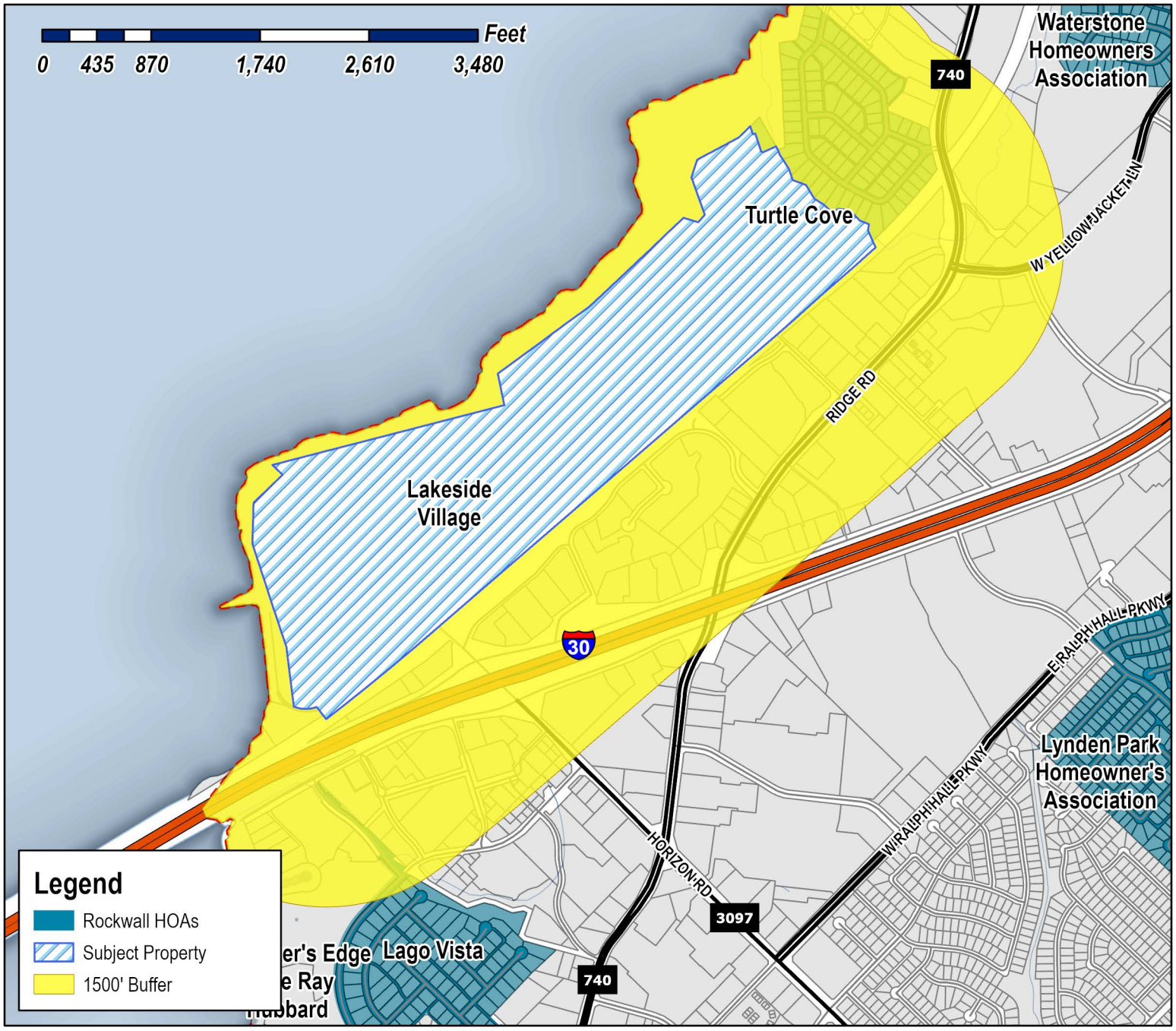
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

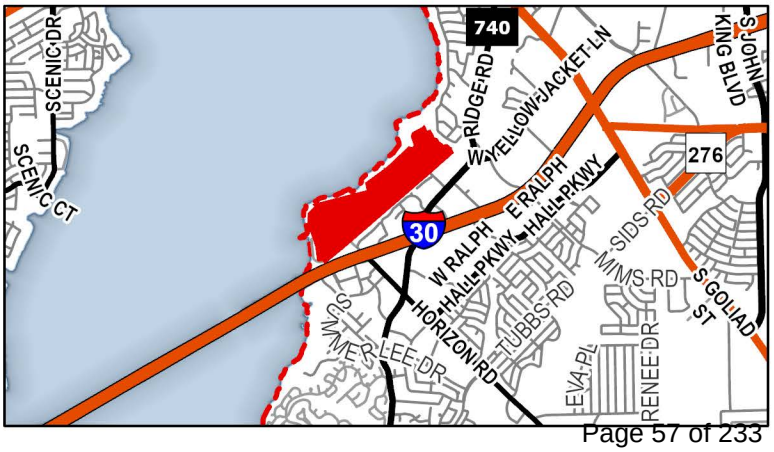
City of Rockwall

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

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



Case Number: Z2024-001
Case Name: Amendment to PD-2
Case Type: Zoning
Zoning: Planned Development District 2 (PD-2)
Case Address: Lakeside Village & Turtle Cove Subdivisions



Date Saved: 1/18/2024
For Questions on this Case Call (972) 771-7745

From:	Zavala, Melanie
Cc:	Miller, Ryan; Guevara, Angelica; Lee, Henry
Subject:	Neighborhood Notification Program [Z2024-001]
Date:	Wednesday, January 24, 2024 10:55:38 AM
Attachments:	Public Notice (P&Z) (01.19.2024).pdf HOA Map (01.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday January 26, 2024. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 13, 2024 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 20, 2024 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2024-001: Amendment to PD-2
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 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

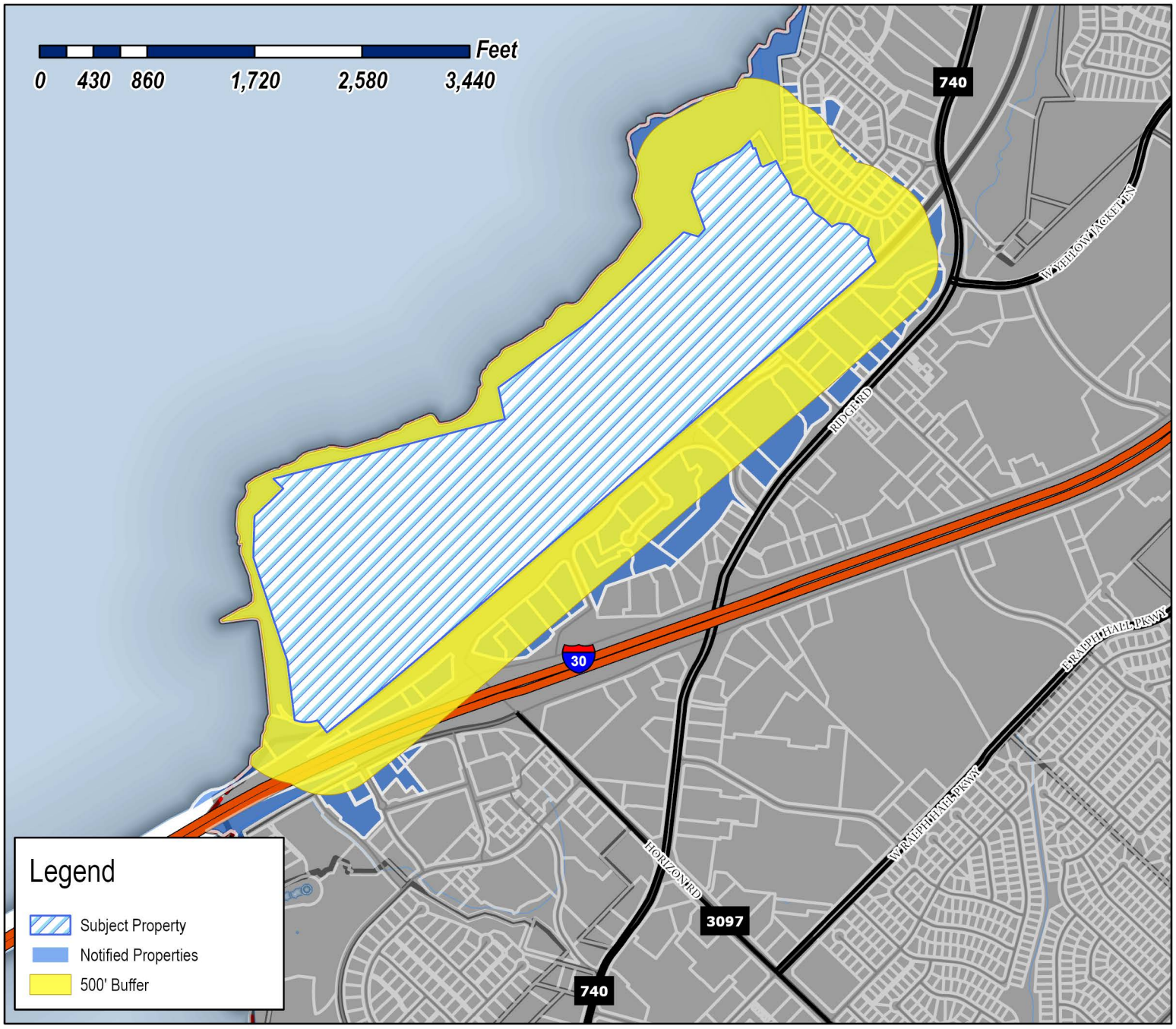
Thank you,

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

City of Rockwall

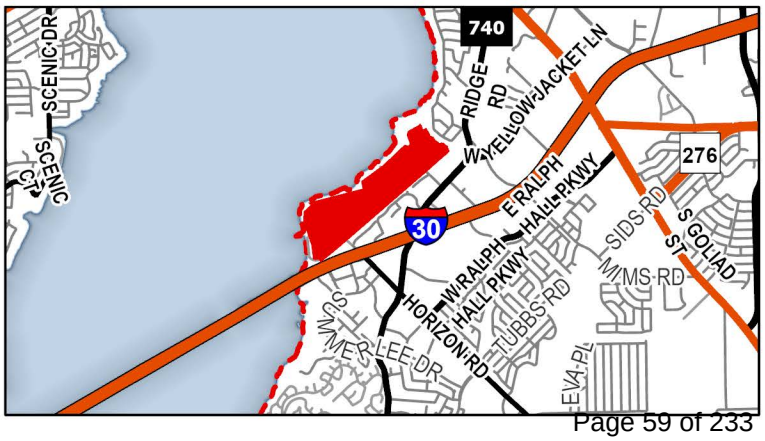
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2024-001
Case Name: Amendment to PD-2
Case Type: Zoning
Zoning: Planned Development District 2 (PD-2)
Case Address: Lakeside Village & Turtle Cove Subdivisions

Date Saved: 1/18/2024
For Questions on this Case Call: (972) 771-7746



KHATTAK ASIF
1 LOCHLEVEN
RICHARDSON, TX 75082

SPARKS TANA J
1000 SPARKS DR
FATE, TX 75087

GARCIA JULIE
10027 CR 2332
TERRELL, TX 75160

LY LONG TUAN
1008 ATTICA LANE
PLANO, TX 75094

SHIPMAN FIRE GROUP INC
1020 LA JOLLA POINTE DRIVE
ROCKWALL, TX 75087

TURTLE COVE RESIDENTIAL ASSOC
C/O NEIGHBORHOOD MANAGEMENT
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

RAO PASAM S AND UMADEVI PASAM RAO
103 ALLENDALE DR
THIBODAUX, LA 70301

ROCKWALL RMKP LP
1033 KINGSBRIDGE LN
ROCKWALL, TX 75032

7.1 RIDGE LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

WILSON JOHN AND HSIAO-LAN
1107 SEWANEE DR
ALLEN, TX 75013

JACKSON CRAWFORD G III
111 LUTHER LN
ROCKWALL, TX 75032

PINES TOD BRADLEY
1120 KARSTEN RIDGE PASS
GUNTER, TX 75058

SRP SUB, LLC
1131 W WARNER RD STE 102
SCOTTSDALE, AZ 85284

MCKEON DAVID & MARGARET S
11528 TAYLORCREST RD
HOUSTON, TX 77024

WILSON CARL & DARLA
116 COUNTY ROAD 1423
QUITMAN, TX 75783

HP TEXAS I LLC
120 S RIVERSIDE PLAZA SUITE 2000
CHICAGO, IL 60606

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

ILCA PROPERTY, LLC
12354 JULES DR
FRISCO, TX 75033

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

RESURRECTION REALTY PARTNERS, LLC
12850 SPURLING RD SUITE 200
DALLAS, TX 75230

BESSETTE CYNTHIA
13430 2ND AVE NE
BRADENTON, FL 34212

SWIERCINSKY JOSHUA L
1355 CLUBHILL DR
ROCKWALL, TX 75087

GREEN JIM & TIFFANY
1400 WELLS CIRCLE
ROCKWALL, TX 75032

CASCAVILLA ASA C
1417 E. INTERSTATE 30 SUITE 1
GARLAND, TX 75043

NKOMO VELISIWE
14248 SORANO DR
FRISCO, TX 75035

MOURIER LAND INVESTMENT CORPORATION
1430 BLUE OAKS BLVD STE 190
ROSEVILLE, CA 95747

LANDRY'S RESTAURANTS INC
DBA SALTGRASS STEAKHOUSE
1510 WEST LOOP S
HOUSTON, TX 77027

SHUGART MELODY S
1511 FT DUQUESNA DR
SUN CITY CENTER, FL 33573

PFEIFFER SEAN
15-2714 PAHOA VILLAGE RD H1235
PAHOA, HI 96778

RESIDENT
1549 LAGUNA DR
ROCKWALL, TX 75087

PRICE RHONDA
1572 SONNET DR
HEATH, TX 75126

RESIDENT
1599 LAGUNA DR
ROCKWALL, TX 75087

RESIDENT
1600 LA JOLLA POINTE DR
ROCKWALL, TX 75087

SHIELDS CHARLENE
1607 STONEYBROOK DR
ROCKWALL, TX 75087

ADAMS EDWINA
1609 AMESBURY
ROCKWALL, TX 75087

KELLY HOOPER CHILTON LIVING TRUST
KELLY HOOPER CHILTON- TRUSTEE
1634 GOODFIELD LN
GARLAND, TX 75042

RESIDENT
1649 LAGUNA DR
ROCKWALL, TX 75087

4020 MEDITERRANEAN ST LLC
1656 PRINCE WILLIAM LN.
FRISCO, TX 75034

RESIDENT
1675 LAGUNA DR
ROCKWALL, TX 75087

RESIDENT
1699 LAGUNA DR
ROCKWALL, TX 75087

PUENTE ERIC
1739 CRESCENT LN
DUNCANVILLE, TX 75137

ALAVI BENJAMIN W & ELIZABETH J
17413 CALLA DR
DALLAS, TX 75252

CRUTCHER CHRISTOPHER JASON AND JENNIFER SUE
17618 DAVENPORT ROAD SUITE 2
DALLAS, TX 75252

TRITON I-30 ROCKWALL LLC
1845 WOODALL ROGERS FREEWAY, SUITE 1100
DALLAS, TX 75201

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

MITCHELL MATTHEW AND NINA MADORE-MITCHELL
1860 TAHOE DR
ROCKWALL, TX 75087

GIRARD JORDAN F & KIMBERLY COOPER GIRARD
1864 TAHOE DRIVE
ROCKWALL, TX 75087

WILSON WILLIAM M
1865 HURON DR
ROCKWALL, TX 75087

TERRY ROBERT
1868 TAHOE DR
ROCKWALL, TX 75087

SCHAEFER BERNARD CHARLES JR
1869 HURON DR
ROCKWALL, TX 75087

BEVERLY M WRIGHT INVESTMENT TRUST
BEVERLY M WRIGTH- TRUSTEE
1872 HURON DRIVE
ROCKWALL, TX 75087

MCDONALD LARRY AND CAROL
1872 TAHOE DR
ROCKWALL, TX 75032

GALLEGOS GUILLERMO AND JAZMIN ROSALES
1873 HURON DRIVE
ROCKWALL, TX 75087

TURNER JANICE B
1876 TAHOE DR
ROCKWALL, TX 75087

NUNEZ ERICK
1877 HURON DR
ROCKWALL, TX 75087

RESIDENT
1878 HURON DR
ROCKWALL, TX 75087

ROGERS BRENT L
1880 TAHOE DRIVE
ROCKWALL, TX 75087

HULL BETH MARIE AND HEATH CLARENCE
1881 HURON DRIVE
ROCKWALL, TX 75087

MARLER JENNIFER LEEANN
1882 HURON DR
ROCKWALL, TX 75087

FRABONI ANDREA
1884 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

DOLESHAL JENNIFER
1884 TAHOE DR
ROCKWALL, TX 75087

HEAD TIMOTHY C
1884 TAHOE DRIVE
ROCKWALL, TX 75087

RESIDENT
1885 HURON DR
ROCKWALL, TX 75087

RESIDENT
1886 HURON DR
ROCKWALL, TX 75087

LIVINGSTON PRESTON C AND TINA W
1888 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MCKENDALL ALANA AND JOSHUA HAWKINS
1888 TAHOE DR
ROCKWALL, TX 75087

MOORE AMY & MARK
1889 HURON DR
ROCKWALL, TX 75087

NIEZGODA FRANK AND MARY KATHRYN
1890 HURON DR
ROCKWALL, TX 75087

NIEZGODA FRANK J & MARY K
1890 HURON DR
ROCKWALL, TX 75087

KHAN AMIR
1891 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

AL-BUSTAMI SABRI & LIA SARI GUPANA
1892 PONTCHARTRAIN DR
ROCKWALL, TX 75087

LENHEIM GREGORY A & RACHEL R
1892 TAHOE DRIVE
ROCKWALL, TX

BOVEE MARK R AND APRIL A
1894 HURON DR
ROCKWALL, TX 75087

BOVEE MARK R & APRIL A
1894 HURON DRIVE
ROCKWALL, TX 75087

LOUDERMILK CORY AND
R AIDAN FLORES
1895 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

CASTILLO RAFAEL F & D KEITH HODGES
1896 PONTCHARTRAIN DR
ROCKWALL, TX 75087

STEWART JIM & GAIL
1896 TAHOE DR
ROCKWALL, TX 75087

RESIDENT
1897 TAHOE DR
ROCKWALL, TX 75087

DEBRA E MORGAN LIVING TRUST
DEBRA E MORGAN- TRUSTEE
1898 HURON DR
ROCKWALL, TX 75087

CONFIDENTIAL
1899 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
1900 PONTCHARTRAIN DR
ROCKWALL, TX 75087

FLOREZ DONALD R SR & PAMELA K
1900 TAHOE DR
ROCKWALL, TX 75087

RESIDENT
1901 HURON DR
ROCKWALL, TX 75087

TRAN MAI-TRAM & MATTHEW MOORHEAD
1901 TAHOE DR
ROCKWALL, TX 75087

RHEA PEGGY RUTH
1902 HURON DRIVE
ROCKWALL, TX 75087

CARMICHAEL JAMES H
1903 PONTCHARTRAIN DR
ROCKWALL, TX 75087

PLEASANT KATIE ELIZABETH
1904 PONTCHARTRAIN DR
ROCKWALL, TX 75087

TEXOMA PARK VICTORY INVESTMENT LLC
1904 SEGUIN CT
ALLEN, TX 75013

KELLEY CANDACE
1904 TAHOE DRIVE
ROCKWALL, TX 75087

WHALEY KATHERINE M
1905 HURON DR
ROCKWALL, TX 75087

VAUGHAN DANIEL J AND JESSICA
1905 LAKEVIEW DR
ROCKWALL, TX 75087

LAWSON RENEA
1906 HURON DR
ROCKWALL, TX 75087

BALLARD KEVIN L ETUX
1907 LAKEVIEW DR
ROCKWALL, TX 75087

MORGAN JEREMY W
1908 PONTCHARTRAIN DR
ROCKWALL, TX 75087

COLMAN MATTHEW AND
VANESSA SARMIENTOS
1908 TAHOE DR
ROCKWALL, TX 75087

JONES AMY H
1909 HURON DRIVE
ROCKWALL, TX 75087

LALUMIA LAURA GAMBILL
1909 LAKEVIEW DR
ROCKWALL, TX 75087

PATE SCOTT EDWARD AND SHABNAM
1909 TAHOE DR
ROCKWALL, TX 75087

DAMRON DOUGLAS S
1910 HURON DR
ROCKWALL, TX 75087

DAWSON MELVYN H III
1910 S LAKESHORE DR
ROCKWALL, TX 75087

CHURCH ADRIA AND COLT
1911 LAKEVIEW DR
ROCKWALL, TX 75087

HOFFMAN MICHAEL AND ANGELA
1912 S LAKESHORE ROAD
ROCKWALL, TX 75087

BRENNER CATHRINE
1912 TAHOE DRIVE
ROCKWALL, TX 75087

AINSWORTH JERROD & NATALIE NICOLE
1913 HURON DR
ROCKWALL, TX 75087

FULBRIGHT CHRISTOPHER AND ANGELINE
1913 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1914 HURON DR
ROCKWALL, TX 75087

PATTON JAMES DOUGLAS
1914 S LAKESHORE DRIVE
ROCKWALL, TX 75087

MILLER DAVID M
1915 S LAKESHORE DR
ROCKWALL, TX 75087

2210 RIDGE ROAD LLC
1915 WESTRIDGE DR
IRVING, TX 75038

MASSAR STACY L & BERNARD A
1916 S LAKESHORE DRIVE
ROCKWALL, TX 75087

NEVES JESSE E AND COMEILETEA
1917 HURON DR
ROCKWALL, TX 75087

SCHLOTTERER LOUIS R JR AND CAROL ANN
1918 HURON DRIVE
ROCKWALL, TX 75087

SPENCER GARY S
1918 S LAKESHORE DR
ROCKWALL, TX 75087

HARBIN ERIC S & STACEY R
1920 S LAKESHORE DR
ROCKWALL, TX 75087

STOUT GEORGE & PATRICIA
1922 HURON DR
ROCKWALL, TX 75087

CONFIDENTIAL
1922 S LAKESHORE DRIVE
ROCKWALL, TX 75087

CANIZARES YUDIEL FELIX & DISMARY
GUARDARRAMAS PRIETO
1923 HURON DR
ROCKWALL, TX 75087

LUIZ ALBERT H
1924 S LAKESHORE DR
ROCKWALL, TX 75087

MCCLARD HARRY A
1925 S LAKESHORE DRIVE
ROCKWALL, TX 75087

SPRING TRUMAN E JR AND JANE C
1926 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1927 GULLWING DR
ROCKWALL, TX 75087

POST JEREMY AND JENNIFER
1927 S LAKESHORE DR
ROCKWALL, TX 75087

WARMACK BOB & LINDA
1928 HURON DR
ROCKWALL, TX 75087

BAHN ERIC AND
JANET JONES
1928 S LAKESHORE DR
ROCKWALL, TX 75087

WHITE JOHN N & FRANCES
1929 LAKESHORE DR
ROCKWALL, TX 75087

RAY CYNTHIA
1930 S LAKESHORE DR
ROCKWALL, TX 75087

CARLESON BRULE G & MARY E
1931 GULLWING DR
ROCKWALL, TX 75087

WARREN COURTNEY AND
CAROLYN S GEHRING
1931 S LAKESHORE DRIVE
ROCKWALL, TX 75087

REPPOND ADAM
1932 GULLWING DRIVE
ROCKWALL, TX 75087

BYRD MICHAEL LEE
1932 S LAKESHORE DRIVE
ROCKWALL, TX 75087

MCCAFFITY LLOYD R JR
1933 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1934 LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1935 GULLWING DR
ROCKWALL, TX 75087

MOORE SAMUEL & MARION
1936 S LAKESHORE DR
ROCKWALL, TX 75087

PARKS AMY DAWN
1938 S LAKESHORE DR
ROCKWALL, TX 75087

MILNER CHRISTOPHER L AND CANDYCE N
1939 GULLWING DR
ROCKWALL, TX 75087

MORIARTY TIMOTHY I & PAMELA E
1940 S LAKESHORE DR
ROCKWALL, TX 75087

RESIDENT
1942 LAKESHORE DR
ROCKWALL, TX 75087

PORTELE MICHAEL & PAIGE
1944 LAKESHORE DRIVE
ROCKWALL, TX 75087

MOON KEVIN J
1945 GULLWING DRIVE
ROCKWALL, TX 75087

BURCH ANGELA F & MICHAEL D
195 YANKEE CREEK ROAD
HEATH, TX 75032

GRANGER JUDD THOMAS
1951 GULLWING DR
ROCKWALL, TX 75087

HUTCHINGS ROBERT S
1955 GULLWING DR
ROCKWALL, TX 75087

2020 M.C. MYERS REVOCABLE TRUST
MATTISON EVERETT & CATHY JEAN MYERS-
TRUSTEES
1959 GULLWING DR
ROCKWALL, TX 75087

DIVINEY GERARD LEO AND MARGARET MARY
1960 GULLWING DR
ROCKWALL, TX 75087

BARTIS MICHAEL AND KRISTEN
1962 GULLWING DR
ROCKWALL, TX 75087

PRICE KENNETH
1963 GULLWING DRIVE
ROCKWALL, TX 75087

RESIDENT
1964 GULLWING DR
ROCKWALL, TX 75087

RESIDENT
1968 GULLWING DR
ROCKWALL, TX 75087

ROBINSON PETER R & ANGELA M
1972 GULLWING DR
ROCKWALL, TX 75087

GARCIA JOSE A & NANCY
2002 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

BENTO SERGIO
2002 S LAKESHORE DR
ROCKWALL, TX 75087

SCHROEDER BYRON MATTHEW & MONIQUE
2003 S LAKESHORE DRIVE
ROCKWALL, TX 75087

BEAVERS JEFFREY
2004 GULLWING DRIVE
ROCKWALL, TX 75087

CROSS STEVEN C
2004 S LAKESHORE DR
ROCKWALL, TX 75087

GARAY ELIZABETH AND JAIME
2005 GULLWING DRIVE
ROCKWALL, TX 75087

PADILLA KRIS AND JOE
2005 LAKESHORE DRIVE
ROCKWALL, TX 75087

RESIDENT
2006 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RUSSELL CURTIS J & JENNIFER J
2006 S LAKESHORE DR
ROCKWALL, TX 75087

FRITSCH TERYL W AND JANICE L
2007 S LAKESHORE
ROCKWALL, TX 75087

GIESE DIANE LYNN DOOLIN
2008 GULLWING DR
ROCKWALL, TX 75087

CHARLES JACOB
2008 S LAKESHORE DR
ROCKWALL, TX 75087

VENNER JYL ALEXANDRA
2009 GULLWING DR
ROCKWALL, TX 75087

HIGGINS BYRON STEPHEN AND
KIMBERLY LEE PETRIELLO
2009 S LAKESHORE DRIVE
ROCKWALL, TX 75087

COOK PAUL W ETUX
201 LAKEHILL DR
ROCKWALL, TX 75087

SASSER EMILIE O
2010 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

MARSHALL BRUCE AND LORRAINE
2010 S LAKESHORE DRIVE
ROCKWALL, TX 75087

NORMAN ANDREW G ETUX
2013 CAYUGA LN
MT. PROSPECT, IL 60056

KEEGAN AND TERRY WILLIAMSON REVOCABLE
TRUST
KEEGAN DANIEL WILLIAMSON AND TERRY KING
WILLIAMSON- COTRUSTE
2014 GULLWING DR
ROCKWALL, TX 75087

BECKWITH THOMAS R
2014 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2015 GULLWING DR
ROCKWALL, TX 75087

IGNOMIRELLO BRIAN
2015 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

WATT JENNIFER
2018 GULLWING DRIVE
ROCKWALL, TX 75087

MUTSCHLER AMANDA L
2018 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2019 GULLWING DR
ROCKWALL, TX 75087

RESIDENT
2022 PONTCHARTRAIN DR
ROCKWALL, TX 75087

HORTON RHONDA
2025 PONTCHARTRAIN DR
ROCKWALL, TX 75087

SCHORR SCOTT WILSON
2026 PONTCHARTRAIN
ROCKWALL, TX 75087

ERWIN ALEXIS H
2029 PONTCHARTRAIN DR
ROCKWALL, TX 75087

INGRAM KENNY DON
203 LAKEHILL DR
ROCKWALL, TX 75087

MOSLEY LIVING TRUST
2030 PONCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
2033 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MATA MIKE & DENISE
2034 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2037 PONTCHARTRAIN DR
ROCKWALL, TX 75087

JOHNSON JOHN P AND DEBORAH G
2038 PONTCHARTRAIN DR
ROCKWALL, TX 75087

BLACK CRAIG AND LAURA
2041 PONTCHARTRAIN DR
ROCKWALL, TX 75087

NEILL LAURA DAWN &
DONALD G SCOTT
2042 PONTCHARTRAIN DR
ROCKWALL, TX 75087

DO THAO LE AND
JOEY TRAN
2045 PONTCHARTRAIN DR
ROCKWALL, TX 75087

RESIDENT
2046 PONTCHARTRAIN DR
ROCKWALL, TX 75087

DAVE AND JOYCE HANNA LIVING TRUST
WILLIAM DAVID HANNA III AND JOYSE SUE
HANNA - TRUSTEES
2049 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

KOLAR MARC AND MONICA A
205 LAKEHILL DRIVE
ROCKWALL, TX 75087

MAYS RANDY E SR AND DONNA L
2050 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MAYS DONNA L & RANDY E SR
2050 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
2053 PONTCHARTRAIN DR
ROCKWALL, TX 75087

OSWALT MICHAEL AND KATHY
2054 PONCHARTRAIN
ROCKWALL, TX 75087

REYNOLDS KEVIN AND MAY
2057 PONTCHARTRAIN DR
ROCKWALL, TX 75087

SWEET MICHAEL J & KATHLEEN F, TRUSTEES
MICHAEL & KATHLEEN SWEET TRUST
2058 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

RESIDENT
2061 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WALLACE CARLENE AND SHAWN K DEVLIN
2062 PONTCHARTRAIN DR
ROCKWALL, TX 75087

GILLANI RAHIM A
2065 PONTCHARTRAIN DR
ROCKWALL, TX 75087

CLEAVER JOSEPH AND
AMANDA LUCAS
2066 PONTCHARTRAIN DR
ROCKWALL, TX 75087

PIERCE GERALD K AND PEGGY A
2069 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WEISHUHN TIMOTHY S AND SHANNON
207 LAKEHILL DR
ROCKWALL, TX 75087

LOWREY SUSAN F & DAVID D
2070 PONTCHARTRAIN DR
ROCKWALL, TX 75087

MANDARI JEMA
2075 PONTCHARTRAIN DR
ROCKWALL, TX 75087

WILKINS HORACE JR & EVELYN F
2076 PONTCHARTRAIN DRIVE
ROCKWALL, TX 75087

STEVENS JOSHUA D
209 LAKEHILL DR
ROCKWALL, TX 75087

LOVE TORY C AND MICHELLE K
210 LAKEHILL DRIVE
ROCKWALL, TX 75087

MOORE MIKE T & DIANA
211 LAKEHILL DR
ROCKWALL, TX 75087

RESIDENT
2200 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2210 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

HOUSTON KAREN
2304 VERSAILLES CT
HEATH, TX 75032

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2308 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 RIDGE RD STE B
ROCKWALL, TX 75087

IDZAL JUNE M REVOCABLE TRUST
JUNE M IDZAL TRUSTEE
2401 PENNSYLVANIA AVE 10834
PHILADELPHIA, PA 19130

TSENG HUANG NAN &
WEN CHI TSENG
2421 NEWTON LN
MCKINNEY, TX 75071

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

2424 MTA REALTY LLC
2424 RIDGE ROAD
ROCKWALL, TX 75087

ESTATE OF DR RICHARD L BROOKS
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

BROOKS RICHARD L MD
2504 RIDGE RD STE 101
ROCKWALL, TX 75087

AKSHAR 10 LLC
2508 SAM SCHOOL ROAD
SOUTHLAKE, TX 76092

GATEWOOD WADE AND PAULA K
2509 LOUDON ST W
ROCKWALL, TX 75032

GOLDEN STATE RESIDENTIAL LLC
2520 FAIRMOUNT ST SUITE 120
DALLAS, TX 75201

RESIDENT
2601 LAKEFRONT TR
ROCKWALL, TX 75087

LI DUO & PING MA
2604 BELLISER CT
COLLEGE STATION, TX 77845

HUDSON SFR PROPERTY HOLDINGS III LLC
2711 N HASKELL AVE SUITE 2100
DALLAS, TX 75204

HODGES DEE'ONN
27209 ORTH LANE
CONROE, TX 77385

THE SURVIVORS TRUST, ANB & TRUST AS TRUSTEE
JERRY & JOSEFA FLESCH REVOCABLE TRUST
2732 MIDWESTERN PARKWAY
WITCHITA FALLS, TX 76308

MAY ROBERT G JR & MICHELE
2750 SARATOGA DRIVE
ROCKWALL, TX 75087

ARCHULETA SHAWNIE
2756 SARATOGA DR
ROCKWALL, TX 75087

FRANKS SHIRLEY W
2800 SARATOGA DR
ROCKWALL, TX 75087

HEIMAN NINA MEREDITH
2806 SARATOGA DR
ROCKWALL, TX 75087

MATTHIES TOREY CHRISTOPHER &
CAROLINE ROSE
2812 SARATOGA DRIVE
ROCKWALL, TX 75087

RESIDENT
2901 VILLAGE DR
ROCKWALL, TX 75087

ALGARIN EULOJIO C JR & BRENDA
2901 SARATOGA DR
ROCKWALL, TX 75087

RESIDENT
2902 SARATOGA DR
ROCKWALL, TX 75087

HALL JUSTIN KIMBELL
2902 PRESTON TRAIL
ROCKWALL, TX 75087

RAY STEPHEN G
2902 STARBOARD DR
ROCKWALL, TX 75087

MARLEY KELLEE AND CLAYTON D
2904 PRESTON TRAIL
ROCKWALL, TX 75087

GANN LAURA KATHERINE & CURTIS CLARK
2904 STARBOARD DR
ROCKWALL, TX 75087

RESIDENT
2906 STARBOARD DR
ROCKWALL, TX 75087

DUCHARME JASON
2906 PRESTON TRAIL
ROCKWALL, TX 75087

LEE GREGORY P AND LAUREN W
2908 PRESTON TRAIL
ROCKWALL, TX 75087

WEAVER ALEXANDRIA LEE
2908 SARATOGA DRIVE
ROCKWALL, TX 75087

RIGGS STELLA
2908 SHALIMAR DR
PLANO, TX 75023

GOODLOE COLLIN AND K D
2908 STARBOARD DRIVE
ROCKWALL, TX 75087

THORNHILL DOROTHY E
2909 SARATOGA DR
ROCKWALL, TX 75087

KESTER SEAN AND MISTI
2910 PRESTON TRAIL
ROCKWALL, TX 75087

STORY BRETT AND NICOLE
2910 STARBOARD DR
ROCKWALL, TX 75087

RAMIREZ CHRISTIAN IVAN RIESTRA AND MELIZA CHRISTINE
2912 STARBOARD DR
ROCKWALL, TX 75087

CHAUHAN HIMMAT V
2914 SARATOGA DRIVE
ROCKWALL, TX 75087

HALL MICHAEL J & VIVIANA M
2914 STARBOARD DR
ROCKWALL, TX 75087

GREENLY KRISTIN MARIE
2916 STARBOARD DR
ROCKWALL, TX 75087

SAENZ DANIEL RUBEN & MARSHA
2917 SARATOGA DRIVE
ROCKWALL, TX 75087

ORONA CHRISTI M AND ROBERT
2918 STARBOARD DR
ROCKWALL, TX 75087

CHRISTIAN LARRY R & LINDA M
2920 SARATOGA DR
ROCKWALL, TX 75087

CHEN XIANGNING AND YIYUN HOU
2920 STARBOARD DR
ROCKWALL, TX 75087

RESIDENT
2923 SARATOGA DR
ROCKWALL, TX 75087

PAK JAMES
2926 SARATOGA DR
ROCKWALL, TX 75087

VAZQUEZ JOE JR
2929 SARATOGA DRIVE
ROCKWALL, TX 75087

WILLIAMS KATHERINE ELIZABETH
2932 SARATOGA DR
ROCKWALL, TX 75087

WILSON TRISTEN AND DIONISIA RAY
2935 SARATOGA DRIVE
ROCKWALL, TX 75087

PATTRANUPRAVAT PRAPAN AND WONGNOI
2939 SARATOGA DR
ROCKWALL, TX 75087

EVANS SHEILA
3 WATERS EDGE CT
HEATH, TX 75032

VON SCHWARZ ROBIN D
300 RUSH CREEK DR APT A4
HEATH, TX 75032

CLARK ROGER AND VICKIE
3000 COUNTRY PL
ROCKWALL, TX 75032

ENGLAND ALICE BLACKSHEAR
3001 BAYSIDE DR
ROCKWALL, TX 75087

LUNN RICHARD C & MARTHA L
3001 HARBOR DR
ROCKWALL, TX 75087

HALE ROBERT L JR & JANET M
3001 PORTSIDE DR
ROCKWALL, TX 75087

EHLERT GORDON W & LINDA K
3001 PRESTON CT
ROCKWALL, TX 75087

RESIDENT
3002 PRESTON TR
ROCKWALL, TX 75087

MORROW KATHLEEN
3002 BAYSIDE DR
ROCKWALL, TX 75087

MORROW KATHLEEN
3002 BAYSIDE DR
ROCKWALL, TX 75087

MORROW KATHLEEN
3002 BAYSIDE DR
ROCKWALL, TX 75087

SEWELL SHANNON
3002 HARBOR DR
ROCKWALL, TX 75087

MCCAULEY DAVID AND KATHLEEN ELEANOR
NEWMAN MCCAULEY
3002 LAKESIDE DR
ROCKWALL, TX 75087

TURNER CECE
3002 PRESTON CT
ROCKWALL, TX 75087

LURIE SHIRLEY ANN
3003 BAYSIDE DR
ROCKWALL, TX 75087

MORRISON LORRAINE
3003 HARBOR DR
ROCKWALL, TX 75087

SANCHEZ ENEIDA
3003 LAKESIDE DR
ROCKWALL, TX 75087

URQUHART IVY M
3003 PORTSIDE DR
ROCKWALL, TX 75087

ROGERS GENTRY
3003 PRESTON COURT
ROCKWALL, TX 75087

RESIDENT
3004 PRESTON TR
ROCKWALL, TX 75087

RUPPRATH THOMAS & GLENDA
3004 BAYSIDE DR
ROCKWALL, TX 75087

HENDERSON PEGGY J
3004 HARBOR DR
ROCKWALL, TX 75087

KILE GERRALL RAY
3004 LAKESIDE DRIVE
ROCKWALL, TX 75087

MILLER KATHLEEN PALMER
3004 PRESTON CT
ROCKWALL, TX 75087

RESIDENT
3005 BAYSIDE DR
ROCKWALL, TX 75087

RESIDENT
3005 PORTSIDE DR
ROCKWALL, TX 75087

RESIDENT
3005 PRESTON CT
ROCKWALL, TX 75087

MAXFIELD DONALD E & PATRICIA J
3005 HARBOR DR
ROCKWALL, TX 75087

RESIDENT
3006 PRESTON TR
ROCKWALL, TX 75087

MILLER GARY R & COLLEEN R
3006 BAYSIDE DR
ROCKWALL, TX 75087

D ATRI DAVID & SHARON
3006 HARBOR DR
ROCKWALL, TX 75087

BECKERLEY BEN AND
CONNIE RENSHAW
3006 LAKESIDE DRIVE
ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A
3006 PRESTON COURT
ROCKWALL, TX 75087

RESIDENT
3007 HARBOR DR
ROCKWALL, TX 75087

STRADER MARK
3007 BAYSIDE DRIVE
ROCKWALL, TX 75087

CHILDRESS DENNIS K JR & HILARY
3007 LAKESIDE DR
ROCKWALL, TX 75087

LANE RONALD D ETUX
3007 PORTSIDE DR
ROCKWALL, TX 75087

BURK CATHERINE & HOWARD T
3007 PRESTON CT
ROCKWALL, TX 75087

RESIDENT
3008 PRESTON TR
ROCKWALL, TX 75087

SEGGELINK MICHAEL AND MECHIELL
3008 BAYSIDE DR
ROCKWALL, TX 75087

GRAESER OTTO THEODORE JR & PAMELA L
3008 HARBOR DRIVE
ROCKWALL, TX 75087

FISHER RICHARD R ET UX
3008 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3009 BAYSIDE DR
ROCKWALL, TX 75087

ERVIN SCOTT
3009 BAYSIDE
ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY
3009 PRESTON CT
ROCKWALL, TX 75087

CALVIN HURST SURVIVOR'S TRUST,A SUB-TRUST
UNDER THE HURST LIVING TRUST
CALVIN W HURST- TRUSTEE
3010 BAYSIDE DRIVE
ROCKWALL, TX 75087

GROSS JEANNE L
3010 HARBOR DR
ROCKWALL, TX 75087

PLANAS KYLE B & SANTIAGO A
3010 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3011 LAKESIDE DR
ROCKWALL, TX 75087

GLEASON PHILIP C & CATHY
3011 BAYSIDE DR
ROCKWALL, TX 75087

KOONCE STEPHEN R
3012 BAYSIDE DR
ROCKWALL, TX 75087

DEBUSK RITA
3012 HARBOR DR
ROCKWALL, TX 75087

HONEYCUTT SHARON A
3012 LAKESIDE DRIVE
ROCKWALL, TX 75087

VANCIL MARK & SUE LIVING TRUST
MARK O & SUZANNE J VANCIL TRUSTEES
3013 BAYSIDE DRIVE
ROCKWALL, TX 75087

CHENAULT MARVIN H III
3014 BAYSIDE DR
ROCKWALL, TX 75087

FULLER RHONDA
3014 HARBOR
ROCKWALL, TX 75087

GARDNER DAVID C
3015 BAYSIDE DR
ROCKWALL, TX 75087

THOMPSON JEFFREY B
3015 LAKESIDE DR
ROCKWALL, TX 75087

KING GREGORY B & KAREN
3016 BAYSIDE DRIVE
ROCKWALL, TX 75087

HERNANDEZ EUGENEN R & ALICE G
3016 HARBOR DR
ROCKWALL, TX 75087

DUNCAN DONNA C
3017 BAYSIDE DRIVE
ROCKWALL, TX 75087

PRATT RANDY
3017 LAKESIDE DR
ROCKWALL, TX 75087

SELF NANCY
3018 BAYSIDE DR
ROCKWALL, TX 75087

LOREDO ANTONIO
3018 HARBOR DR
ROCKWALL, TX 75087

ANDERSON CATHERINE PAIGE
3019 BAYSIDE DRIVE
ROCKWALL, TX 75087

BARSEGYAN DAVID
3019 LAKESIDE DR
ROCKWALL, TX 75087

TIMPY ONDRUSEK FAMILY TRUST
TIMPY KAY ONDRUSEK- TRUSTEE
3020 BAYSIDE DRIVE
ROCKWALL, TX 75087

SMITH ERVING KIRK & KAREN K
3020 HARBOR DR
ROCKWALL, TX 75087

MUNIZ MARTHA O
3021 BAYSIDE DR
ROCKWALL, TX 75087

CRAWFORD RUTH AND MICHAEL
3021 LAKESIDE DRIVE
ROCKWALL, TX 75087

RONALD SPENCER FAMILY INVESTMENTS B LLC
3021 RIDGE RD STE A-277
ROCKWALL, TX 75032

LAKEFRONT TRAIL ROCKWALL HOTEL LP
3021 RIDGE ROAD A-120
ROCKWALL, TX 75032

RESIDENT
3022 BAYSIDE DR
ROCKWALL, TX 75087

RESIDENT
3022 HARBOR DR
ROCKWALL, TX 75087

MALEK CHRIS EDWARD & CHARLA BLASINGAME
3022 HARBOR DR
ROCKWALL, TX 75087

BISHOP DONNA
3023 BAYSIDE DR
ROCKWALL, TX 75087

ESTATE OF BEATRICE ELIZABETH LETTIERI
3024 BAYSIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
303 E I30
ROCKWALL, TX 75087

BRENNEMAN STEVEN J AND SHARLA F
3046 NW 21ST ST TER
NEW CASTLE, OK 73065

GANCI GLENN E AND DIANE N VAN DYK-GANCI
305 DREW LANE
HEATH, TX 75032

GANCI GLENN
305 DREW LN
HEATH, TX 75032

TRISARNSRI DUANG-JAI
305 W 86TH ST #6C
NEW YORK, NY 10024

RESIDENT
309 E I30
ROCKWALL, TX 75087

RESIDENT
3101 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3103 LAKESIDE DR
ROCKWALL, TX 75087

NELSON MARY E
3104 LAKESIDE DR
ROCKWALL, TX 75087

GOFFNEY KARLA REYES & KELLY ONEAL
3105 LAKESIDE DR
ROCKWALL, TX 75032

HEFFREN MICHAEL R
3106 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3107 LAKESIDE DR
ROCKWALL, TX 75087

BRUNS DONNA JUNE
3108 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3109 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
311 E I30
ROCKWALL, TX 75087

RESIDENT
3111 LAKESIDE DR
ROCKWALL, TX 75087

HALL LOWELL D
3111 LAKESIDE DR
ROCKWALL, TX 75087

MAKULINSKI STEVEN J
3113 LAKESIDE DR
ROCKWALL, TX 75087

MARTIN CHRISTOPHER AND GENEVIEVE
3115 LAKESIDE DR
ROCKWALL, TX 75087

SALINAS ROBERTO
3117 LAKESIDE DRIVE
ROCKWALL, TX 75087

CUELLAR FELISIA JULIANA
3119 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3201 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3302 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3303 LAKESIDE DR
ROCKWALL, TX 75087

NERKOWSKI FRANK A & PAMELA JO
3304 AUGUSTA BLVD
ROCKWALL, TX 75087

KERN JAMES LEO JR & CHERYL
3304 LAKESIDE DR
ROCKWALL, TX 75087

ROBINSON MARK M &
KIM T ROBINSON
3305 LAKESIDE DR
ROCKWALL, TX 75087

DIXON JEFFORD B & MELINDA S
3306 LAKESIDE DR
ROCKWALL, TX 75087

MURRAY TRAVIS
3307 LAKESIDE DRIVE
ROCKWALL, TX 75087

DANIELS BENNIE & GLORIA
3308 AUGUST BLVD
ROCKWALL, TX 75087

WYATT VIRGINIA
3308 LAKESIDE DR
ROCKWALL, TX 75087

SEWING ERIC THOMAS & GABRIELLE FRAGOSO
3309 LAKESIDE DRIVE
ROCKWALL, TX 75087

HERMAN THOMAS M
3310 LAKESIDE DRIVE
ROCKWALL, TX 75087

GOITIA TINA
3311 LAKESIDE DR
ROCKWALL, TX 75087

CYNTHIA AND DOUGLAS BALZER LIVING TRUST
DOUGLAS A BALZER AND CYNTHIA S BALZER -
TRUSTEES
3312 AUGUSTA BLVD
ROCKWALL, TX 75087

FUENTES NELSON OSMIN AND ISABEL CRISTINA
3312 LAKESIDE DRIVE
ROCKWALL, TX 75087

THOMAS JERRY T AND BILLEE G AND
ROBYN M PACE
3313 LAKESIDE DRIVE
ROCKWALL, TX 75087

HART JOHN T & LAUREL A
3314 LAKESIDE DR
ROCKWALL, TX 75087

HURTT LAURIE R
3315 LAKESIDE DR
ROCKWALL, TX 75087

REED FRANCES GEAN
3316 AUGUSTA BLVD
ROCKWALL, TX 75087

WOLFE BRONSON ALAN
3316 LAKESIDE DR
ROCKWALL, TX 75087

DAVIS LARRY DEAN & KAREN RENEE
3317 AUGUSTA BLVD
ROCKWALL, TX 75087

GYER DAVID AND EVELYN CONSTANCE
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLIAMS HEIDI
3318 LAKESIDE DRIVE
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J
3319 AUGUSTA BLVD
ROCKWALL, TX 75087

HERVAS DAVID AND
MARIA FERNANDEZ LAMARQUE
3320 AUGUSTA BLVD.
ROCKWALL, TX 75087

HERVAS DAVID AND
MAIA LAMARQUE
3320 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

SPARKS ROBIN F
3320 LAKESIDE DR
ROCKWALL, TX 75087

HOLLAND CHARLES A & BARBARA K
3321 AUGUSTA BLVD
ROCKWALL, TX 75087

SLOVAK PAMELA A
3322 AUGUSTA BLVD
ROCKWALL, TX 75087

SPARKS GLENN E
3322 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3323 AUGUSTA BLVD
ROCKWALL, TX 75087

2016 P GRIFFIN REVOCABLE TRUST
PAMELA ANN GRIFFIN - TRUSTEE
3324 AUGUSTA BLVD
ROCKWALL, TX 75087

MARQUARDT ROBERT & NICOLE
3324 LAKESIDE DR
ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3326 LAKESIDE DR
ROCKWALL, TX 75087

GREENE BARBARA A
3326 AUGUSTA BLVD
ROCKWALL, TX 75087

KELLY KIM
3327 AUGUSTA BLVD
ROCKWALL, TX 75087

WILLMON KEVIN LEE
3329 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3400 LAKESIDE DR
ROCKWALL, TX 75087

GREENBERG AUSTIN LOUIS
3400 WATERVIEW TRAIL
ROCKWALL, TX 75087

VOHRA SURINDER L
C/O JULIA VOHRA
3401 AUGUSTA BLVD
ROCKWALL, TX 75087

LE JEUNE ARTHUR A III & MARIA G
3401 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3402 AUGUSTA BLVD
ROCKWALL, TX 75087

MENGES CATHERINE E
3402 WATERVIEW TRL
ROCKWALL, TX 75087

NEDROW MICHAEL JOSEPH
3403 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

NEELEY JAMES D AND BECKY J
3403 LAKESIDE DRIVE
ROCKWALL, TX 75087

KEITH BENJAMIN C JR AND SHERYL A
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

KEITH BENJAMIN AND SHERYL
3403 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3404 WATERVIEW TRL
ROCKWALL, TX 75087

CLARK WILLIAM J
3404 AUGUSTA BLVD
ROCKWALL, TX 75087

MEJIA PATRICIA E AND ROGER C WILLIAMSON
3404 LAKESIDE DR
ROCKWALL, TX 75087

MEJIA PATRICIA E
3404 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3405 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3405 WATERVIEW TRL
ROCKWALL, TX 75087

COATS RANDALL G AND JUDITH L
3405 LAKESIDE DR
ROCKWALL, TX 75087

IDSAL WARREN B
3406 AUGUSTA BLVD
ROCKWALL, TX 75087

MINTH KRISTEN R
3406 LAKESIDE DR
ROCKWALL, TX 75087

JACKSON HAYLEE BROOKE AND DONALD LYNN
3406 WATERVIEW TRAIL
ROCKWALL, TX 75087

BAIN WILLIAM
3407 AUGUSTA BLVD
ROCKWALL, TX 75087

INGRAM STEVEN AND JULIE
3407 LAKESIDE DRIVE
ROCKWALL, TX 75087

FRANK SHEILA D
3407 WATERVIEW TRAIL
ROCKWALL, TX 75087

THE MARY SUE BOLAND REVOCABLE LIVING TRUST
3408 AUGUSTA BLVD
ROCKWALL, TX 75087

OLBERA MARIO R
3408 LAKESIDE DR
ROCKWALL, TX 75087

WILLIAMS JACK AND MICHAELA DAVIS
3408 WATERVIEW TRL
ROCKWALL, TX 75087

RESIDENT
3409 AUGUSTA BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
3409 WATERVIEW TRAIL
ROCKWALL, TX 75087

LEMMOND KIMBERLY
3410 AUGUSTA BLVD
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

TURNER CRAIG R
3410 LAKESIDE DR
ROCKWALL, TX 75087

MILLER SANDY
3410 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3411 WATERVIEW TRAIL
ROCKWALL, TX 75087

CARDWELL CLIFFORD R & LINDA C
3411 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3412 AUGUSTA BLVD
ROCKWALL, TX 75087

DOBRICK JOHN R
3412 LAKESIDE DR
ROCKWALL, TX 75087

SANTIBANEZ GUADALUPE AND ANTONIA
3412 WATERVIEW TRAIL
ROCKWALL, TX 75087

PUGH HUEY
3413 AUGUSTA BLVD
ROCKWALL, TX 75087

HEIMAN DILLON J
3413 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3414 LAKESIDE DR
ROCKWALL, TX 75087

HOFSTAD KENT AND STACEY L MCCOOL
3414 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

CERVANTES GONZALO AND NEHA PATEL
3414 WATERVIEW TRAIL
ROCKWALL, TX 75087

VARNADO VIRGINIA D AND KENNETH M MOHAN
3415 WATERVIEW TRL
ROCKWALL, TX 75087

TOTH DANIEL FRANK III
3416 AUGUST BLVD
ROCKWALL, TX 75087

SAMS DAMON CUYLER AND ANGELA BETH
3416 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
3417 WATERVIEW TRAIL
ROCKWALL, TX 75087

FOX GREGORY AND LAURA C
3417 AUGUSTA BLVD
ROCKWALL, TX 75087

ANTHONY LINDA
3418 AUGUSTA BLVD
ROCKWALL, TX 75087

MOKRZECKY CHERYL AND
ROGER DIEBEL
3418 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3419 WATERVIEW TRAIL
ROCKWALL, TX 75087

RESIDENT
3420 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3420 LAKESIDE DR
ROCKWALL, TX 75087

HINDS JOELLE
3421 AUGUSTA BLVD
ROCKWALL, TX 75087

RAY JAMIE J
3421 WATERVIEW TRAIL
ROCKWALL, TX 75087

BULLOCK JOHN D AND
LANEY BETH PHELPS
3422 AUGUSTA BOULEVARD
ROCKWALL, TX 75087

SHANMUGAN NOELINE EMMA
3422 LAKESIDE DRIVE
ROCKWALL, TX 75087

NEWMAN SLOAN & JILL
3423 WATERVIEW TRAIL
ROCKWALL, TX 75087

KETTLE ALEC J
3424 AUGUSTA BLD
ROCKWALL, TX 75087

OGLE JORDAN J
3425 AUGUSTA BLVD
ROCKWALL, TX 75087

THOMAS ROBERT R JR
3425 WATERVIEW TRL
ROCKWALL, TX 75087

BRYANT SHIRLEY
3426 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT
3427 WATERVIEW TRL
ROCKWALL, TX 75087

RESIDENT
3428 AUGUSTA BLVD
ROCKWALL, TX 75087

WENDY LOU WOOD REVOCABLE TRUST
WENDY LOU WOOD- TRUSTEE
3430 AUGUSTA BLVD
ROCKWALL, TX 75087

OSBORNE ROGER D & BONITA L
3432 AUGUSTA BLVD
ROCKWALL, TX 75087

HARTLEROAD MICHAEL J AND JACQUELINE A
3434 AUGUSTA BLVD
ROCKWALL, TX 75087

ELDRIDGE LEWIS ERIC
3494 N STODGHILL ROAD
ROCKWALL, TX 75087

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

V & K TEXAS PROPERTIES LLC
3500 DALROCK RD
ROWLETT, TX 75088

PATTERSON DENIS
3501 AUGUSTA TRL
ROCKWALL, TX 75087

GRAMMER JERRY R AND MARIAN LUANN
3501 HIGHPOINT DR
ROCKWALL, TX 75087

HARVILLE FAMILY THE TRUST
KEITH A HARVILLE & MARIA D TRUSTEES
3502 HIGHPOINT DR
ROCKWALL, TX 75087

VAICYS VYTAUTAS
3502 LAKESIDE DR
ROCKWALL, TX 75087

CROW DANNY AND MARY J
3502 WATERVIEW TR
ROCKWALL, TX 75087

COATS RYAN AND
NEIL COATS
3503 AUGUSTA TRAIL
ROCKWALL, TX 75087

GRAVES JAMES K
3503 HIGHPOINT DR
ROCKWALL, TX 75087

GRAY GARY A
3504 HIGHPOINT DR
ROCKWALL, TX 75087

SPROULL PATRICIA M
3504 LAKESIDE DR
ROCKWALL, TX 75087

GREMMINGER JERRY C AND CYNTHIA E
3504 WATERVIEW TRAIL
ROCKWALL, TX 75087

MOORE JOSEPH CHARLES & LINDA
3505 AUGUSTA TRL
ROCKWALL, TX 75087

BARBERA ARTURO F & JACQUELINE
3506 HIGHPOINT DR
ROCKWALL, TX 75087

CONNELLY MARK AND JILL
3506 LAKESIDE DRIVE
ROCKWALL, TX 75087

HILL MARTHA GAYE
3507 AUGUSTA TRL
ROCKWALL, TX 75087

SUZUKI AOMI AND
TAKAHIRO SUZUKI
3508 HIGHPOINT DR
ROCKWALL, TX 75087

MORRISSEY CRAIG AND PAIGE HUNT
3508 LAKESIDE DRIVE
ROCKWALL, TX 75087

ERICKSON DAVID CHARLES AND DEBORAH
3509 AUGUSTA TR
ROCKWALL, TX 75087

BEAUTY LEGACY LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

KARBAUM WILLI AND NINA
3510 LAKESIDE DR
ROCKWALL, TX 75087

STALEY JON T AND SHARON J
3512 LAKESIDE DR
ROCKWALL, TX 75087

BLACKWOOD GLENITA AND SCOTT
3514 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA ANGELICA
3516 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LILIANA
3516 LAKESIDE DR
ROCKWALL, TX 75087

BMG TRUST DATED MAY 24, 2018
BETSEY M GAULT - TRUSTEE
3518 LAKESIDE DRIVE
ROCKWALL, TX 75087

KING KAREN ROSE
3522 LAKESIDE DR
ROCKWALL, TX 75087

KING KAREN R
3522 LAKESIDE DR
ROCKWALL, TX 75087

MATTHEWS LUCY F
3524 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3601 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3602 HIGHPOINT DR
ROCKWALL, TX 75087

BOWEN MEREDITH NINA
3602 HILLTOP CIRCLE
ROCKWALL, TX 75087

MYERS JERRY & MARCIA
3602 LAKESIDE DR
ROCKWALL, TX 75087

BRYANT BYRON L
3603 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3604 HIGHPOINT DR
ROCKWALL, TX 75087

GREMMINGER JASON A
3604 HILLTOP CIRCLE
ROCKWALL, TX 75087

HOLT DEVIN D AND BETTINA L
3604 LAKESIDE DR
ROCKWALL, TX 75087

LUNA REVOCABLE LIVING TRUST
3605 HIGHPOINT DR
ROCKWALL, TX 75087

SHAVER ROBERT
3606 HIGHPOINT DRIVE
ROCKWALL, TX 75087

DURHAM JOHN AND SANDRA AND
3606 HILLTOP CIR
ROCKWALL, TX 75087

BARLOW MADISON AND LUKE
3607 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3608 HILLTOP CIR
ROCKWALL, TX 75087

ROLAND STEPHEN CHARLES AND JULIA
3608 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MATHURA PHILLIP ANTHONY AND
SUZANNE DARLENE ALLMAN-MATHURA
3608 LAKESIDE DRIVE
ROCKWALL, TX 75087

RESIDENT
3609 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3610 HILLTOP CIR
ROCKWALL, TX 75087

PUGH GARY AND LAURA
3610 HIGHPOINT DR
ROCKWALL, TX 75087

KLEIN MICHAEL S AND DONNA G
3610 LAKESIDE DR
ROCKWALL, TX 75087

REID IRMA MASQUIFELT
3611 HIGHPOINT DR
ROCKWALL, TX 75087

HOWARD MARIA LOUISE
3612 HIGHPOINT DRIVE
ROCKWALL, TX 75087

SELMAN LINDA VALERIE
3612 HILLTOP CIR
ROCKWALL, TX 75087

MUKHERJEE JAYDEEP
3612 LAKESIDE DRIVE
ROCKWALL, TX 75087

PIERSON MICHAEL C & LESLIE PIERSON
3613 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3614 HIGHPOINT DR
ROCKWALL, TX 75087

DEATON KEVIN & SHERI
3614 HILLTOP CIR
ROCKWALL, TX 75087

SPENCER RONALD G
3614 LAKESIDE DR
ROCKWALL, TX 75087

HAMILTON JOHN E
3615 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3616 LAKESIDE DR
ROCKWALL, TX 75087

CONFIDENTIAL
3616 HIGHPOINT DRIVE
ROCKWALL, TX 75087

NETHERLAND JOHN L AND SUE
3616 HILLTOP CIRCLE
ROCKWALL, TX 75087

RESIDENT
3617 HIGHPOINT DR
ROCKWALL, TX 75087

RESIDENT
3618 LAKESIDE DR
ROCKWALL, TX 75087

HORNQUIST ERIC R & SANDRA L
3618 HIGHPOINT DR
ROCKWALL, TX 75087

BEASLEY GILLIAN
3618 HILLTOP CIR
ROCKWALL, TX 75087

RESIDENT
3619 HIGHPOINT DR
ROCKWALL, TX 75087

CLARKE WILLIAM P & ISABEL A
3620 HIGHPOINT DR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

OLSEN SHARON REVOCABLE LIVING TRUST
3620 HILLTOP CIR
ROCKWALL, TX 75087

CRAWFORD MIKE &
PAM WATKINS
3620 LAKESIDE DR
ROCKWALL, TX 75087

2017 D PARKHILL REVOCABLE TRUST
DEBORAH L PARKHILL- TRUSTEE
3621 HIGHPOINT DRIVE
ROCKWALL, TX 75087

MILLER CHARLES E JR
3622 HIGHPOINT DR
ROCKWALL, TX 75087

DEANA DIANE MCLARRY MANAGEMENT TRUST
DEANA DIANE MCLARRY - TRUSTEE
3622 LAKESIDE DR
ROCKWALL, TX 75087

WILKINS WILLIAM P & MARY E
3624 HIGHPOINT DR
ROCKWALL, TX 75087

MARICH ANDREW L
3624 LAKESIDE DR
ROCKWALL, TX 75087

BESIC VERONIKA & MUFID
3626 HIGHPOINT DRIVE
ROCKWALL, TX 75087

VELLANKI AMRUTHA AND
VIJAY KRISHNA RAYANKI AND SRINIVASA R MOVVA
3626 LAKESIDE DRIVE
ROCKWALL, TX 75087

KRAEMER DANNA J
3628 LAKESIDE DR
ROCKWALL, TX 75087

SPRADLIN RYAN LLOYD
369 DOE CIR
FRANKTOWN, CO 80116

WILLIS REBECCA J
369 N KING RD
ROYSE CITY, TX 75189

RESIDENT
3701 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3702 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3703 MEDITERRANEAN
ROCKWALL, TX 75087

BARNETT ROBERT H JR AND DONNA L
3704 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3705 MEDITERRANEAN
ROCKWALL, TX 75087

OVERMAN DAMON
3706 MEDITERRANEAN ST
ROCKWALL, TX 75087

PRICE MELANIE B
3708 MEDITERRANEAN DRIVE
ROCKWALL, TX 75087

METZGER LAURA L
3709 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3710 MEDITERRANEAN
ROCKWALL, TX 75087

RICHARDSON LISA M
3710 RAWLINS ST STE 1420
DALLAS, TX 75219

RESIDENT
3711 MEDITERRANEAN
ROCKWALL, TX 75087

DOLLARD NANCY
3712 MEDITERRANEAN STREET
ROCKWALL, TX 75087

MELVIN VALERIE G
3713 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3714 MEDITERRANEAN
ROCKWALL, TX 75087

SANDRA RIBBENS REVOCABLE LIVING TRUST AGREEMENT
3716 MEDITERRANEAN ST
ROCKWALL, TX 75087

JAMES NORMAN R AND TERRY D GARDNER
3720 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3722 MEDITERRANEAN
ROCKWALL, TX 75087

TARVER DONALD A & ALICE A MCGUIRE
3724 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3726 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3728 MEDITERRANEAN
ROCKWALL, TX 75087

ADAMS ARNOLD R III & KIT Y
3730 MEDITERRANEAN ST
ROCKWALL, TX 75087

VARNELL ERIC AND KATHLEEN R
3801 MEDITERRANEAN STREET
ROCKWALL, TX 75087

RESIDENT
3802 MEDITERRANEAN
ROCKWALL, TX 75087

GARCIA IRMA YOLANDA
3803 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3805 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3806 MEDITERRANEAN
ROCKWALL, TX 75087

SCAGNOLI NANCY LYNN
3809 MEDITERRANEAN STREET
ROCKWALL, TX 75087

CARSON KENT A & JORI A
3810 MEDITERRANEAN ST
ROCKWALL, TX 75087

SMITH ROY LEE
3811 MEDITERRANEAN STREET
ROCKWALL, TX 75087

BASHOR ARMAND & CHARLIE TRUSTEES
ARMAND BASHOR & CHARLIE BASHOR
REVOCABLE LIVING FAMILY TRUST
3812 MEDITERRANEAN DRIVE
ROCKWALL, TX 75087

RESIDENT
3813 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3816 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3818 MEDITERRANEAN
ROCKWALL, TX 75087

COLBURN JAMES B
3820 MEDITERRANEAN ST
ROCKWALL, TX 75087

RAY WES
3822 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3824 MEDITERRANEAN
ROCKWALL, TX 75087

MARCONI MYQUEL & HILGA GONZAGA RAINS
3826 MEDITERRANEAN STREET
ROCKWALL, TX 75087

RESIDENT
3828 MEDITERRANEAN
ROCKWALL, TX 75087

CRAWFORD CHARLOTE A & WILLIAM D
3830 MEDITERRANEAN ST
ROCKWALL, TX 75087

CRAWFORD WILLIAM D & CHARLOTTE A
3830 MEDITERRANEAN ST
ROCKWALL, TX 75087

JORDAN SHARON MICHELLE
3832 MEDITERRANEAN STREET
ROCKWALL, TX 75087

KING EVELYN
3834 MEDITERRANEAN ST
ROCKWALL, TX 75087

BELANGER CORKY W
3836 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3838 MEDITERRANEAN
ROCKWALL, TX 75087

BOVEE PAUL R & GHISLAINE
3840 MEDITERRANEAN ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
3901 VILLAGE DR
ROCKWALL, TX 75087

GREEN LAURA
3902 MEDITERRANEAN STREET
ROCKWALL, TX 75087

DODSON JAMES THOMAS
3903 ROMA CT
ROCKWALL, TX 75087

TOMS DAVID E
3903 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
3904 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3905 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3905 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
3906 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3907 ROMA CT
ROCKWALL, TX 75087

SINGH GURDARSHAN AND PARAMJIT W
3907 MEDITERRANEAN ST
ROCKWALL, TX 75087

ANDREWS MICHAEL S
3907 VILLAGE DR
ROCKWALL, TX 75087

ATTAWAY KELLIANN N
3908 MEDITERRANEAN STREET
ROCKWALL, TX 75087

RESIDENT
3909 VILLAGE DR
ROCKWALL, TX 75087

FARR ROBERT MICHAEL AND
MICHAEL PATRICK FARR
3909 MEDITERRANEAN
ROCKWALL, TX 75087

CANNON SUSAN RENEE
3910 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3911 VILLAGE DR
ROCKWALL, TX 75087

MACON LISA RENEE & LOYD MICHAEL ROSELL
3911 MEDITERRANEAN ST
ROCKWALL, TX 75087

GEGOGEINE JANET ANN
3911 ROMA COURT
ROCKWALL, TX 75087

RESIDENT
3912 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3913 MEDITERRANEAN
ROCKWALL, TX 75087

BAKER RANDY AND CINDY THOMPSON
3914 MEDITERRANEAN ST
ROCKWALL, TX 75087

LAMBIASE NICHOLAS
3915 MEDITERRANEAN STREET
ROCKWALL, TX 75087

THOMAS CALLIE ELISABETH AND
KEVIN MATTHEW HOYE
3915 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3916 MEDITERRANEAN
ROCKWALL, TX 75087

CODY KAREN S
3917 MEDITERRANEAN STREET
ROCKWALL, TX 75087

ADAO ROBERT
3917 ROMA CT
ROCKWALL, TX 75087

CONFIDENTIAL
3918 MEDITERRANEAN DR
ROCKWALL, TX 75087

SAXON VICTORIA
3919 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3920 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3921 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3922 MEDITERRANEAN
ROCKWALL, TX 75087

MCREYNOLDS ANDREW MARTIN & SARAH
KATHRYN
3923 ROMA CT
ROCKWALL, TX 75087

MCCARY PAUL A AND CHRISTY G
3924 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3925 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3926 MEDITERRANEAN
ROCKWALL, TX 75087

JESSICA WELLS WOOD REVOCABLE TRUST
JESSICA WELLS WOOD - TRUSTEE
3927 ROMA COURT
ROCKWALL, TX 75087

MATHEWS JOHN & STEPHANIE PAMELA
3928 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
3929 ROMA CT
ROCKWALL, TX 75087

PAMELA STEPHANIE & MATHEWS
3930 MEDITERRANEAN ST
ROCKWALL, TX 75087

BRILEY KASITY AND MATTHEW
3931 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3932 MEDITERRANEAN
ROCKWALL, TX 75087

PESCHELL DANIEL J & COLLEEN J
3933 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3934 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
3935 ROMA CT
ROCKWALL, TX 75087

RESIDENT
3936 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4002 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4004 MEDITERRANEAN <Null>
ROCKWALL, TX 75087

BOTHA HELEN GALLOWAY
4006 MEDITERRANEAN ST
ROCKWALL, TX 75087

NORWOOD TIMOTHY CLYDE
4008 MEDITERRANEAN ST
ROCKWALL, TX 75087

HO JUI LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

HO MING-TAO & JUI-LIEN CHOU
4009 19TH STREET STE D
LUBBOCK, TX 79410

TAYLOR BETTY FRANCES
4010 MEDITERRANEAN ST
ROCKWALL, TX 75087

MARIA RODRIGUEZ TRUST
4011 POMPEI CT
ROCKWALL, TX 75087

CASIMERO MAJELLA SANDOVAL
4012 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
4014 MEDITERRANEAN
ROCKWALL, TX 75087

TORRES TONY
4015 MEDITERRANEAN
ROCKWALL, TX 75189

RESIDENT
4016 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4018 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4020 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4022 MEDITERRANEAN
ROCKWALL, TX 75087

MCLEMORE MELISSA
4024 MEDITERRANEAN ST
ROCKWALL, TX 75087

RESIDENT
4026 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4028 MEDITERRANEAN DR
ROCKWALL, TX 75087

BURNS LORRAINE MARIETTI
C/O GOLD KEY REALTORS
403 W WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
4030 MEDITERRANEAN
ROCKWALL, TX 75087

RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

NIMON JAMES R AND
DONNA G NELSON
4101 CABANA CT
ROCKWALL, TX 75087

CHUNG KWANGYU AND
SUNME LEE
4102 CABANA CT
ROCKWALL, TX 75087

LEWIS MARY P
4103 CABANA CT
ROCKWALL, TX 75087

RESIDENT
4104 VILLAGE DR
ROCKWALL, TX 75087

MCGOWAN KYLE
4105 CABANA COURT
ROCKWALL, TX 75087

WILLARD ELIZABETH A
4106 VILLAGE DR
ROCKWALL, TX 75087

CROWELL TERESA
4107 CABANA CT
ROCKWALL, TX 75087

AGUILAR VICTOR
4108 VILLAGE DR
ROCKWALL, TX 75087

WILLIAMS CHARLES AND TAMIKA
4110 VILLAGE DRIVE
ROCKWALL, TX 75087

ROBERTS JAMES F
4112 VILLAGE DR
ROCKWALL, TX 75087

ROBERTS JAMES F
4112 VILLAGE DR
ROCKWALL, TX 75087

DAVIS CHAD S
4200 POMPEI CT
ROCKWALL, TX 75087

RESIDENT
4201 POMPEI CT
ROCKWALL, TX 75087

RIVES MELANIE STEWART
4212 VILLAGE DR
ROCKWALL, TX 75087

RESIDENT
4214 VILLAGE DR
ROCKWALL, TX 75087

TOLLESON TERRY & PATSY
4216 VILLAGE DR
ROCKWALL, TX 75087

PECK KIMBERLY W
4218 VILLAGE DR
ROCKWALL, TX 75087

VENRICK CHERYL
4220 VILLAGE DR
ROCKWALL, TX 75087

HICKMAN MARILYN
4230 GIBSON ST UNIT C
HOUSTON, TX 77007

MOON EUNHA AND
NORIO HASEGAWA
424 N HARRISON ST
PRINCETON, NJ 8540

M & S MCGRATH TRUST AND MARY P MCGRATH TRUST
MARTIN E & MARY P MCGRATH TRUSTEES AND
DAVID HILLIS MCGRATH
4350 BELTWAY DR
ADDISON, TX 75001

ZI HAN PROPERTIES LLC SERIES K
4432 WALNUT HILL LN
DALLAS, TX 75229

GEORGE DAVID E & TERESA L
447 SAINT MICHAELS WAY
ROCKWALL, TX 75032

SUNDAY SKY PROPERTIES
4628 SUNDANCE DR
PLANO, TX 75024

RESIDENT
500 TURTLE COVE BLVD
ROCKWALL, TX 75087

36 WAGON ROAD, LLC
502 TERRY LANE
HEATH, TX 75032

36 WAGON ROAD, LLC
502 TERRY LANE
HEATH, TX 75032

WDI LOGISTICS INC
503 GLENBROOK CT
SOUTHLAKE, TX 76092

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

PSB INDEMNITY FAMILY LTD PTRN
510 TURTLE COVE BLVD STE 200
ROCKWALL, TX 75087

CJSM PROPERTIES LP
512 WILLOW SPRINGS DRIVE
HEATH, TX 75032

ZHANG TINGTING AND
RONALD SIEDOT MOK
517 GROVE LANE
FOREST PARK, IL 60130

BRIDGE VALHALLA INC
519 E I 30 #157
ROCKWALL, TX 75087

HARMON H VICTOR
519 E INTERSTATE 30 PMB 212
ROCKWALL, TX 75087

LEATHERS TIMOTHY
5335 COUNTY ROAD 597
FARMERSVILLE, TX 75442

YING DENISE
5349 AMESBURY DR APT 2010
DALLAS, TX 75206

3818 MEDITERRANEAN STREET A PROTECTED
SERIES OF CQ CHICA TX LLC
539 W COMMERCE #5354
DALLAS, TX 75208

BT CAYMAN LLC
5430 LYNDON B JOHNSON FWY STE 1050

RICE CARINE
545 BEDFORD FALLS
ROCKWALL, TX 75087

RESIDENT
550 LA JOLLA DR
ROCKWALL, TX 75087

PACHECO ENRIQUE AND JOANN T
5788 W SKY HAWK TRL
ROYSE CITY, TX 75189

I BENDECK & CO LLC
5818 PRESTON FAIRWAYS DRIVE
DALLAS, TX 75252

WU SONG AND KEVIN Y
5941 GLENDOWER LN
PLANO, TX 75093

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

GANNAWAY DANNY EARL
601 COUNTRY CLUB DR
HEATH, TX 75032

JORDAN LINDA T
6018 RALEIGH DR
GARLAND, TX 75044

SCOTT PATRICIA ANN YOUNG AND JIMMY
ANTHONY
603 CLIFF VIEW CT
ROCKWALL, TX 75087

GRANTGES GERALD & LINDA
604 CLIFF VIEW COURT
ROCKWALL, TX 75087

RASOR RICK, AKA RICHARD RASOR AND
GEORGETTE
607 CLIFF VIEW CT
ROCKWALL, TX 75087

CLINGER FRANK B JR & GAIL M
608 CLIFF VIEW CT
ROCKWALL, TX 75087

FOX RICHARD C & LINDY S
611 CLIFF VIEW CT
ROCKWALL, TX 75087

BRUCE SCOTT L & CRISTINA V
611 HARBOR COVE DR
ROCKWALL, TX 75087

LANKFORD TIMOTHY R & BLAIR H
612 CLIFF VIEW CT
ROCKWALL, TX 75087

GIBSON ROBIN S & JOHN
612 HARBOR COVE DRIVE
ROCKWALL, TX 75087

FLORENCIA HECTOR J
615 HARBOR COVE DR
ROCKWALL, TX 75087

FEDDERSON WILLIAM R & PATRICIA L
615 LOCH VIEW COURT
ROCKWALL, TX 75087

BURMANIA DARLENE M & IAN J
616 HARBOR COVE DR
ROCKWALL, TX 75087

BRADLEY CLIFFORD D & JOYCE M
616 LOCH VIEW CT
ROCKWALL, TX 75087

HANEY DYLAN K
617 HARBOR COVE DR
ROCKWALL, TX 75087

ROCKWALL INNKEEPERS I LTD
6176 FM 2011
LONGVIEW, TX 75603

ROCKWALL INNKEEPERS I LTD
6176 FM 2011
LONGVIEW, TX 75603

MARCUS MEGAN
619 HARBOR COVE DRIVE
ROCKWALL, TX 75087

PRATT CHARLES A AND PATRICIA L
619 LOCH VIEW CT
ROCKWALL, TX 75087

SHAW STEPHANIE AND BRYAN
620 HARBOR COVE DR
ROCKWALL, TX 75087

TRAWEEK TOYA
620 LOCH VIEW CT
ROCKWALL, TX 75087

ROTRAMEL CHRISTIE &
MISTY ROTRAMEL
621 HARBOR COVE DR
ROCKWALL, TX 75087

SEAY KENNETH WAYNE & ELIZABETH CAUFIELD
623 HARBOR COVE DRIVE
ROCKWALL, TX 75087

ADAMS PATRICIA M
624 LOCH VIEW CT
ROCKWALL, TX 75087

LITHERLAND LORILEE
627 HARBOR COVE DR
ROCKWALL, TX 75087

RESIDENT
629 HARBOR COVE DR
ROCKWALL, TX 75087

ONTIVEROS NADINE MARGARET & ALFREDO JOSE
631 HARBOR COVE DRIVE
ROCKWALL, TX 75087

BARROW KYLE
633 HARBOR COVE DR
ROCKWALL, TX 75087

JIMMIE AND BARBARA ALFORD REVOCABLE TRUST
JIMMIE LEE ALFORD AND BARBARA EDWARDS ALFORD-COTRUSTEES
635 STAFFORD CIR
ROCKWALL, TX 75087

RESIDENT
637 STAFFORD CIR
ROCKWALL, TX 75087

GARRISON KIMBERLY RAE AND JOHN
638 TURTLE COVE BLVD
ROCKWALL, TX 75087

HAYS FAMILY TRUST
JOAN AVOY HAYS - TRUSTEE
639 STAFFORD CIR
ROCKWALL, TX 75087

EVANS HASKELL L & SHEILA L
640 WOODLAND WAY
ROCKWALL, TX 75087

ZASTROW BRADLEY L & SANDRA D
641 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GOODWIN HEATHER
641 STAFFORD CIR
ROCKWALL, TX 75087

SMITH RICHARD G EBERLE
642 TURTLE COVE BLVD
ROCKWALL, TX 75087

JOHNSON JOEL & LIZ
643 STAFFORD CIR
ROCKWALL, TX 75087

PHILLIPS SCOTT BRANNAN
643 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
644 STAFFORD CIR
ROCKWALL, TX 75087

JOHNSON SAUNDRA J
644 TURTLE COVE
ROCKWALL, TX 75087

DARNELL MELINDA K AND WELDON K
644 WOODLAND WAY
ROCKWALL, TX 75087

COGDELL CHELSEA ANNE
645 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

GALLI THOMAS J AND MARTHA
645 STAFFORD CIR
ROCKWALL, TX 75087

BANZER JERRY L AND BARBARA
646 TURTLE COVE BLVD
ROCKWALL, TX 75087

FISH WADE W
647 STAFFORD CIR
ROCKWALL, TX 75087

MOORE KELLI M
647 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
648 STAFFORD CIR
ROCKWALL, TX 75087

GILLIKIN JENNIFER
648 WOODLAND WAY
ROCKWALL, TX 75087

SVRCEK JOSEPH T
649 CHANNEL RIDGE DR
ROCKWALL, TX 75087

WHITESIDE JANIS G
650 STAFFORD CIR
ROCKWALL, TX 75087

KATT WILLIAM CHARLES
650 TURTLE COVE BLVD
ROCKWALL, TX 75087

THORSEN LINDY N
651 STAFFORD CIR
ROCKWALL, TX 75087

LOFLAND SHERRIE
651 TURTLE COVE
ROCKWALL, TX 75087

WEST WILLIAM MARSHALL &
JENNIFER ANN WEST
652 STAFFORD CIRCLE
ROCKWALL, TX 75087

BANISTER NICOLE M
652 TURTLE COVE BLVD
ROCKWALL, TX 75087

SINGH PARAMJIT W
652 WOODLAND WAY
ROCKWALL, TX 75087

MCCOY RAYMOND & BELVA
653 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GOMEZ JESSE OMAR & JENNIFER KATHLEEN
653 STAFFORD CIR
ROCKWALL, TX 75087

DE LARA KARLA BELTRAN FERNANDEZ AND
ALFONSO ANDRADE
653 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

WING REMONA ANN
654 STAFFORD CIR
ROCKWALL, TX 75087

CLAY DEBBRA S
654 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS AMY JO
655 STAFFORD CIR
ROCKWALL, TX 75087

TITUS JAMESON P & DEANNA C
655 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILKINSON BRYAN JR
JACQUELINE MIGNON WILKINSON
655 WOODLAND WAY
ROCKWALL, TX 75087

BAUGHMAN TERRILL L & PATRICIA A
656 STAFFORD CIRCLE
ROCKWALL, TX 75087

DONIHOO DANNY L & MARION
656 TURTLE COVE BLVD
ROCKWALL, TX 75087

CLARK JASON M III & SIVI
656 WOODLAND WAY
ROCKWALL, TX 75087

RESIDENT
657 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SHINKAR MIKHAIL AND VIOLETTA
657 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

MCCORGARY MARY K
658 TURTLE COVE BLVD
ROCKWALL, TX 75087

BROWN ELIZABETH ANNE AND GARY ROBERT
BROWN JR
659 DANIELLE COURT
ROCKWALL, TX 75087

HOGUE VERNON JR & JUDY
659 STAFFORD CIR
ROCKWALL, TX 75087

LAUREANO JULIO J JR AND
SILVIA MURGUIA
659 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILLIAMS MARY ESTHER TRUSTEE
WILLIAMS FAMILY TRUST
659 WOODLAND WAY
ROCKWALL, TX 75087

COOK BRANDON L
660 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

CARRIZALES ERI E AND LENNY
660 DANIELLE CT
ROCKWALL, TX 75087

CONFIDENTIAL
660 STAFFORD CIR
ROCKWALL, TX 75087

JACOBSON LEANNE S
660 TURTLE COVE BLVD
ROCKWALL, TX 75087

ELLIOTT KENNETH J
660 WOODLAND WAY
ROCKWALL, TX 75087

VILLASANA JANICE
661 CHANNEL RIDGE DR
ROCKWALL, TX 75087

SAUNDERS GARY & SYLVIA
662 TURTLE COVE BLVD
ROCKWALL, TX 75087

WENDT JEFFREY & CARON
663 DANIELLE CT
ROCKWALL, TX 75087

BOEWE STEPHEN L & CATHY L
663 STAFFORD CIRCLE
ROCKWALL, TX 75087

LEINWEBER HAROLD MARVIN AND SAUNDRA RUTH
663 WOODLAND WAY
ROCKWALL, TX 75087

RESIDENT
664 TURTLE COVE BLVD
ROCKWALL, TX 75087

BLANCO NOEL C AND MARIA NECTAR U BLANCO
664 CHANNEL RIDGE DR
ROCKWALL, TX 75087

ROCK REBEKAH LYNN AND CHRISTOPHER EDWARD
664 DANIELLE COURT
ROCKWALL, TX 75087

GANTER ROBERT & RACHEL
664 STAFFORD CR
ROCKWALL, TX 75087

ELLIS MARGARET HENRY
664 WOODLAND WAY
ROCKWALL, TX 75087

KAMPFER JULIE
665 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

KING WILLIAM KENNETH &
BARBARA KAY HENNINGTON-KING
667 DANIELLE CT
ROCKWALL, TX 75087

CARR LAURA V
667 STAFFORD CIR
ROCKWALL, TX 75087

MORGAN FAMILY REVOCABLE LIVING TRUST
VICTORIA S MORGAN- TRUSTEE
667 WOODLAND WAY
ROCKWALL, TX 75087

OWENS JIMMY R AND CYNTHIA A
668 CHANNEL RIDGE DR
ROCKWALL, TX 75087

DICKERSON JEAN AND MICHAEL
668 DANIELLE CT
ROCKWALL, TX 75087

HALL JAMES L & LETA L
668 TURTLE COVE BLVD
ROCKWALL, TX 75087

HAMMERLE STEPHEN H AND MARLENE C
668 WOODLAND WAY
ROCKWALL, TX 75087

KRENZIN MIKE & JOYCE
669 CHANNEL RIDGE DR
ROCKWALL, TX 75087

MUCHMORE C AMANDA
669 TURTLE COVE BLVD
ROCKWALL, TX 75087

HOBEICHE KHALIL JAD
6703 GENSTAR LANE
DALLAS, TX 75252

PJYK PROPERTIES LLC
6708 EAGLE POINT COURT
PLANO, TX 75024

OELKE PATRICK AND LESLIE
671 DANIELLE CT
ROCKWALL, TX 75087

SHEFFIELD STANLEY AARON
671 STAFFORD CIR
ROCKWALL, TX 75087

ROLLINS WILLIAM D & ELIZABETH
671 TURTLE COVE BLVD
ROCKWALL, TX 75087

EDGECOMB REVOCABLE LIVING TRUST
MICHAEL DEAN EDGECOMB AND BETH ANN EDGECOMB- TRUSTEES
671 WOODLAND WAY
ROCKWALL, TX 75087

BOYD RITA
672 CHANNEL RIDGE
ROCKWALL, TX 75087

ELAM M MARK AND SHARON A ELAM
REVOCABLE TRUST
M MARK ELAM AND SHARON A ELAM- CO
TRUSTEES
672 DANIELLE COURT
ROCKWALL, TX 75087

EDMONDS DAVID AND RHONDA
672 WOODLAND WAY
ROCKWALL, TX 75087

RESIDENT
673 CHANNEL RIDGE DR
ROCKWALL, TX 75087

VAUGHN MARILYN
673 TURTLE COVE BLVD
ROCKWALL, TX 75087

ANDERSON PATRICK D
675 DANIELLE CT
ROCKWALL, TX 75087

ANDERSON TIFFANI & JONATHAN
675 TURTLE COVE BLVD
ROCKWALL, TX 75087

GITTER DANIEL
675 WOODLAND WAY
ROCKWALL, TX 75087

SPEYRER CINDY
676 CHANNEL RIDGE DR
ROCKWALL, TX 75087

QIN BAIFANG & YELIN OU
676 DANIELLE COURT
ROCKWALL, TX 75087

CARTER CHRISTOPHER S AND SARAH W
676 WOODLAND WAY
ROCKWALL, TX 75087

GARFIELD BRADLEY AND MAILE
677 CHANNEL RIDGE DR
ROCKWALL, TX 75087

NYNAS THOMAS & NICHOLE
679 DANIELLE CT
ROCKWALL, TX 75087

BEAKEY MARJORIE
679 WOODLAND WAY
ROCKWALL, TX 75087

MEINHARDT CAROL
680 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

DAVID M TRAW AND PAMELA J TRAW FAMILY
TRUST
DAVID MILTON TRAW AND PAMELA JANE
TRAW- TRUSTEES
680 DANIELLE CT
ROCKWALL, TX 75087

FUGATE VICTOR & MARY
680 WOODLAND WAY
ROCKWALL, TX 75087

MOONEY STEPHEN SCOTT AND SHAWNETTE
681 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

BIG F LLC- SKY HIGH PROPERTIES SERIES
6817 208TH ST SW #5532
LYNNWOOD, WA 98046

STONE GRETCHEN & JUSTIN
684 CHANNEL RIDGE DRIVE
ROCKWALL, TX 75087

LILES MICHAEL R & JO ANN
684 DANIELLE CT
ROCKWALL, TX 75087

CASTANEDA DAVID
684 WOODLAND WAY
ROCKWALL, TX 75087

ADANG MERCY
685 CHANNEL RIDGE DR
ROCKWALL, TX 75087

GARCIA LATONYA D
688 CHANNEL RIDGE DR
ROCKWALL, TX 75087

THOMAS JOHN WAYNE & PAULA
688 WOODLAND WAY
ROCKWALL, TX 75087

WERNER MARK BEE & REBECCA
689 CHANNEL RIDGE DR
ROCKWALL, TX 75087

DRIVER DENA &
DANA DRIVER ROGERS
6900 HAMMOND AVE
DALLAS, TX 75223

RESIDENT
692 CHANNEL RIDGE DR
ROCKWALL, TX 75087

STURGEON GLEN ROBERT AND JOAN ELIZABETH
693 CHANNEL RIDGE
ROCKWALL, TX 75087

KING KENNETH C
7 BEVIL PL
TEXARKANA, TX 75503

RESIDENT
700 TURTLE COVE BLVD
ROCKWALL, TX 75087

STORMS STEWART M
708 AGAPE CIRCLE
ROCKWALL, TX 75087

BRYANT BRENT ALLEN
710 S ALAMO RD
ROCKWALL, TX 75087

RS XII DALLAS OWNER 1 LP
C/O ROOFSTOCK
717 N HARWOOD STREET SUITE 2800
DALLAS, TX 75201

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

BRILEY MATTHEW J AND KASITY
720 WILFORD WAY
HEATH, TX 75032

HADAWI LASENA MAREE & KEVIN FRANCIS
723 TURTLE COVE BLVD
ROCKWALL, TX 75087

WILHELM WILLIAM
724 TURTLE COVE BLVD
ROCKWALL, TX 75087

LEE BOBBY D
726 TURTLE COVE BLVD
ROCKWALL, TX 75087

BURNSIDE JACK W AND SHERRY L
727 TURTLE COVE BLVD
ROCKWALL, TX 75087

OISTAD LEIF ERIK AND LINDA HAWKS
728 TURTLE COVE BLVD
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE
729 TURTLE COVE BLVD
ROCKWALL, TX 75087

NIXON ARTHUR T & VANESSA VALENTINE
729 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

RODBERG JAMES A
731 TURTLE COVE BLVD
ROCKWALL, TX 75087

HUBBINS STEPHEN J & JACQUELINE S
733 TURTLE COVE BLVD
ROCKWALL, TX 75087

DUNAVANT LINDA J
734 TURTLE COVE BOULEVARD
ROCKWALL, TX 75087

KOENEN JOHANNES J
735 TURTLE COVE BLVD
ROCKWALL, TX 75087

NAIK RAMESH B & GITA PALLI
737 TURTLE COVE BLVD
ROCKWALL, TX 75087

SALAZAR LIVING TRUST
VICTOR ANTHONY SALAZAR AND MICHELE
EMILE SALAZAR- TRUSTEES
738 TURTLE COVE BLVD
ROCKWALL, TX 75087

SMITH RICKY D ETUX PATRICIA
739 TURTLE COVE BLVD
ROCKWALL, TX 75087

FERGUSON LAJUANA
740 TURTLE COVE
ROCKWALL, TX 75087

LOTT MARIANNA
741 TURTLE COVE BLVD
ROCKWALL, TX 75087

2021 R S WHITE REVOCABLE TRUST
RUSSELL EUGENE WHITE AND STEPHANIE ANN
WHITE- TRUSTEES
743 TURTLE COVE BLVD
ROCKWALL, TX 75087

BEATY CHRISTOPHER ADAM AND
EILEEN MARIE MACNAUGHTON
744 TURTLE COVE
ROCKWALL, TX 75032

MANN BARRY
745 TURTLE COVE BLVD
ROCKWALL, TX 75087

HARRIS CHRISTOPHER L
747 TURTLE COVE BLVD
ROCKWALL, TX 75087

STONE PAMELA
748 TURTLE COVE BLVD
ROCKWALL, TX 75087

HUGHES CHRISTOPHER &
VICTORIA CLARKE-GARCIA
749 TURTLE COVE BLVD
ROCKWALL, TX 75087

TYRA KRISTY & DOUGLAS
750 TURTLE COVE BLVD
ROCKWALL, TX 75087

ALVAREZ FRANCISCO J & SOPHIA N
751 TURTLE COVE BLVD
ROCKWALL, TX 75087

JIMMIE G ATKINS LIVING TRUST
JIMMIE G ATKINS AND LINDA T ATKINS-
TRUSTEES
8108 DOVER CIRCLE
FORT SMITH, AR 72903

INGLIS PAULA J
8313 WILLOW CIR
TERRELL, TX 75160

NR SN TEXAS A LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258

REGNIER JANICE SUE
8517 GLENMORE DR
LAS VEGAS, NV 89134

ROCKWALL ALIGNED REI LP
8637 FREDERICKSBURG RD SUITE 360
SAN ANTONIO, TX 78240

MOORE SUSAN K
901 LEXINGTON DR
ROCKWALL, TX 75087

KNIGHT CAMERON R & JANEY K
9032 COUNTY ROAD 2432
TERRELL, TX 75160

STARBOARD LAKESIDE LLC
906 W MCDERMOTT DR SUITE 116-271
ALLEN, TX 75013

COURBIER YVES & JENNIFER
907 LEXINGTON DR
ROCKWALL, TX 75087

BAPAT ANJALI AND
JARED MANLY
911 LEXINGTON DRIVE
ROCKWALL, TX 75087

PHOU LIDA
915 LEXINGTON DR
ROCKWALL, TX 75087

TOM MANLEY PROPERTIES INC
915 SUNSET HILL DRIVE
ROCKWALL, TX 75087

LINANE MARK
919 LEXINGTON DR
ROCKWALL, TX 75087

GAY-SEVITS MORIAH E
920 BRIAR OAK
ROCKWALL, TX 75087

GOODSON LISA JO AND TOMMY LEONARD
923 LEXINGTON DRIVE
ROCKWALL, TX 75087

BISHOP MICHAEL F
926 BRIAR OAK DR
ROCKWALL, TX 75087

HAIR WILLIAM D & SHEILA
926 LEXINGTON DR
ROCKWALL, TX 75087

OGLE JONATHAN AND KAY-LEE M
927 LEXINGTON DR
ROCKWALL, TX 75087

JEFCOAT CANDACE
930 BLUFFVIEW DR
ROCKWALL, TX 75087

HUGHES NICHOLAS AND AMY
930 BRIAR OAKS DR
ROCKWALL, TX 75087

CRADY DEBORAH ANN AND
MARSHALL H DRENNAN III
930 LEXINGTON DRIVE
ROCKWALL, TX 75087

KEARNEY STEPHEN P & PATRICIA A
931 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

YARMEY JESSICA
931 LEXINGTON DRIVE
ROCKWALL, TX 75087

SONDRA J RAMPY REVOCABLE TRUST
SONDRA J RAMPY- TRUSTEE
934 BLUFFVIEW DRIVE
ROCKWALL, TX 75087

HAYNES JERI
934 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

NONNEMACHER STEPHANIE GAYLE AND
EXEQUIEL ALVAREZ
934 LEXINGTON DRIVE
ROCKWALL, TX 75087

RESIDENT
935 LEXINGTON DR
ROCKWALL, TX 75087

HOOD KENNETH & JENNIFER
935 BRIAR OAK DR
ROCKWALL, TX 75087

MORGAN STEEL LLC
9360 PARKGATE DRIVE
GERMANTOWN, TN 38139

MCKINNEY LEONARD L & MARLENE D
938 BLUFFVIEW DR
ROCKWALL, TX 75087

GARRISON KATHLEEN AND JOHN
938 BRAIR OAKS DRIVE
ROCKWALL, TX 75087

JONES SHAWN J & SORAIA SILVA RAIMUNDO
938 LEXINGTON DRIVE
ROCKWALL, TX 75087

MEEK SALLY C
939 BRIAR OAK DR
ROCKWALL, TX 75087

GOODMAN VERNON & JOYCE
939 LEXINGTON DRIVE
ROCKWALL, TX 75087

LEDOUX LYNN RUPE AND JAMES F
942 BLUFFVIEW DRIVE
ROCKWALL, TX 75087

HARRIS JOHN
942 LEXINGTON DR
ROCKWALL, TX 75087

PETKOSH PAUL
943 BRIAR OAKS DR
ROCKWALL, TX 75087

FREESE PAUL R
943 LEXINGTON DR
ROCKWALL, TX 75087

GREENS CHRYSALIS TRUST
MAUREEN GREEN- TRUSTEE
945 BREEZY HILL LANE
ROCKWALL, TX 75087

HENDERSON GLEN I AND CRYSTAL LYNN
946 BLUFFVIEW DR
ROCKWALL, TX 75087

LUTZ DAVID
946 BRIAR OAK DRIVE
ROCKWALL, TX 75087

QUICK RONALD L AND RUTH E
946 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
947 BRIAR OAKS DR
ROCKWALL, TX 75087

2017 M L DEAN REVOCABLE TRUST
947 LEXINGTON DRIVE
ROCKWALL, TX 75087

FOGEL STANLEY LEONARD AND IRENE A
950 BLUFFVIEW DRIVE
ROCKWALL, TX 75087

SANDERS JOLINDA
950 BRIAR OAKS DRIVE
ROCKWALL, TX 75087

TEBEAU JOSEPH R & CAROLYN G
950 LEXINGTON DR
ROCKWALL, TX 75087

RESIDENT
951 LEXINGTON DR
ROCKWALL, TX 75087

CRUSETURNER DIANE
951 BRIAR OAK DRIVE
ROCKWALL, TX 75087

FIELDS TODD H AND NANCY E
954 BRIAR OAKS DR
ROCKWALL, TX 75087

LARISCY GEORGE AND MARY
954 LEXINGTON DRIVE
ROCKWALL, TX 75087

GERRALD SCOTT W & JUDY A
955 BRIAR OAK DR
ROCKWALL, TX 75087

POLUNSKY BRENT AND
APRIL WILSON
955 LEXINGTON DR
ROCKWALL, TX 75087

PYKE RONALD A & JANE L
956 BLUFFVIEW DR
ROCKWALL, TX 75087

WILLIAMS KYLIE J
958 BRIAR OAK DR
ROCKWALL, TX 75087

KELLUM CINDY
959 LEXINGTON DRIVE
ROCKWALL, TX 75087

JONES CHRISTOPHER SCOTT & TONYA BETH
PIGULSKI
9631 HILLDALE DR
DALLAS, TX 75231

TAYLOR LIVING TRUST
KEVIN ASHLEY TAYLOR AND ANNETTE
ELIZABETH TAYLOR - CO-TRUSTE
9918 LINCOLNSHIRE CT
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

DAVIES ROBERT G
P.O. BOX 50125
JAX BEACH, FL 32240

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

LAKESIDE VILLAGE HOMEOWNERS
P.O. BOX 650255
DALLAS, TX 75265

DAIKER PARTNERS LTD
PO BOX 1059
ROCKWALL, TX 75087

BRANCH BANKING AND TRUST COMPANY
ATTENTION TAX DEPT (FORSYTH COUNTY)
PO BOX 167
WINSTON SALEM, NC 27102

SJOERDSMA COURTNEY
PO BOX 1778
NORMANGEE, TX 77871

JENKA INC
PO BOX 181807
DALLAS, TX 75218

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

CLEMENTS BOB L
PO BOX 1850
MCKINNEY, TX 75070

MITCHELL JOHN P AND TAMRA R
PO BOX 2253
ROCKWALL, TX 75087

MITCHELL JOHN AND TAMRA
PO BOX 2253
ROCKWALL, TX 75087

HANFORD SARALYN M
PO BOX 245
ROCKWALL, TX 75087

MEMAR MASOUD OSTADHASSAN
PO BOX 701332
DALLAS, TX 75370

JAFRI SYED
1706 IVY LANE
CARROLLTON, TX 75007

PUBLIC NOTICE

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

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

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

Z2024-001: Amendment to PD-2
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 2 (PD-2) [Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46] for the purpose of consolidating the regulating ordinances for a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and, E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 2 (PD-2), generally located north of IH-30 and west of Ridge Road [FM-740], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *Tuesday, February 20, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 20, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2024-001: Amendment to PD-2

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

January 22, 2024

TO: The Residents of the Lakeside Village and Turtle Cove Subdivisions

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Case No. Z2024-001; Amendment to Planned Development District 2 (PD-2)

Property Owners and/or Residents of the Lakeside Village and Turtle Cove Subdivisions,

The City of Rockwall has initiated an amendment to Planned Development District 2 (PD-2) for the purpose of consolidating the regulating ordinances contained within this Planned Development District. Currently, Planned Development District 2 (PD-2) -- *which currently regulates the Lakeside Village and Turtle Cove Subdivisions* -- consists of over 56 pages of regulations within 11 regulating ordinances, and over 50 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 these Subdivisions.

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 Lakeside Village or Turtle Cove Subdivisions or within 500-feet of their boundaries. The attached map is a visual representation of the subject property *(i.e. the Lakeside Village and Turtle Cove Subdivisions)* 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 2 (PD-2) will *not* change your zoning or any development requirements associated with your property or any other properties located within the Lakeside Village or Turtle Cove Subdivisions. 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 these Subdivisions* -- 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, February 13, 2024 at 6:00 PM, and the City Council will hold a *Public Hearing* on Tuesday, February 20, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. Should a resident wish to attend these meetings they will be open to the public. In addition, all meetings will be available to be streamed live and via recording after the meeting through the City's website (*i.e. www.rockwall.com*). If you have specific questions about the amendment you can contact the Rockwall Planning and Zoning Department at (972) 772-6441 or email planning@rockwall.com.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

PLEASE RETURN THE BELOW FORM

Case No. Z2024-001: Amendment to PD-2

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.

More efficient for all parties involved with the ordinances.

Name: Bennie Daniels

Address: 3308 Augusta Blvd, 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. Z2024-001: Amendment to PD-2

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.

This is a very small community, but the traffic that surrounds it is already too TOO Much.

Name: Charlene R. Shides

Address: 3813 Mediterranean

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-001

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Kevin

Last Name *

Hadawi

Address *

723 Turtle Cove Blvd

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

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

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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

This content is neither created nor endorsed by Google.

Google Forms

PLEASE RETURN THE BELOW FORM

Case No. Z2024-001: Amendment to PD-2

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.

Makes Things easier. Doesn't change Property Zoning

Name: Linda Selman

Address: 3612 HILLTOP 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.

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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-001: Amendment to PD-2

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: Scott Pate

Address: 1909 Tahoe Drive, 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. Z2024-001: Amendment to PD-2

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.

It makes sense

Name: Stephen H. Hammerle + Marlene C. Hammerle

Address: 668 Woodland Way

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

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

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-001

Please place a check mark on the appropriate line below: *

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Laurie

Last Name *

Hurtt

Address *

3315 Lakeside Drive

City *

Rockwall

State *

Texas

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [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

PLANNED DEVELOPMENT DISTRICT - 2 - Yacht Club, Marina, Cabana Club and Beach, Lodge Tower, Apartments, Shopping Village, Golf Course, Pro Shop and Health Club, Apartments, Nursery, Townhouses, Villas, Recreation Area, Lodges and Tennis Courts (Symbol designation PD-2-Multiple Uses).

Planned Development District permitting uses for a yacht club, marina, cabana club, lodge tower, multiple family apartments, shopping village, golf course, pro shop and health club, nursery, townhouses, villas, recreation areas, lodges and tennis courts, 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, recreation 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 property shall be developed in accordance with the site plan attached to and made a part of this ordinance, and such proposed use and development shall not be substantially different from said site plan, without first, after public hearings, obtaining approval from the City Planning and Zoning Commission and City Council.

The density, coverage, height, park and offstreet loading standards shall be as set forth on the site plan. The requisite site plan attached hereto shall govern the development, provided, however, that such development may be in whole or in part provided the elements influencing the development of the entire tract, such as access, parking and circulation are considered and maintained according to said site plan.

CITY OF ROCKWALL, TEXAS

FOR OFFICE USE ONLY

ORDINANCE NO. 73-33

An Ordinance amending the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council by permitting the property described in Exhibit A to this Ordinance to be used under Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center; That Planned Development District No. 2 for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center shall be granted with reference to the property described in Exhibit A, subject, however, to the special conditions hereinafter more fully expressed; Providing for a fine of not more than Two Hundred Dollars ($200.00) for each violation hereof; Providing for a Severability Clause; and Providing an effective date.

WHEREAS, the City Plan Commission of the City of Rockwall and the Governing Body of the City of Rockwall in compliance with the Charter of the City of Rockwall and the State Law with reference to the granting of Planned Development Districts under the Zoning Ordinance Regulations, have given the requisite notices by publication and otherwise and after holding due hearings and affording a full and fair hearing to all the property owners, generally, and to the persons interested situated in the affected area and in the vicinity thereof regarding the rezoning, proposed use or improvement of the property described in Exhibit A, the Governing Body of the City of Rockwall is of the opinion that said Planned Development District should be granted, subject to the conditions set out herein;

Now, Therefore,

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

SECTION 1. That the basic Zoning Ordinances of the City of Rockwall as enacted by the City Council be, and they are hereby amended insofar as they apply to the property described in Exhibit A which shall be used under Planned Development District No. ____ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center.

SECTION 2. That this Planned Development District No. ____ for single family dwellings, multiple family dwellings, neighborhood service uses, office or shopping center uses, and private community center with reference to the property described in Exhibit A is approved and granted upon the following express conditions, and adopted as part of the City of Rockwall Zoning Ordinances:

(1) DEVELOPMENT PLAN: There is attached to and made a part of this ordinance a Development Plan composed of one (1) plat for development titled Lakeside Village Phase VI. All development shall be in general conformance with the attached development plat.

(2) DEVELOPMENT SCHEDULE: All development within this Planned Development District shall be in phases in accordance with the plat.

(3) SUBDIVISION PLAT: The above described plat shall constitute the subdivision plat for the portion of Lakeside Village represented and for this Planned Development District upon filing for record with the County Clerk, Rockwall County, Texas.

(4) USES: Uses of property in this Planned Development District No. ___ shall be consistent with the Declaration of Covenants, Conditions and Restrictions of Lakeside Village approved by the City Council and filed of record in Vol. 99, Pg. 130, Deed Records, Rockwall County, Texas, and the plat described above.

(5) BUILDING LOCATION AND SPACING: The location and spacing of all main and accessory buildings, the distance between buildings, between buildings and property lines, street lines, alley lines, right-of-way for vehicular access, and easements, shall be consistent with the plat. The dimensions for and arrangement of off-street parking spaces and vehicular access to dwelling units shall be as indicated on the plat.

(6) MAXIMUM HEIGHT: The maximum height of all buildings shall not exceed three stories.

(7) LOT WIDTH: The minimum lot width shall be as shown on the plat.

(8) LOT DEPTH: The minimum lot depth shall be as shown on the plat.

(9) DENSITY: Maximum density of dwelling units permitted shall be one per lot on the lots described in the plat.

(10) OFF-STREET PARKING: All off-street parking shall be located as shown on the plat.

(11) LOT LOCATION AND SPACING: The location and spacing of all lots shall be as shown on the plat.

(12) SIGNS: Pole signs shall be permitted in this Planned Development District, which shall have a maximum height of 30 feet, and shall be set back from all property lines a minimum distance of 15 feet. All other signs in the area of residential lots shall comply with requirements of the City of Rockwall Zoning Ordinances. No advertising signs shall be permitted in the Planned Development District except in the area of any shopping center or shopping units. Except in shopping areas, wall signs shall be for building identification only and ground signs shall be for community information, building identification, or directions only. No signs of a revolving, flashing, or intermittently lighted type shall be permitted in this Planned Development District except in a shopping area.

(13) ACCESS: Vehicular access to the area within this Planned Development District shall be located as shown on the approved plat.

(14) LANDSCAPING: Landscaping of all common areas within the development shall be the responsibility of the Homeowners Association.

(15) BUILDING EXTERIOR: All exterior walls of buildings shall be consistent with the Declaration of Covenants, Conditions and Restrictions.

(16) OPEN SPACE: Required open space may contain the ordinary facilities provided in a public park or playground and shall be located as shown on the development plat.

(17) DEDICATIONS: Easements for public utilities shall be as shown in the plat. No public dedication of streets, drives or other property shall be required except as shown in the plat.

(18) PAVING: All driveways, entrances, parking areas, and all streets shall be paved in an adequate manner consistent with common practice in the City of Rockwall. The developer shall bear the total cost and maintenance of all such improvements, including curb and drainage structures that may be necessary until such time as such improvements are conveyed to the Homeowners Association, from which time the Homeowners Association shall bear the total cost and maintenance of all such improvements.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

(19) UTILITIES AND DRAINAGE: All on-site utilities shall be underground and all requirements of departments of the City of Rockwall regarding utilities and drainage structures shall be met. Each single family dwelling shall have separate utilities.

(20) LIGHTING: No light poles in residential areas shall exceed 30 feet in height.

(21) REFUSE CONTAINMENT: All containers for litter and refuse shall be visually screened by planted or masonry screens on all sides except a side adjacent to an alley or easement used for garbage pickup.

(22) HOMEOWNERS ASSOCIATION REQUIRED: In connection with the property to be designated as common areas in the developments, proper evidence showing the execution and filing of deeds conveying such common areas to the Homeowners Association shall be submitted to the City Plan Commission prior to the completion of the development. The structure of such association shall be consistent with the Bylaws and Declaration of Covenants, Conditions and Restrictions approved by the City Council on the 7th day of September, 1971, and filed with the City Secretary. Such deeds and the deeds to individual property owners in the development shall provide for the following:

(A) MAINTENANCE RESPONSIBILITY: The property owner or owners of the development shall be responsible for the development and maintenance of all common facilities and easements except easements dedicated to a municipal, county, or state authority.

1. Each owner of property within the Development shall be a member of the Homeowners Association and shall have rights to the use of all common facilities and easements within the common areas and facilities of the Development.

2. The Homeowners Association shall be responsible for the operation and continuing maintenance of all common facilities and easements with the exception of easements dedicated to a municipal, county, or state authority.

3. Continuous maintenance of these areas of responsibility shall be financed by assessments levied against each property owner within the Development; such assessments shall be of sufficient amounts to insure adequate maintenance.

(B) That such deeds shall constitute a covenants binding on each property owner within this described area, their heirs or successors in title, and shall run with the land.

(23) FIRE LANES: Fire lanes shall be provided in accordance with the requirements of the Fire Department.

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, shall be constructed in a manner consistent with standard City of Rockwall specifications adopted for such purpose.

SECTION 4. That any person, firm or corporation violating any of the terms and provisions of this Ordinance shall be subject to the penalties provided for herein.

SECTION 5. Should any section, subsection, sentence, provision, clause or phrase be held to be invalid for any reason, such holding shall not render invalid any other section, subsection, sentence, provision, clause or phrase of this Ordinance, and same are deemed severable for this purpose.

SECTION 6. PENALTY CLAUSE: Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction in Municipal Court shall be subject to a fine not to exceed Two Hundred ($200.00) Dollars for each offense and each and every day any violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. WHEREAS, it appears that the subject property of this Ordinance is to be used under Planned Development District No. ____ for single family dwellings, multiple family dwellings, neighborhood services uses, office or shopping center uses, and private community center, and this Ordinance shall take effect immediately from and after its passage, in accordance with the provisions of the Charter of the City of Rockwall and it is accordingly so ordained.

APPROVED AS TO FORM:

City Attorney

Passed on the 4th day of September, 1973.

Mayor

ATTEST:

City Secretary

EXHIBIT A

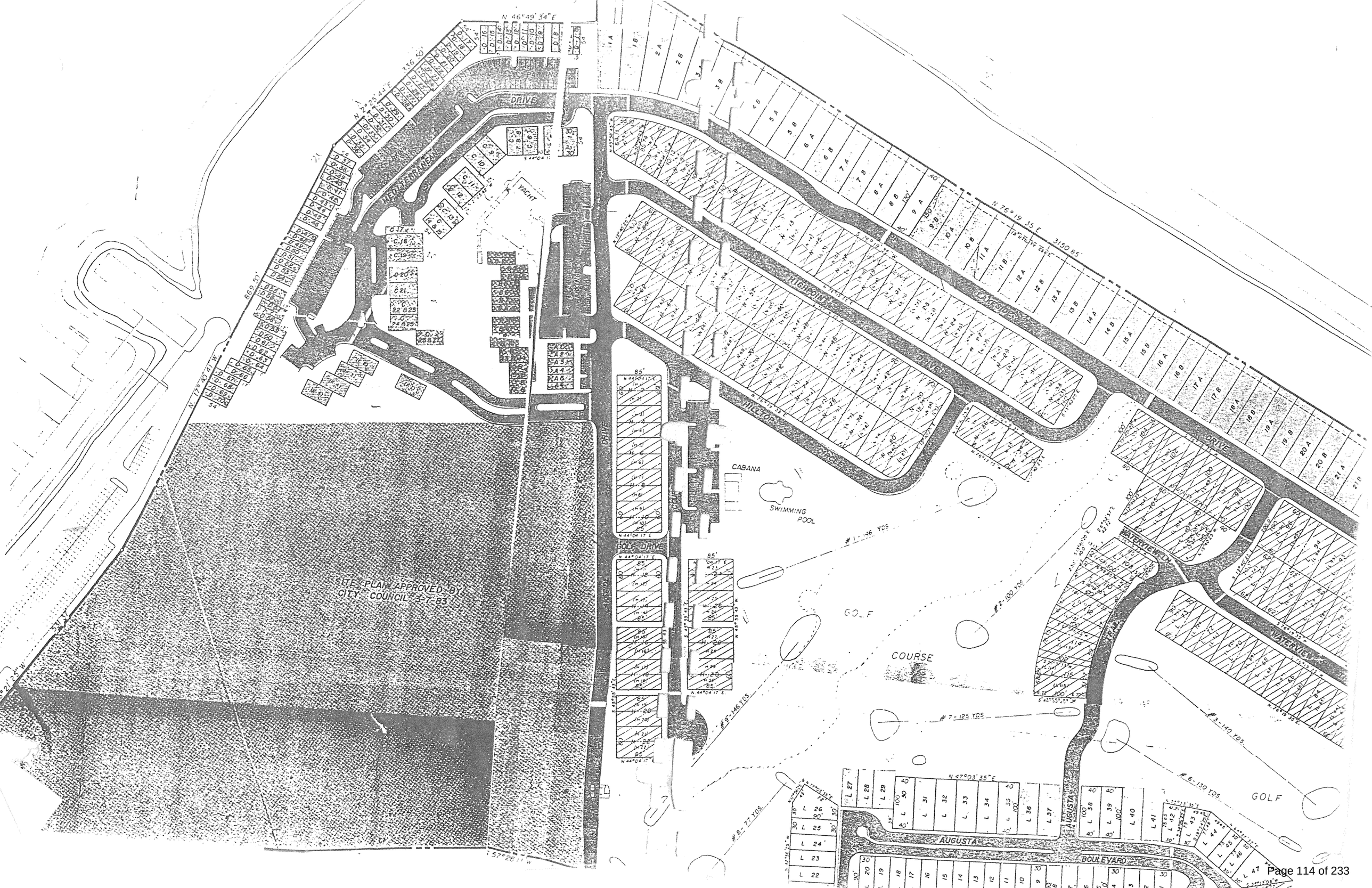
ING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey ed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, ge 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

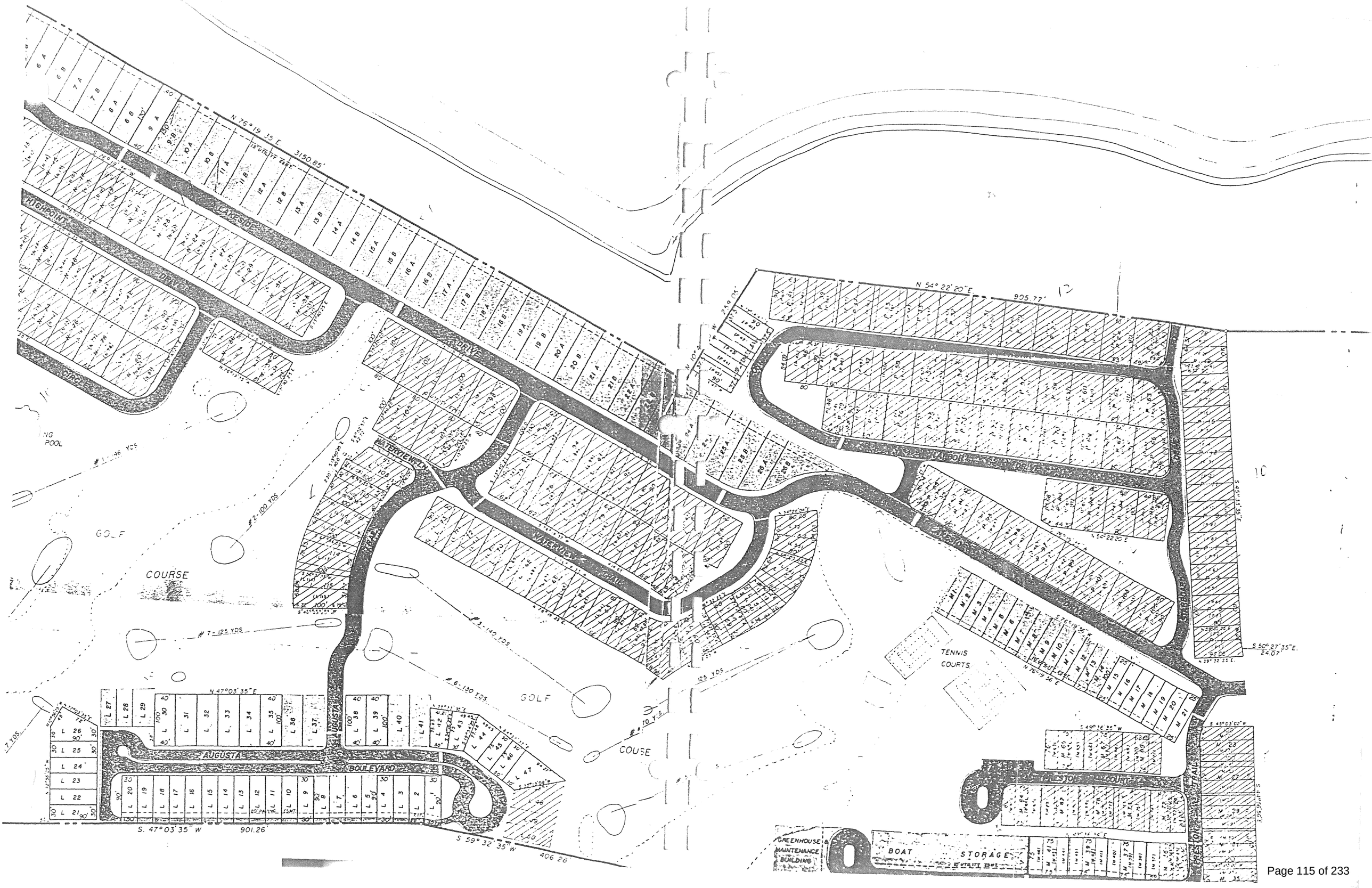
EGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way ne of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

HENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 eet to a point for a corner;
THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;
THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase I for a corner;
HENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;
THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;
HENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;
HENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;
THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;
THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;
HENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;
HENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;
THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;
HENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;
HENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;
HENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;
THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;
NCE: South 31° 29' 52" East 128.86 feet to a point for a corner;
E: South 56° 21' 25" East 93.41 feet to a point for a corner;
THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;
THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;
HENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;
HENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;
THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;
THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;
THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;
THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land.

EXHIBIT A

905.77'
N 47°00'25" E
1030.25'
N 72°52'05" E. 124.25'
N. 40°18'25" E.
79.75'
N. 19°09'05" W. 290.00'
N 18° 30' 14" E 146.75'
N 62° 20' 28" E 377.49'
N. 45° 57' 08" E 234.56'
S. 28° 49' 19" E. 298.10'
S. 20° 30' 19" E. 48 13'
S. 32° 25' 46" E. 136.61'
S. 17° 22' 59" E. 87.71'
S. 68° 31' 12" E. 115.23'
S. 31° 29' 52" E. 126.86'
S. 56° 21' 25" E. 93.41'
S. 46° 18' 52" E. 84.06'
N. 64° 29' 01" E.
S. 80°
S. 4.
S
S 2
Δ = 2° 59' 42"
R = 5696.19'
T = 148.90'
L = 297.74'
PHASE II
54 ACRES
S 50° 27' 35" E.
24.07'
S 49° 36' 35" W
S 49° 43' 05" W
1651.00'
1218.79'
TEXAS
RAILROAD
TORAGE
ENNIS
OURTS
12
10


SITE PLAN APPROVED BY CITY COUNCIL 1-17-83
MEDITERRANEAN DRIVE
YACHT
HIGHPOINT
DRIVE
LAKESIDE
CIRCLE
WATERVIEW LN.
GOLF DRIVE
CABANA
SWIMMING POOL
GOLF COURSE
AUGUSTA BOULEVARD
N 46°49' 34" E
N 76°19' 35" E
N 17°20' 41" W
N 44°04' 17" E
N 47°03' 35" E
1 - 146 YDS
2 - 100 YDS
3 - 140 YDS
4 - 130 YDS
5 - 146 YDS
6 - 77 YDS
7 - 125 YDS


N 76° 19' 35" E 3150.85'
N 54° 22' 20" E 905.77'
S 50° 27' 35" E 24.07'
S. 47° 03' 35" W 901.26'
S 59° 32' 35" W 406.28
N 47° 03' 35" E
S 45° 03' 00" W
S 76° 19' 35" W
S 45° 03' 00" W
LAKESIDE
DRIVE
CIRCLE
AUGUSTA
BOULEVARD
COURSE
GOLF
TENNIS COURTS
BOAT STORAGE
GREENHOUSE MAINTENANCE BUILDING
POOL
1-146 YDS
2-100 YDS
7-125 YDS
6-130 YDS
125 YDS
10 YDS

ORDINANCE NO. 80-19

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 OF PD-2 PLANNED DEVELOPMENT DISTRICT NUMBER 2 TO PERMIT USE OF THE FOLLOWING DESCRIBED PROPERTY FOR A CABLE TELEVISION MONITORING STATION, SUCH TRACT BEING DESCRIBED AS FOLLOWS:

> Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:
>
> BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;
> THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;
> THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;
> THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;
> THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

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 othewise, 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-2" Planned Development District Number 2 to permit the use of the following described tract for a cable television monitoring station, said tract being described as follows:

> Being a tract of land situated in the William Blevins Survey, Abstract No. 9, Rockwall County, Texas, and being a part of Lakeside Village Phase 2, an addition to the City of Rockwall as recorded in Volume 3, Page 4, Plat Records, Rockwall County, Texas and being more particularly described as follows:
>
> BEGINNING at a point at the South corner of Lot M-62 and on the Northwesterly line of the M.K.&T. Railroad;
> THENCE: South 49 deg. 36' 35" West a distance of 100.00 feet along said line of the M.K.&T. Railroad to a point for a corner;
> THENCE: North 40 deg. 20' 25" West a distance of 40 feet to a point for a corner;
> THENCE: North 49 deg. 36' 35" East a distance of 100 feet to a point for a corner on the Southwest line of M-61;
> THENCE: South 40 deg. 20' 25" East a distance of 40 feet with said Southwest line of M-61 and M-62 to the Point of Beginning and Containing 4,000 square feet of Land.

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 tract of land shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, and as amended hereby, provided that the amendment of the approved site plan for Planned Development District Number 2 shall affect only the property described herein and said property shall be limited to use for a cable television monitoring station only, subject to the following special conditions:

(a) Prior to the issuance of any building permit for the construction or installation of a cable television monitoring station on the tract of land described herein, a revised site plan for such area shall be filed with and included as Exhibit "A" and made a part of this ordinance for all purposes.

(b) No customer service or sales may be conducted on the tract described herein by any person, whether it be by a licensee or other person operating the cable television monitoring station.

(c) The tower or antenna or any other appurtenance used in connection with the operation of a cable television monitoring station to be placed on the tract described herein shall not exceed a maximum height of fifteen feet (15').

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 8th DAY OF SEPTEMBER, 1980.

APPROVED:

Harry L. Myers
MAYOR

ATTEST:

Jane Elliott
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Dillard
CITY ATTORNEY

FOR OFFICE USE ONLY

ORDINANCE NO. 84-53

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE NO. 83-23 OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED, SO AS TO AMEND THE APPROVED DEVELOPMENT PLAN AND AREA REQUIREMENTS FOR PHASES I, II, III AND IV PD-2 LAKESIDE VILLAGE; ATTACHING THE APPROVED DEVELOPMENT PLAN AS EXHIBIT "A"; PROVIDING FOR AREA REQUIREMENTS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, 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, provided that the amendment of the approved development plan for Phases I, II, III, and IV of Planned Development No. 2 shall affect only the property shown thereon and said property shall be limited to the uses, area, setback and other requirements set forth thereon and in this ordinance subject to the following conditions:

(a) That the development plan attached hereto as Exhibit "A" and made a part hereof shall control the development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict accordance with such development plan.

(b) That the area requirements attached hereto as Exhibit "B" and made a part hereof shall apply to all development of Phases I, II, III, and IV of PD No. 2 and any and all such development shall be in strict conformance with such area requirements.

(c) No substantial change in development of Lakeside Village Phases I, II, III, or IV shall be permitted except after obtaining approval of the change of such development through amendment of this development plan or other changes in the Comprehensive Zoning Ordinance applicable to PD No. 2 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

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, word, paragraph, provision of this ordinance or the application of that section, subsection, sentence, phrase, paragraph, or provision to any person, firm, corporation, situation, circumstance if for any reason is 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 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 the provisions of 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. This ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED THIS 5th day of November, 1984,

APPROVED:

Mayor

ATTEST:

City Secretary

EXHIBIT "B"

LAKESIDE VILLAGE PHASES I, II, III, IV

AREA REQUIREMENTS

There shall be three type of designations in the development: Single Family Detached (SFD), Single Family Attached (SFA), and Townhouse (TH).

1. Maximum number of single family dwellings per lot - SFD - 1
   SFA - 1
   TH - 1

2. Minimum lot area - SFD - 2,700 square feet
   SFA - 2,700 square feet
   TH - 750 square feet

3. Minimum square footage per dwelling unit - SFD - 1,200 square feet
   SFA - 1,200 square feet
   TH - 800 square feet

4. Minimum frontage on street - SFD - 15 feet
   SFA - 15 feet
   TH - Not applicable

5. Minimum lot depth - SFD - 70 feet
   SFA - 70 feet
   TH - 50 feet

6. Minimum depth of front setback -

   a) Front Entry Garage - SFD - 20 feet
   SFA - 20 feet
   TH - Not applicable

   b) Rear or Side Entry Garage - SFD - 10 feet
   SFA - 10 feet
   TH - Not applicable

7. Minimum width of side setback -

   a) Abutting Structures separated by a fire retardant wall - SFD - N/A
   SFA - 0 ft
   TH - 0 Ft

   b) Internal lot - SFD - 5 feet
   SFA - 5 feet
   TH - 5 ft.

   c) Zero lot line abutting adjacent side yard - SFD - 0 feet
   SFA - 0 feet
   TH - 0 feet

   d) Side yard setback abutting street -

   SFA - Lots with widths of less than 30 feet - 0 feet
   Lots with widths of at least 30 feet - 10 feet
   TH - Lots with widths of less than 30 feet - 0 feet
   Lots with widths of at least 30 feet - 10 feet
   SFD - 10 ft.

Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.

Where one or more lots have been combined to establish new property lines, all references to the side lot line shall refer to the new property line.

8. Minimum rear setback - SFD - 7½ feet
SFA - Lots L1 - L20 - 20 feet
All other lots - 7½ feet
TH - 7½ feet

9. Minimum separation between attached buildings -

SFD - Not applicable
SFA - Every 250 feet there shall be a minimum of 10 feet between buildings
TH - Every 250 feet there shall be a minimum of 10 feet between buildings

10. Maximum number of attached units -

SFD - Not applicable
SFA - 12 units up to a maximum of 250 feet
TH - 12 units up to a maximum of 250 feet

11. Maximum height of structures - SFD - 42 feet
SFA - 42 feet
TH - 42 feet

12. Minimum number of off-street parking spaces - SFD - 2 spaces
SFA - 2 spaces
TH - 2 spaces

An enclosed garage shall not be considered in meeting the off-street parking requirements.

ORDINANCE NO. 85-16 FOR OFFICE USE ONLY

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND APPROVE A DEVELOPMENT PLAN FOR PD-2: TURTLE COVE, MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS ($1,000) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby, amended by amending the Zoning Map of the City of Rockwall so as to approve a zoning change and development plan for "PD" Planned Development District Number 2: Turtle Cove on the property specifically described in Exhibit "A".

SECTION 2. That Planned Development District Number 2: Turtle Cove 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. 2: Turtle Cove 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. 2: Turtle Cove, 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 "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the thoroughfare plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.

B. All development of property covered by Planned Development District No. 2: Turtle Cove shall be in accordance with the provisions of this ordinance and the finally approved comprehensive site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the change of such site plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

C. Development of Planned Development Number 2: Turtle Cove shall be regulated by the requirements listed in Exhibit "C".

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) 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, 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 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 18th day of March, 1985.

ATTEST: APPROVED:

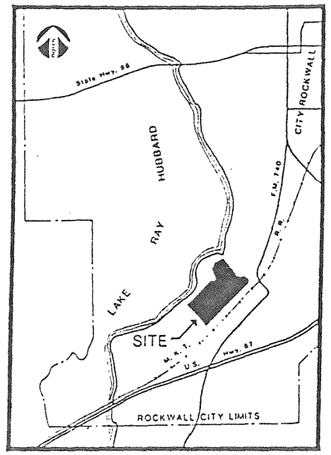
City Secretary Mayor

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas, and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;
THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;
THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;
THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;
THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;
THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;
THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;
THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;
THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;
THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;
THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;
THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;
THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;
THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;
THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;
THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;
THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;
THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;
THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;
THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;
THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;
THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;
THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;
THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;
THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a centra angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;
THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of lanc



LOCATION MAP

LAKE RAY HUBBARD

- DETAILED RECREATIONAL FACILITY REVIEWED WITH FIRST PHASE FINAL PLAT
- PARKWAY SPACE PROVIDED PER 100 SQUARE FEET OF BUILDING
- AMMENITY CENTER WILL BE CONSTRUCTED IN PHASE I

APPROX. LAKESHORE

STARBOARD DRIVE

LAKESIDE DRIVE TO BE AN OPEN STREET OR EMERGENCY ACCESS PER DECISIONS OF HOMEOWNER'S ASSOCIATIONS

EXIST. TREES

POOL

CLUBHOUSE

TENNIS

ALL WEATHER ACCESS TO LIFT STATION

LAKE SHORE DR.

LANDSCAPE SCREEN

GUARD HO

ENTRY SIGNAGE

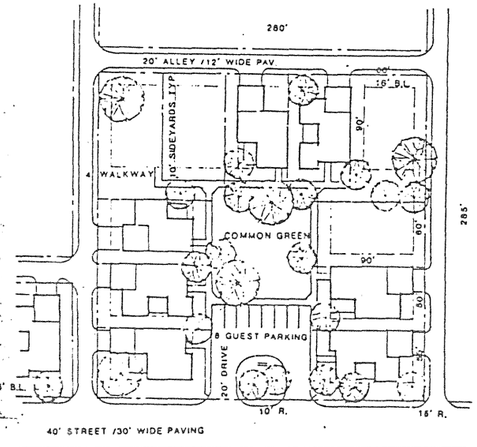
M. K. & T.

R. R.

PROPOSED ENTRY DRIVE

RETAINING WALL, GUARD RAILS AND POS
CHANNEL IMPROVEMENTS TO BE PROVIDE

PD-2



PATIO HOME CLUSTER LAYOUT

4,500 S.F. MINIMUM LOT SIZE

GENERAL NOTES

- RESTRICT PARKING TO ONE SIDE OF STREET WHERE REAR ENTRY HOUSES FACE EACH OTHER
- REQUIRE GARAGES TO HAVE GARAGE DOOR OPENERS BY COVENANT
- ALL OPEN SPACE AND COMMON AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION
- ALL FRONT ENTRY LOTS WILL HAVE A 20' BLDG. SET BACK AND REQUIRE PAVED PARKING FOR TWO CARS OUTSIDE THE GARAGE
- MAXIMUM HEIGHT OF 2 STORIES AND 28 FEET
- MINIMUM 75% MASONRY FACADES
- SPRINKLER SYSTEMS IN COMMON AREAS AND YARDS
- PHASES DEFINED WITH FIRST FINAL PLAT

219 50'x90' REAR ENTRY CLUSTER LOTS
& 76 50'x100' FRONT ENTRY LOTS
WITH 6.4 ACRE COMMON GREEN OPEN SPACES
& 61 GUEST PARKING SPACES.

3.67 Acres

PRELIMINARY DEVELOPMENT PLAN

TURTLE COVE

Rockwall Texas

A CLUSTER PATIO HOME DEVELOPMENT
BY SHEFFIELD DEVELOPMENT COMPANY

PD-2

CARTER & BURGESS, INC.
ENGINEERS · PLANNERS

0 100 200 300 400
GRAPHIC SCALE IN FEET

Approved

C REVISED 1/22/85 REVISED 1-9-85 11/23/84 CAD 543-1502

EXISTING TURTLE COVE

EXHIBIT C

Allowed Uses:
Single Family detached patio homes
Recreation facilities
Guardhouse

Area Requirements:

Number of lots	
Rear entry	219
Front entry	76
Minimum lot area	4,500 sq. ft.
Maximum units per lot	1
Minimum sq. ft. per unit	1,400 sq. ft.
Minimum lot width	
Rear entry	50 ft.
Front entry	50 ft.
Minimum lot depth	
Rear entry	90 ft.
Front entry	100 ft.
Minimum front setback	
Rear entry	10 ft.
Front entry	20 ft.
Minimum rear setback	10 ft.
Minimum side setback	0 ft. & 10 ft.
Adjoining street	15 ft.
Minimum length rear drive	18 ft.
Minimum width rear drive	18 ft.
Maximum density	5.5 units/acre
Maximum height	2 stories, 28 ft.
Off street parking in addition to garage	
Houses	2 per unit
Cluster areas	62
Recreation complex	1/100 sq. ft. floor area
Minimum Masonry facade	75%

Other Requirements:

1. All streets privately maintained by the developer and home-owners' association.

2. Stack spaces for two automobiles provided between the guard gate and the MKT Railroad.

3. Lakeside Drive open street or emergency access as decided by the homeowners' associations.

4. Parking restricted to one side of street where rear entry houses face each other.

5. Garage door openers required by covenant.

6. Retaining wall and guard rail provided along northeast alley.

7. All-weather access to lift station.

8. Open space and take line property maintained by homeowners' association.

9. Sprinkler system in common areas and yards.

10. Detailed recreation facility plan with parking reviewed with first phase final plat.

11. Phasing to follow Exhibit "D".

12. No additional drainage onto Lake Ridge Park.

13. All lots above flood level.

ORDINANCE NO. 86-28 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 SO AS TO AMEND THE PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE; 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 Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to approve a change in the preliminary plan for "PD-2" Planned Development District No. 2 to provide for a private club as an accessory to a general restaurant on the tract of land as described in Exhibit "A".

Section 2. That the granting of the change in the preliminary plan "PD-2" Lakeside Village 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 out 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 Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive 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 21st day of April, 1986.

APPROVED:

Mayor

ATTEST:

City Secretary

1st reading 4/14/86

2nd reading 4/21/86

EXHIBIT "A"

LAKESIDE VILLAGE PROPERTY DESCRIPTION

Beginning at a concrete monument stamped X7-6, said monument being the most northerly corner of a 27.72 acre tract of land remaining after a 41.0 acre conveyance to the City of Dallas from said tract;

Thence: south 45°55'43" east a distance of 709.0 ft. to an iron pin for a corner;

Thence: south 43°56'35" west a distance of 820.81 ft. to an iron pin for a corner set on the takeline of Lake Ray Hubbard;

Thence: following said takeline north 17°40'41" west a distance of 569.5 ft. to a concrete monument stamped X7-4 north 2°25'44" east a distance of 336.5 ft. to a monument stamped X7-5 and north 46°49'34" east a distance of 300.13 ft. to the Place of Beginning and containing 10.0 acres of land, but expressly excluding all land within the boundaries of any and all platted lots contained in the above described property.

ORDINANCE NO. 92-8

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 85-16 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, TURTLE COVE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, DCT Investment Corp., has requested consideration of an amendment to a portion of PD-2 known as Turtle Cove, further described herein, to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-4 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 85-16 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "C" attached to Ordinance 85-16 to amend the Minimum side setback requirements to read as follows for "PD-2" Planned Development District No. 2, Turtle Cove, further described on the attached Exhibit "A", which is made a part hereof.

EXHIBIT C

Minimum Side Setback _____ "10% of lot width"
Adjoining street _____ 15 ft.

All area requirements not specifically listed herein shall comply with the requirements set forth on Exhibit "C" attached to Ordinance 85-16, or, if not listed under Ordinance 85-16, as set forth in the corresponding standard zoning classification for such use.

Section 2. All development of property covered by Planned Development District No. 2, Turtle Cove, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 6th day of April, 1991.

APPROVED:

Mayor

ATTEST:

By:

1st reading March 16, 1992
2nd reading April 6, 1992

EXHIBIT A

BEING a tract or parcel of land in the E. P. Gaines Chisum Survey, Abstract No. 64, Rockwall County, Texas and being a part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition deed dated January 25, 1956, and recorded in Volume 53, Page 373, and all of a 20.28 acre tract of land in said survey conveyed to Gifco Development Company from the City of Dallas by deed recorded in Volume 109, Page 405, Deed Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point on the West line of said 106.66 acre tract, also being in the Northwest Right of Way Line of Missouri-Kansas-Texas Railroad, a 100-foot Right of Way, said point also being the Southeast corner of Lakeside Village Phase III, a subdivision to the City of Rockwall, Texas;

THENCE: North 44° 56' 56" West along the West boundary of said 106.66 acre tract a distance of 391.82 feet to a point for a corner;
THENCE: North 50° 27' 35" West 103.37 feet to a point for a corner;
THENCE: North 45° 33' 35" West 606.01 feet to a point in the Northeast corner of Lakeside Village Phase III for a corner;
THENCE: North 47° 0' 25" East 1,030.25 feet to a point for a corner;
THENCE: South 72° 52' 05" East 124.25 feet to a point for a corner;
THENCE: North 40° 18' 25" East 79.75 feet to a point for a corner;
THENCE: North 19° 09' 05" West 290.00 feet to a monument for a corner;
THENCE: North 19° 18' 26" West 25.00 feet to a point for a corner;
THENCE: North 18° 30' 14" East 146.75 feet to a point for a corner;
THENCE: North 62° 20' 28" East 377.59 feet to a point for a corner;
THENCE: North 45° 57' 08" East 234.96 feet to a point for a corner;
THENCE: South 28° 49' 19" East 298.10 feet to a point for a corner;
THENCE: South 20° 30' 19" East 48.13 feet to a point for a corner;
THENCE: South 32° 25' 46" East 136.61 feet to a point for a corner;
THENCE: South 17° 22' 59" East 87.71 feet to a point for a corner;
THENCE: South 68° 31' 12" East 115.23 feet to a point for a corner;
THENCE: South 31° 29' 52" East 128.86 feet to a point for a corner;
THENCE: South 56° 21' 25" East 93.41 feet to a point for a corner;
THENCE: South 46° 18' 52" East 84.06 feet to a point for a corner;
THENCE: North 64° 29' 01" East 63.62 feet to a point for a corner;
THENCE: South 80° 45' 59" East 82.71 feet to a point for a corner;
THENCE: South 45° 19' 39" East 117.46 feet to a point for a corner;
THENCE: South 66° 51' 26" East 80.50 feet to a point for a corner;
THENCE: South 10° 00' 07" West 48.69 feet to a point for a corner;
THENCE: South 23° 16' 20" East 93.92 feet to a monument in the Northwest line of Missouri-Kansas-Texas Railroad Right of Way, a 100-foot Right of Way;
THENCE: In a Southwesterly direction along the Northwest Right of Way line of said Missouri-Kansas-Texas Railroad Right of Way along a circular curve to the right having a radius of 5,696.19 feet, through a central angle of 2° 59' 42", an arc distance of 297.74 feet to the Point of Tangency for a corner;
THENCE: South 49° 38' 28" West 1,651.00 feet to the Point of Beginning and containing 53.67 acres of land

ORDINANCE NO. 92-23

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 84-53 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND A PRELIMINARY PLAN FOR PD-2, LAKESIDE VILLAGE, MORE FULLY DESCRIBED HEREINAFTER; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lakeside Village Homeowners Association has requested consideration of an amendment to a portion of PD-2 known as Phases 1, 2, 3, and 4 of Lakeside Village to amend certain area requirements and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Ordinance 84-53 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Ordinance No. 84-53 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve a change in the approved Exhibit "B" attached to Ordinance 84-53 to amend the minimum square footage per dwelling unit requirements, and rear setback requirements on certain lots to read as follows for "PD-2" Planned Development District No. 2, Lakeside Village, further described as all of Phases 1, 2, 3, and 4 of Lakeside Village filed of record as additions to the City of Rockwall. (Added language shown in bold.)

EXHIBIT B

1. Minimum square footage per dwelling unit, excluding garage -

SFD -"1800 square feet
SFA - 1800 square feet
TH - 1200 square feet"

8. Minimum Rear Setback -

SFD - 71/2 feet
SFA - Lots L1 - L20 - 20 feet
All other lots - 7/12 feet
TH - **"Lots D63-D70, and Lots F1-F5 - 0 feet**
All other lots" - 71/2 feet

Section 2. All development of property covered by Planned Development District No. 2, Lakeside Village, shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of August, 1992.

APPROVED:

Mayor

ATTEST:

By: Hilda Crangle

1st reading August 3, 1992
2nd reading August 17, 1992

Lakeside Village
lots on cul-de-sac to be changed to
N 17° 40' 41" W
869.50'
N 25° 44' E
336.50'
N 46° 29' 34" E
WEST TERRANEAN
DRIVE
YACHT
CASANA
SWIMMING POOL
1A
1B
2A
2B
3A
3B
4A
4B
5A
5B
6A
6B
7A
7B
8A
8B

ORDINANCE NO. 96-6

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 85-16 SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; 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 the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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, and ordinance 85-16 be and the same are hereby amended by amending a portion of Planned Development No. 2,"PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design 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. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of March, 1996

ATTEST:

BY _____

APPROVED:

_____
Mayor

1st reading 2-19-96

2nd reading 3-4-96

0901 113

EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner;

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner;

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.56 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following:

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet,

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner;

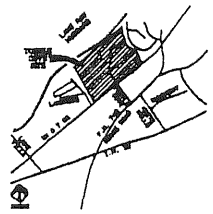
THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE COVE ADDITION.

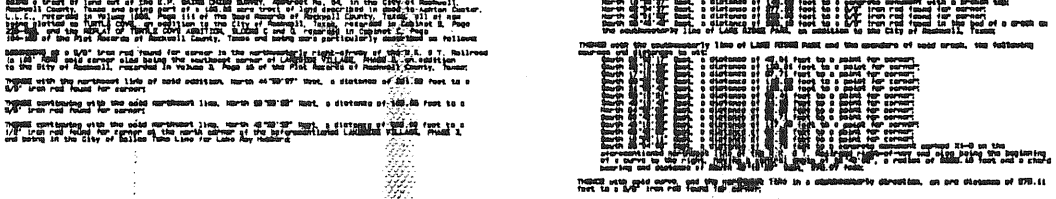
EXHIBIT "B"

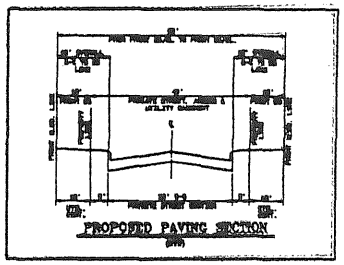
The lots shown on the Development Plan with an (*) can have less than 60' of frontage and 4,500 square foot lot area.

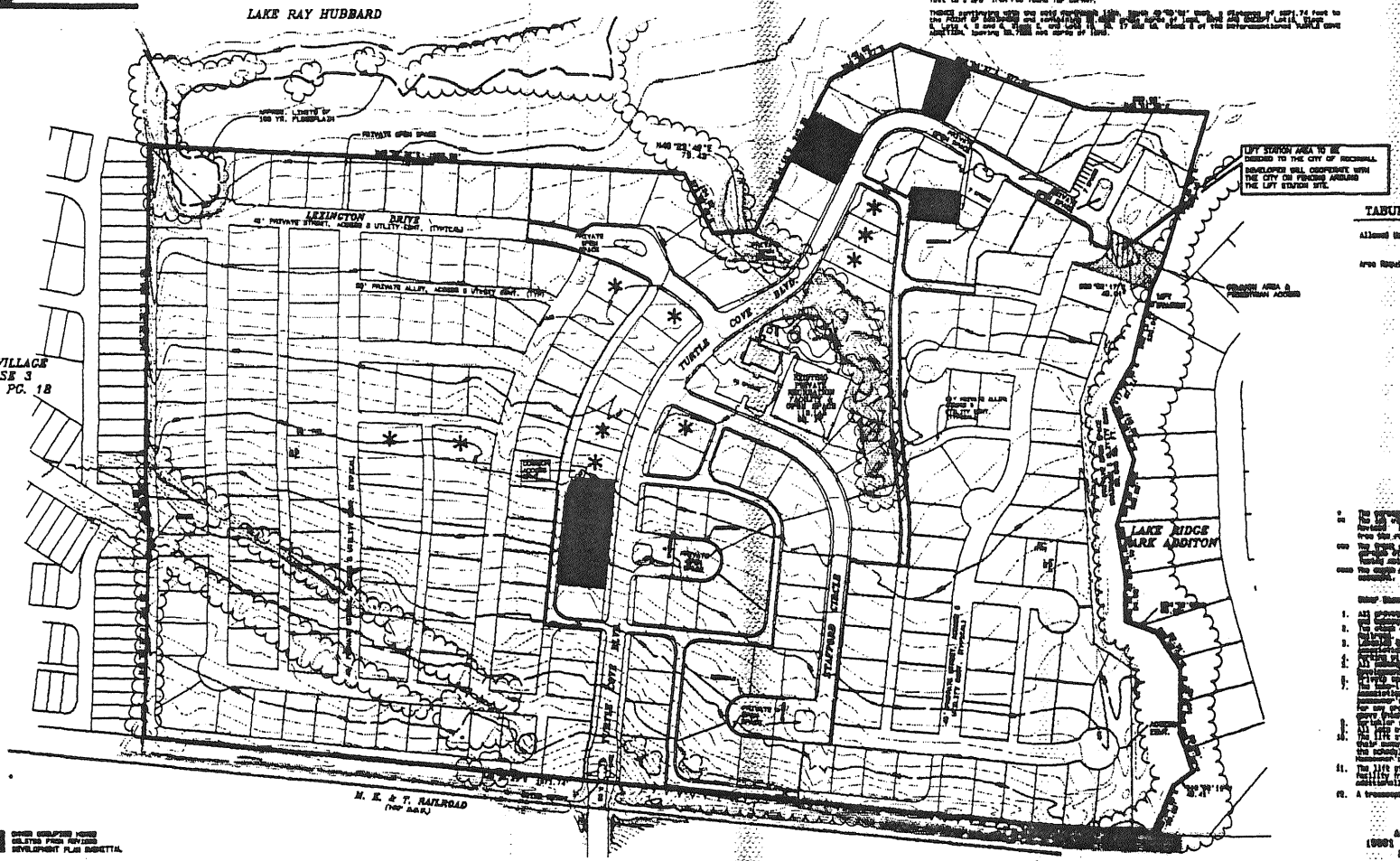


LOCATION MAP

LEGAL DESCRIPTION
52.7320 ACRES







TABULATION

OWNER
ASHTON COWTER, L.L.C.
(9901 DALLAS PARKWAY, SUITE 100
DALLAS, TEXAS 75248
(214) 490-2000
(214) 991-4040 (Fax)

PLANNER / ENGINEER / SURVEYOR
THE NELSON CORPORATION
5000 SUMMERSIDE DRIVE, SUITE 202
DALLAS, TEXAS 75206
(214) 368-2005

EXHIBIT B

THE NELSON CORPORATION
Land Planning • Landscape Architecture • Surveying
5000 Summerside Drive, Suite 202
Dallas, Texas 75206 (214) 368-2005

Revised Development Plan For
TURTLE COVE
City of Rockwall, Texas

SCALE: 1" = 100'

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

Febraury 9, 1996

* The acreage indicated deletes the 8 owner occupied dwellings.

** The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (*) can have less than 60' of frontage and 4,500 sqaure foot lot area.

*** The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.

**** The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

Febraury 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings
  Recreation Facilities
  Guard House and Related Facilities

- **Area Requirements:**

• Total Acreage	53.6337 Gross Acres
Rezoning Area	52.7225 Net Acres*
• Total Quantity of Lots	231
Occupied/Built Lots	8
Quantity of Lots in Rezoning Area	223
Rear Entry Lots	168
Front Entry Lots	55
• Overall Dwellings Per Acre	4.31 DU's/Gross Acre
• Minimum Lot Area	5,400 SF**
• Maximum Units Per Lot	1
• Minimum SF Per Unit	1,500 SF
• Minimum Lot Width	60 FT**
• Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
• Minimum Lot Depth	90 FT
• Minimum Front Yard Setback	10 FT ***
• Minimum Rear Yard Setback	10 FT
• Minimum Side Yard Setback	5 FT
• Minimum Side Yard Setback Adjoining a Street	10 FT
• Minimum Depth Rear Driveway	20 FT****
• Minimum Depth Front Driveway	20 FT***
• Maximum Height	2 Stories/34 FT
• Minimum Masonry Facade	75 Percent
• Parking:	
At Cluster Areas	30
At Recreation Center	20
• Private Open Space Area:	192,193 SF
• Maximum Lot Coverage	60%

ORDINANCE NO. 96-24

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE NO, 84-53 AS HERETOFORE AMENDED SO AS TO AMEND THE APPROVED PRELIMINARY PLAN FOR PD-2 ATTACHING THE AMENDING PRELIMINARY PLAN; 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, an amendment to the Preliminary Plan for portions of PD-2, as described in Exhibit "A" has been submitted by Kirby Albright; and

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by amending the approved Preliminary Plan for PD-2 for the area identified in Exhibit "A". That said amended Preliminary Plan is attached hereto and made apart hereof for all purposes.

SECTION 2. That the tract identified in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for herein and the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting this amendment to the approved Preliminary Plan for PD-2 shall affect only the property described in Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

SECTION 3. That development in area in Exhibit "A", shall shall comply with the area, use and all other requirements of the Zero-lot line zoning district requirements of the Comprehensive Zoning Ordinance as currently adopted or as may hereafter amended. Except that

the homes lots can be either have one zero side setback or can be center loaded with a 5' side setback. Once a determination has been made regarding the a zero or center loaded homes, all homes must comply with that determination.

SECTION 4. No substantial change in development of the area as shown in Exhibit "A"" shall be permitted 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 5. Prior to or in conjunction with any plat submittal, a concept plan must be submitted for review and approval by the Planning and Zoning Commission and City Council. The concept plan shall include the following items.

(I) Identify the location of any amenities planned for the residential areas.

(ii) A detailed street layout for each phase that will be subject to review and approval by the Planning and Zoning Commission and City Council that identifies the location, type and general design of screening of alleys and along major roads

.

(iii) Identify location of neighborhood entry features for each area.

SECTION 8. 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 9. 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 10. 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 11. 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 12. 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 1st day of July, 1996

ATTEST:

BY

APPROVED:

Mayor

1st reading 6/17/96

2nd reading 7/1/96

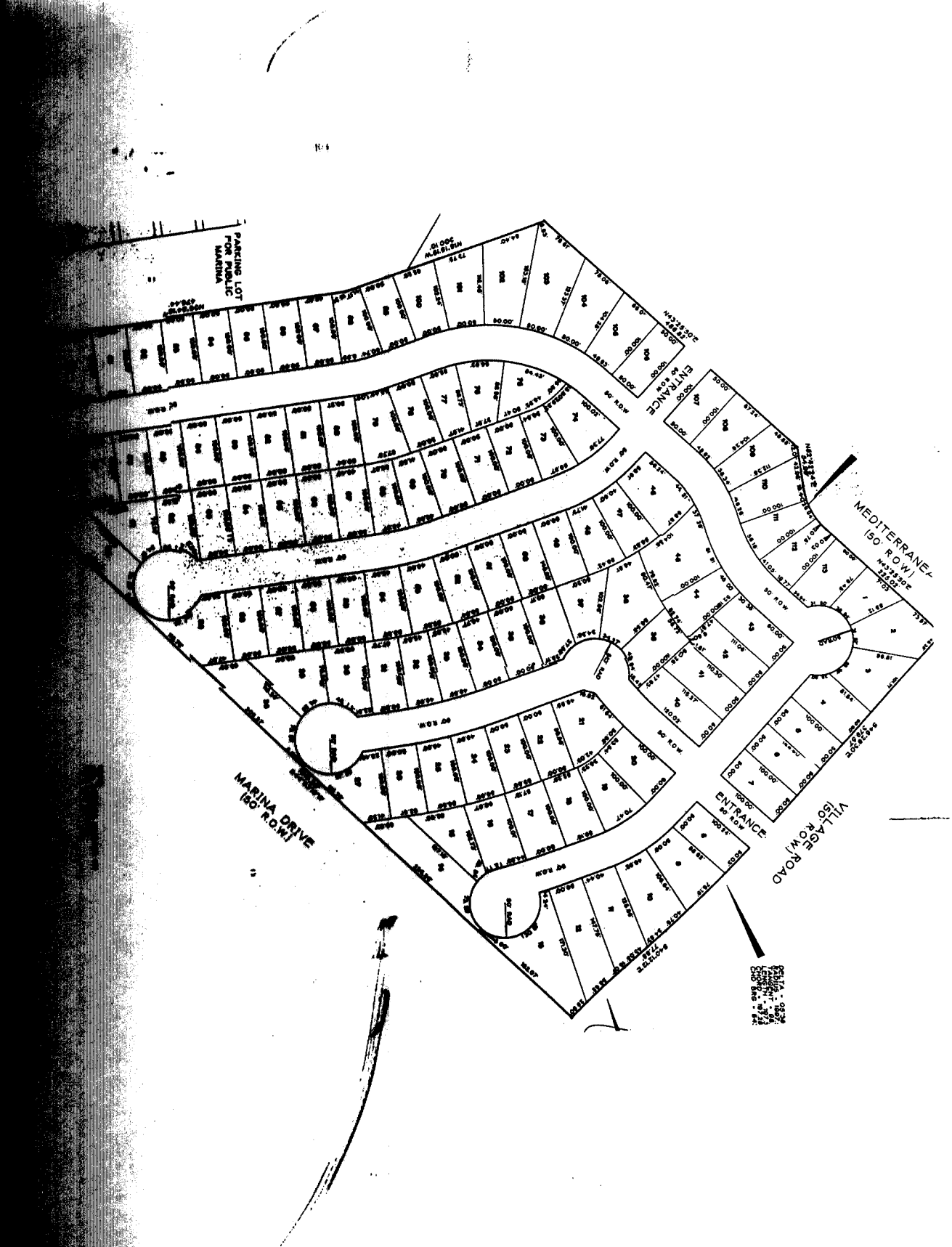

PARKING LOT FOR PUBLIC MARINA
ENTRANCE
MEDITERRANEAN (50' R.O.W.)
MARINA DRIVE (50' R.O.W.)
VILLAGE ROAD (50' R.O.W.)
ENTRANCE

EXHIBIT "A"

ORDINANCE NO. 99-46

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 85-16 SO AS TO AMEND A PORTION OF PLANNED DEVELOPMENT NO.2, "PD-2" WHICH IS MORE FULLY DESCRIBED IN EXHIBIT "A", BY ALLOWING "SINGLE FAMILY", "OPEN SPACE", "RECREATION USES ", AND MUNICIPAL USES MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; AMENDING THE DEVELOPMENT PLAN FOR A PORTION OF PD-2; ADOPTING AREA REQUIREMENTS; CORRECTING THE OFFICIAL ZONING MAP; 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 the classification of a zoning district has been requested by Ashton Custer ,LLC for the property more specifically described in Exhibit "A" attached hereto; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the state of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance 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, and ordinance 85-16 be and the same are hereby amended by amending a portion of Planned Development No. 2,"PD-2", further described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That the property described in Exhibit "A" shall be used only in the manner and for the purposes and with the conditions provided for in Exhibits "B", & "C" and the Comprehensive Zoning Ordinance and the Standards of Design 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. Items not specifically addressed in this ordinance shall comply with the Zoning Ordinance No. 83.23 as amended, Engineering Standards of Design and Code of Ordinances, as currently approved or as may be amended in the future.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 1st day of November, 1999

ATTEST:

BY Belinda Page

APPROVED:

Scott L. Self
Mayor

1st reading 10-18-99

2nd reading 11-01-99

0901

113

EXHIBIT "A"

ITC10448

BEING a tract of land situated in the E.P. Gains Chism Survey, Abstract No. 64, in the City of Rockwall, Rockwall County, Texas, and being part of a 106.66 acre tract of land conveyed to James W. Reese, Jr., by partition Deed recorded in Volume 53, Page 373, Deed Records, Rockwall County a part of now being platted as Turtle Cove, an Addition to the City of Rockwall, Texas, recorded in Slide B, Pages 235-236, and the replat of Turtle Cove Addition, Blocks C and D, recorded in Slide C, Pages 164-165, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for a corner in the northwesterly right of way of the M.K. & T. Railroad (a 100' R.O.W.) said corner also being the southeast corner of Lakeside Village, Phase 3, an Addition to the City of Rockwall, recorded in Volume 3, Page 18, Plat Records of Rockwall County, Texas;

THENCE N 44 deg. 58' 27" W, along the northeast line of said addition a distance of 391.82 feet to a 5/8" iron rod found for corner;

THENCE N 50 deg. 29' 22" W, continuing with said northeast line a distance of 103.65 feet to a 5/8" iron rod found for corner;

THENCE N 45 deg. 33' 32" W, continuing with said northeast line a distance of 606.00 feet to a 1/2" iron rod found for corner at the north corner of the aforementioned Lakeside Village, Phase 3 addition and on the City of Dallas Take Line for Lake Ray Hubbard;

THENCE along said Take Line the following:

N 46 deg. 59' 32" E a distance of 1029.56 feet to a concrete monument marked X2-2;

S 73 deg. 08' 40" E a distance of 124.22 feet to a concrete monument marked X2-3;

N 40 deg. 28' 42" E a distance of 79.43 feet to a concrete monument marked X2-4

N 19 deg. 14' 18" W a distance of 315.36 feet to a concrete monument with a broken top;

N 18 deg. 36' 27" E a distance of 146.82 feet to a concrete monument with a broken top;

N 62 deg. 24' 37" E a distance of 377.56 feet to a 5/8" iron rod found;

N 46 deg. 01' 56" E a distance of 235.06 feet to a 5/8" iron rod found;

S 28 deg. 45' 43" E a distance of 298.16 feet to a 5/8" iron rod found in the bed of a creek on the southwesterly line of Lake Ridge Park, an Addition to the City of Rockwall;

THENCE along the southwesterly line of Lake Ridge Park and the meanders of said creek the following;

S 20 deg. 52' 17" E a distance of 48.01 feet;

S 32 deg. 13' 39" E a distance of 136.61 feet;

S 17 deg. 19' 55" E a distance of 87.71 feet;

S 68 deg. 28' 08" E a distance of 115.23 feet;

S 31 deg. 26' 48" E a distance of 128.86 feet;

S 56 deg. 18' 21" E a distance of 93.41 feet,

S 46 deg. 15' 48" E a distance of 84.06 feet;

N 64 deg. 32' 05" E a distance of 63.62 feet;

S 80 deg. 42' 55" E a distance of 82.71 feet;

S 45 deg. 16' 35" E a distance of 117.46 feet;

S 66 deg. 48' 22" E a distance of 80.50 feet;

S 10 deg. 03' 11" W a distance of 48.69 feet;

S 23 deg. 04' 06" E a distance of 93.78 feet to a concrete monument marked X1-5 on the aforementioned northwest line of the M.K. & T. Railroad right of way and also being the beginning of a curve to the right having a central angle of 2 deg. 46' 02" a radius of 5696.19 and a chord bearing of S 48 deg. 12' 20" W, 275.07 feet;

THENCE along said curver and northwest line in a southwesterly direction an arc distance of 275.11 feet to a 5/8" iron rod found for corner;

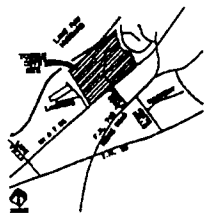
THENCE: S 49 deg. 35' 21" W continuing along said northwest line a distance of 1671.74 feet to the POINT OF BEGINNING and containing 53.6337 acres of land.

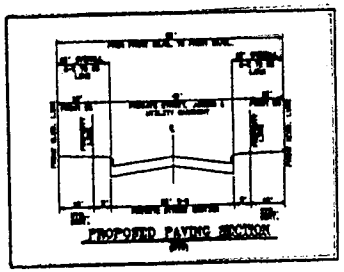
SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

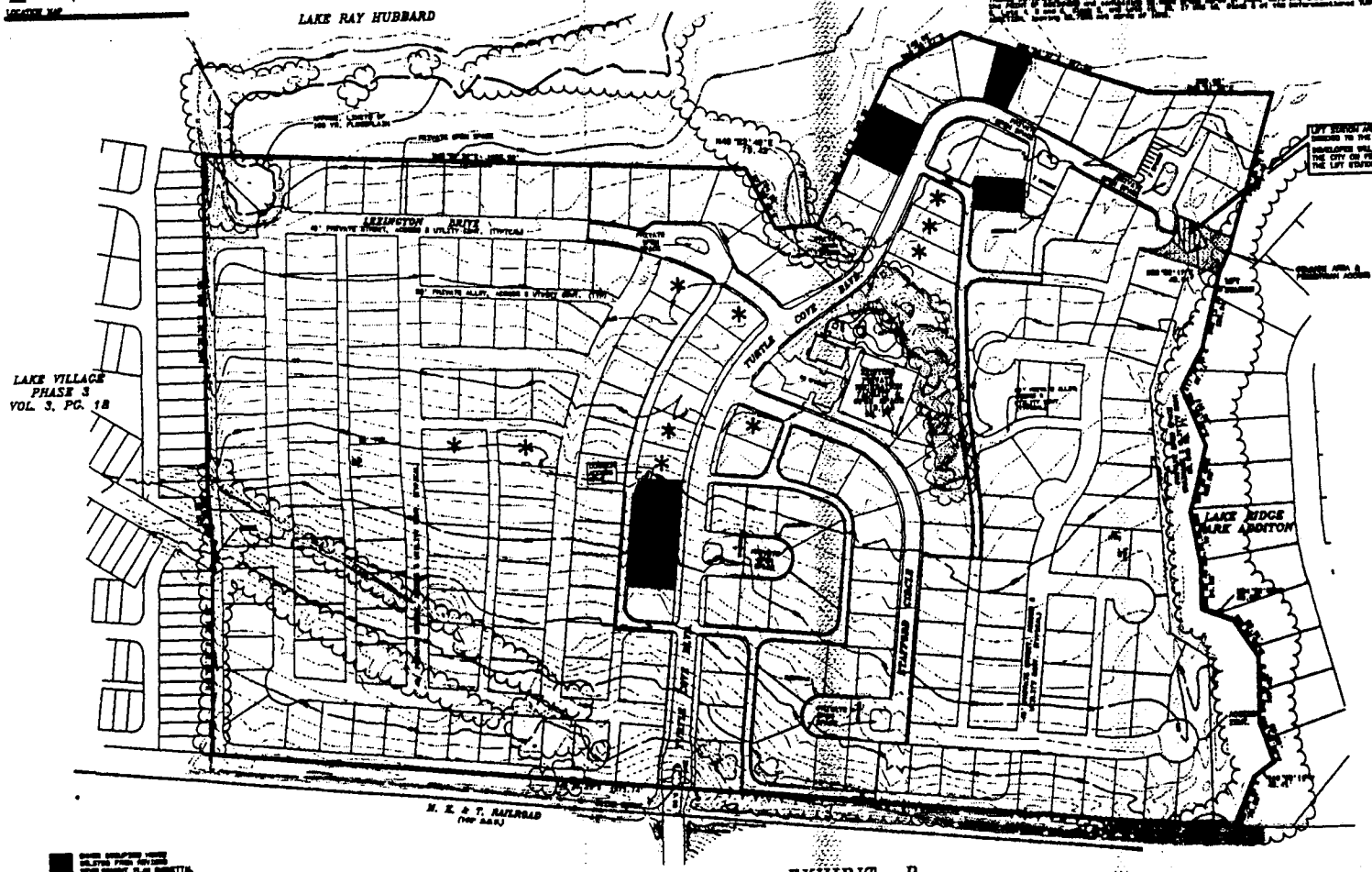
BEING LOT 12, BLOCK B, AND LOTS 15,16,17 AND 18, BLOCK E OF TURTLE COVE ADDITION AND LOTS 4,5,AND 9, BLOCK C OF THE REPLAT OF TURTLE COVE ADDITION.

EXHIBIT "B"

The lots shown on the Development Plan with an (*) can have less than 60' of frontage and 4,500 square foot lot area.







TABULATION

EXHIBIT B

THE NELSON CORPORATION

Revised Development Plan For
TURTLE COVE
City of Rockwall, Texas

NORTH

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

Febraury 9, 1996

* The acreage indicated deletes the 8 owner occupied dwellings.

** The lot width may vary to allow flexibility of product widths without revising the Revised Development Plan. The lots shown on the Development Plan with a (*) can have less than 60' of frontage and 4,500 sqaure foot lot area.

*** The front yard setback at the garage doors will be 20 FT on front entry lots. In the case of swing in garages at the front or corner side yard, the setback at the front garage face at the street facing wall may be 10 foot.

**** The depth of the drive will be 20 FT on rear loading lots; however, it may overlap 2 FT into the private alley easement.

■ Other Standards:

1. All private access utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association.
2. Two stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.
3. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association.
4. Parking will be restricted to one side of the street where rear entry lots face each other.
5. All weather access will be provided to the lift station as indicated on the Revised Development Plan.
6. Private open space area will be maintained by the Homeowner's Association.
7. The take-line property along Lake Ray Hubbard will be mowed by the Homeowner's Association. Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association, nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the lake take-line property.
8. Sprinkler systems will be provided in private open space areas.
9. All lots will be above the flood level.
10. The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the Private Open Space maintained by the Homeowner's Association.
11. The lift station is currently surrounded by a chain link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.
12. A treescape plan will be submitted based on the tree ordinance requirements.

Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. exact location of access will be determined at the time that phase is platted

TURTLE COVE REVISED PD-2 & DEVELOPMENT PLAN

Exhibit C

Febraury 9, 1996

- **Allowed Uses:** Single Family Detached Dwellings
  Recreation Facilities
  Guard House and Related Facilities

- **Area Requirements:**

•	Total Acreage	53.6337 Gross Acres
	Rezoning Area	52.7225 Net Acres*
•	Total Quantity of Lots	231
	Occupied/Built Lots	8
	Quantity of Lots in Rezoning Area	223
	Rear Entry Lots	168
	Front Entry Lots	~~55~~ 60 * - REVISED
•	Overall Dwellings Per Acre	4.31 DU's/Gross Acre
•	Minimum Lot Area	5,400 SF**
•	Maximum Units Per Lot	1
•	Minimum SF Per Unit	1,500 SF
•	Minimum Lot Width	60 FT**
•	Minimum Lot Width at Cul-de-sac & Elbow Measured at Setback	50 FT
•	Minimum Lot Depth	90 FT
•	Minimum Front Yard Setback	10 FT ***
•	Minimum Rear Yard Setback	10 FT
•	Minimum Side Yard Setback	5 FT
•	Minimum Side Yard Setback Adjoining a Street	10 FT
•	Minimum Depth Rear Driveway	20 FT****
•	Minimum Depth Front Driveway	20 FT***
•	Maximum Height	2 Stories/34 FT
•	Minimum Masonry Facade	75 Percent
•	Parking:	
	At Cluster Areas	30
	At Recreation Center	20
•	Private Open Space Area:	192,193 SF
•	Maximum Lot Coverage	60%

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 2 (PD-2) 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 171.135-ACRE TRACT OF LAND SITUATED WITHIN THE M. J. BARKSDALE SURVEY, ABSTRACT NO. 11; W. BLEVINS SURVEY, ABSTRACT NO. 9; AND THE E. P. G. CHISUM SURVEY, ABSTRACT NO. 64, 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 2 (PD-2) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*]; and,

WHEREAS, Planned Development District 2 (PD-2) is a 171.135-acre tract of land situated within the M. J. Barksdale Survey, Abstract No. 11; W. Blevins Survey, Abstract No. 9; and the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and,

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 2 (PD-2) [*Ordinance No.'s 72-02, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*] 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, 73-33, 80-19, 84-53, 85-16, 86-28, 92-08, 92-23, 96-06, 96-24 & 99-46*;

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 09-2024

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. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (*$2,000.00*) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

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

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

DRAFT ORDINANCE 02.20.2024

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: February 20, 2024

2nd Reading: March 4, 2024

DRAFT ORDINANCE 02.20.2024

Exhibit 'A':
Legal Description

BEING 171.35 acres of land situated in Abstract 11, M.J. Barksdale Survey; Abstract 9, W. Blevins Survey; and Abstract 64, E.P.G. Chisum Survey; in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at the Northern-most corner of Lot 61-R, Block A, Turtle Cove Addition, also known as 751 Turtle Cove Boulevard, *(NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,932.235, N 7,019,220.850 Feet);*

1 ***THENCE*** South 28°-04'-33" East, a distance of 298.536 feet to a point;
2 ***THENCE*** South 19°-53'-34" East, along the Northern boundary of the Turtle Cove Addition, Phase 2, a distance of 48.058 feet to a point;
3 ***THENCE*** South 33°-49'-20" East, continuing along said boundary a distance of 41.997 feet to a point;
4 ***THENCE*** South 30°-38'-48" East, a distance of 94.589 feet to a point;
5 ***THENCE*** South 17°-09-54" East, a distance of 50.648 feet to a point;
6 ***THENCE*** South 16°-26-06" East, a distance of 38.222 feet to a point;
7 ***THENCE*** South 68°-30'-33" East, a distance of 114.234 feet to a point;
8 ***THENCE*** South 30°-33'-54" East, a distance of 128.763 feet to a point;
9 ***THENCE*** South 56°-17'-00" East, a distance of 90.585 feet to a point;
10 ***THENCE*** South 45°-15'-45" East, a distance of 87.089 feet to a point;
11 ***THENCE*** North 64°-05'-56" East, a distance of 63.772 feet to a point;
12 ***THENCE*** South 81°-23'-16" East, a distance of 81.904 feet to a point;
13 ***THENCE*** South 44°-11'-08" East, a distance of 118.226 feet to a point;
14 ***THENCE*** South 66°-49'-22" East, a distance of 79.686 feet to a point;
15 ***THENCE*** South 10°-43'-38" West, a distance of 48.493 feet to a point;
16 ***THENCE*** South 22°-31'-10" East, a distance of 150.684 feet for a corner in the centerline of the Union Pacific / Dallas Garland N.E. Railroad Right of Way;
17 ***THENCE*** South 49°-56'-57" West, continuing along the railroad centerline a distance of 1053.987 feet to a point;
18 ***THENCE*** South 50°-16'-50" West, a distance of 3562.512 feet to a point under the Village Drive bridge, also being a beginning of a curve;
19 ***THENCE*** along said curve to the right having an angle of 01°-11'-24" and a radius of 25,896.197 feet with a chord distance of 537.807 feet and a chord bearing of South 50°-15'-39" West, to a point;
20 ***THENCE*** continuing along a curve to the right having an angle of 01°-10'-58" and a radius of 10,382.552 feet with a chord distance of 214.344 feet and a chord bearing of South 50°-24'-19" West, to a point;
21 ***THENCE*** continuing along a curve to the right having an angle of 03°-54'-36" and a radius of 6,095.147 feet with a chord distance of 415.859 feet and a chord bearing of South 52°-08'-40" West, for a corner;
22 ***THENCE*** North 36°-49'-00" West, a distance of 51.633 feet to a point;
23 ***THENCE*** North 36°-49'-00" West, a distance of 83.707 feet for a corner also being a beginning of a curve;
24 ***THENCE*** along said curve to the right having an angle of 05°-38'-18" and a radius of 227.326 feet with a chord distance of 22.361 feet and a chord bearing of South 72°-42'-48" West, to a point;
25 ***THENCE*** continuing along a curve to the right having an angle of 32°-40'-49" and a radius of 287.233 feet with a chord distance of 161.619 feet and a chord bearing of North 84°-35'-37" West, for a corner;
26 ***THENCE*** North 05°-49'-29" West, along the City of Dallas Takeline, a distance of 472.973 feet to a point;
27 ***THENCE*** North 17°-14'-55" West, continuing along said Takeline, a distance of 299.793 feet to a point;
28 ***THENCE*** North 17°-07'-51" West, a distance of 570.975 feet to a point;
29 ***THENCE*** North 02°-49'-23" East, a distance of 331.697 feet to a point;
30 ***THENCE*** North 47°-45'-08" East, a distance of 168.275 feet to a point;
31 ***THENCE*** North 46°-42'-57" East, a distance of 151.498 feet for a corner;

DRAFT 03.20.2024

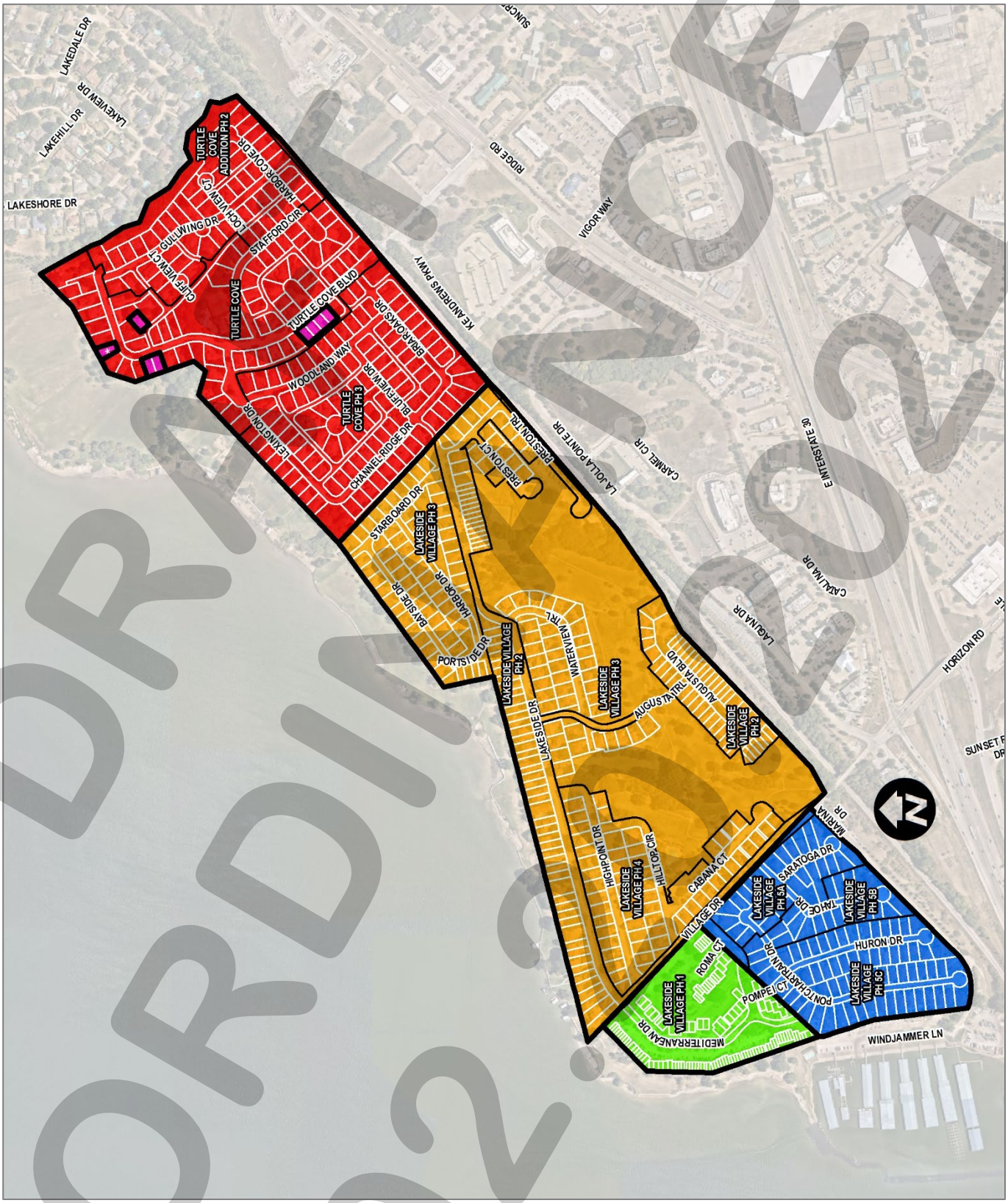
THENCE North 44°-35'-17" West, along the boundary of Lakeside Village Addition, Phase 2, a distance of 113.077 feet to a point;
THENCE North 76°-40'-23" East, continuing along said boundary, a distance of 1913.515 feet for a corner;
THENCE North 11°-45'-32" West, a distance of 28.107 feet to a point;
THENCE North 10°-30'-30" West, a distance of 229.24 feet for a corner;
THENCE North 54°-55'-17" East, a distance of 796.571 feet to a point;
THENCE North 55°-50'-17" East, a distance of 30.069 feet to a point;
THENCE North 54°-51'-20" East, a distance of 78.036 feet to a point;
THENCE North 48°-00'-27" East, along the boundary of Turtle Cove Addition, Phase 3, a distance of 492.072 feet to a point;
THENCE North 47°-34'-00" East, continuing along said boundary, a distance of 543.559 feet for a corner;
THENCE South 71°-39'-19" East, a distance of 83.033 feet to a point;
THENCE South 73°-22'-20" East, a distance of 40.147 feet for a corner;
THENCE North 42°-27'-15" East, a distance of 73.707 feet to a point;
THENCE North 28°-45'-39" East, a distance of 5.496 feet for a corner;
THENCE North 18°-20'-56" West, a distance of 316.496 feet to a point;
THENCE North 18°-59'-26" East, a distance of 147.334 feet to a point;
THENCE North 62°-57'-16" East, a distance of 376.407 feet to a point;
THENCE North 46°-22'-24" East, a distance of 234.41 feet, to the *POINT OF BEGINNING AND CONTAINING* 171.35 acres of land (7,464,084.07 square feet) more or less.

DRAFT ORDINANCE 02.20.2024

Exhibit 'B':
Survey

DRAFT
ORDINANCE
02.20.2024

Exhibit 'C':
Concept Plan



GREEN: TRACT 1; ORANGE: TRACT 2; PINK: TRACT 3; RED: TRACT 4; BLUE: TRACT 5

DRAFT ORDINANCE 02.2024

Exhibit 'D':
Density and Development Standards

(A) *TRACTS 1 & 2*. (*Phases I, II, III, & IV of the Lakeside Village Subdivision*)

(1) *Concept Plan*. All development of *Tracts 1 & 2* shall conform with the *Concept Plan* depicted in *Figures 1 & 2*.

FIGURE 1. CONCEPT PLAN FOR TRACT 1

DRAFT ORDINANCE 02.15.2024

FIGURE 2. CONCEPT PLAN FOR TRACT 2

(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be developed with *Single-Family Detached*, *Single-Family Attached*, and *Townhouse*. In addition, *Tract 1* shall be permitted to establish a *Private Club* as an accessory use to a *Restaurant* in accordance with the *Conditional Land Use Standards* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tracts 1 & 2 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated by *Table 1 – Table 3*.

DRAFT 02.13.2025

Exhibit 'D':
Density and Development Standards

TABLE 1: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DETACHED*

LOT TYPE (SEE CONCEPT PLAN) ►	**SFD**
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] [1]	5'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] [1]	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] [1]	10'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [2]	2

GENERAL NOTES:
[1]: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
[2]: An enclosed garage shall not be considered in meeting the off-street parking requirements.

TABLE 2: *LOT DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY ATTACHED*

LOT TYPE (SEE CONCEPT PLAN) ►	**SFA**
MINIMUM LOT AREA	2,700 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH ON A STREET	15'
MINIMUM LOT DEPTH	70'
MINIMUM FRONT YARD SETBACK	
FRONT ENTRY GARAGE	20'
REAR OR SIDE ENTRY GARAGE	10'
MINIMUM REAR YARD SETBACK	
LOTS L1 – L20	20'
ALL OTHER SINGLE-FAMILY ATTACHED LOTS	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] [1]	5'
MINIMUM SIDE YARD SETBACK [ABBUTING A STRUCTURE] [1]	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] [1]	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] [1]	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS [2]	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [3]	2

GENERAL NOTES:
[1]: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
[2]: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
[3]: An enclosed garage shall not be considered in meeting the off-street parking requirements.

DRAFT ORDINANCE 02.13.2024

Exhibit 'D':
Density and Development Standards

TABLE 3: *LOT DIMENSIONAL REQUIREMENTS FOR TOWNHOUSE*

LOT TYPE (SEE CONCEPT PLAN) ►	**T**
MINIMUM LOT AREA	750 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,200 SF
MINIMUM LOT DEPTH	50'
MINIMUM REAR YARD SETBACK [1]	7½'
MINIMUM SIDE YARD SETBACK [INTERNAL LOT] [2] & [3]	5'
MINIMUM SIDE YARD SETBACK [ABBUTING A STRUCTURE] [2] & [3]	0'
MINIMUM SIDE YARD SETBACK [ZERO LOT LINE ABUTTING ADJACENT YARD] [2] & [3]	0'
MINIMUM SIDE YARD SETBACK [ADJACENT TO A STREET] [2] & [3]	
LOTS WITH A LOT WIDTH OF LESS THAN 30-FEET	0'
LOTS WITH A LOT WIDTH OF AT LEAST 30-FEET	10'
MINIMUM SEPERATION BETWEEN ATTACHED BUILDINGS [4]	10'
MAXIMUM NUMBER OF ATTACHED UNITS	12 UNITS OR 250'
MAXIMUM BUILDING HEIGHT	42'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [5]	2

GENERAL NOTES:
[1]: The minimum rear yard setback on Lots 63-70, Block D (*i.e. Lots D63-D70*) and Lots 1-5, Block F (*i.e. Lots F1-F5*) shall be 0-feet.
[2]: Where one (1) or more lots have been combined to establish new property lines, all references to the side yard setback shall refer to the new property line.
[3]: Townhouses separated by fire retardant walls meeting the requirements of the building code may build to the property line where such structures abut.
[4]: Every 250-feet there shall be a minimum of ten (10) feet between buildings.
[5]: An enclosed garage shall not be considered in meeting the off-street parking requirements.

DRAFT ORDINANCE 02.13.2024

(B) *TRACT 3*. (*Turtle Cove Subdivision; Eight [8] Owner Occupied Lots*)

(1) *Concept Plan*. All development of *Tract 3* shall conform with the *Concept Plan* depicted in *Figure 3*.

FIGURE 3. CONCEPT PLAN FOR TRACT 3

(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be developed with *Single-Family Detached Patio Homes*.

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract 3 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated by *Table 4: Lot Dimensional Requirements*.

DRAFT
02.25.2025

TABLE 4: *LOT DIMENSIONAL REQUIREMENTS*

LOT TYPE (SEE CONCEPT PLAN) ►	**TRACT 3**
MINIMUM LOT AREA [1]	4,500 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,400 SF
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	
REAR ENTRY	90'
FRONT ENTRY	100'
MINIMUM FRONT YARD SETBACK	
REAR ENTRY	10'
FRONT ENTRY	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	0' & 10'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM LENGTH OF REAR YARD DRIVEWAY	18'
MINIMUM WIDTH OF REAR YARD DRIVEWAY	18'
MAXIMUM BUILDING HEIGHT	2 STORIES/28'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MINIMUM OFF-STREET PARKING IN ADDITION TO A GARAGE	2

GENERAL NOTES:
[1]: All lots will be above flood level.

(4) *Building Standards*. All development shall adhere to the following building standards:

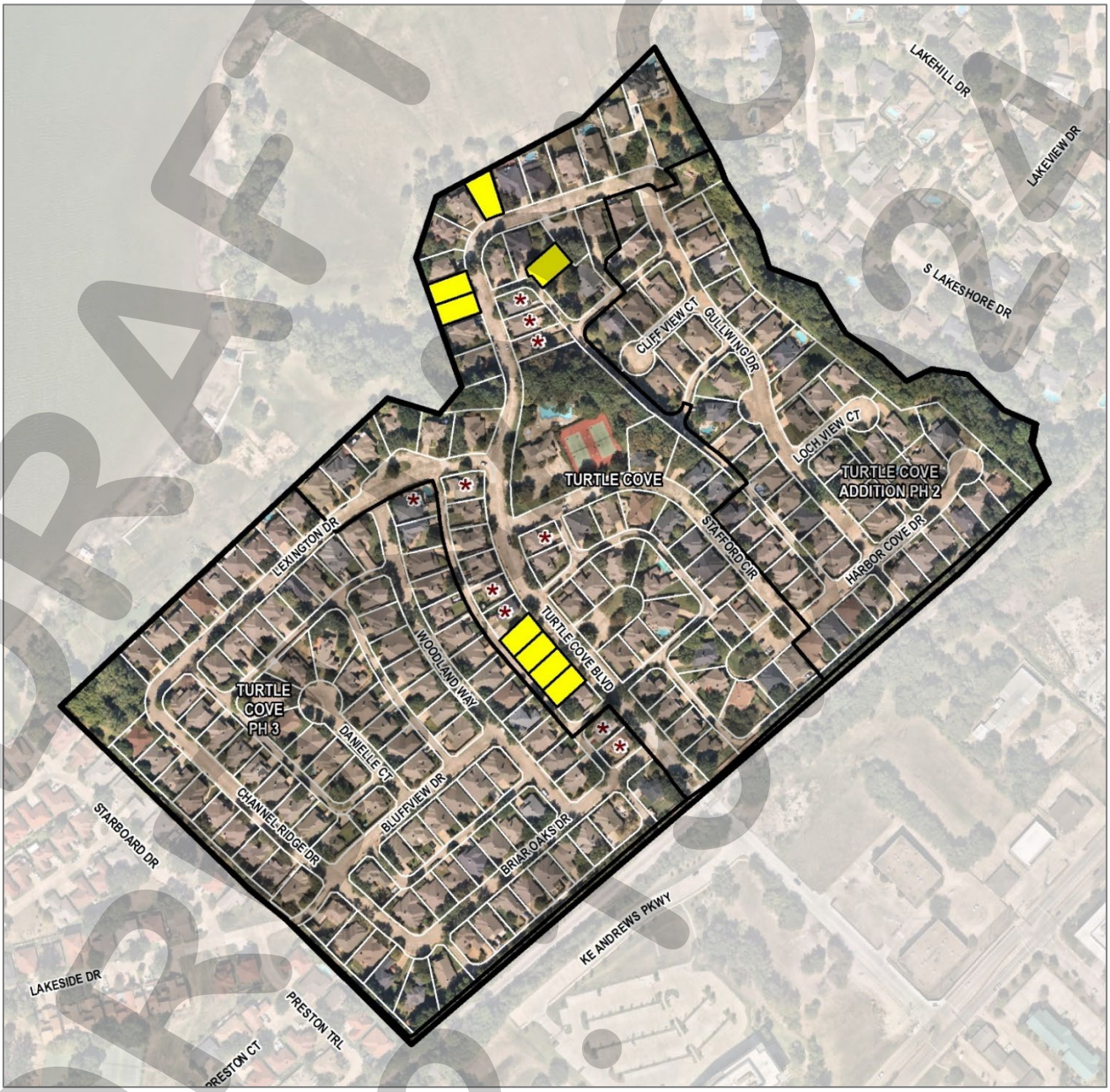
(a) *Garage Orientation*. A total of five (5) of the eight (8) residential lots shall be constructed with rear entry garages. The remaining three (3) of the eight (8) residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

DRAFT ORDINANCE 02.13.2024

(C) *TRACT 4*. (*Turtle Cove Subdivision*)

(1) *Concept Plan*. All development of *Tract 4* shall conform with the *Concept Plan* depicted in *Figure 4*.

FIGURE 4. CONCEPT PLAN FOR TRACT 4
TOTAL GROSS ACREAGE: 53.6337-ACRES
ZONING AREA (I.E. NET ACREAGE): 52.7225-ACRES (*I.E. LESS THE EIGHT [8] OWNER OCCUPIED DWELLINGS DEPCITED IN YELLOW*)



(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 4 -- as depicted in Exhibit 'C' of this ordinance* -- shall be developed with *Single-Family Detached Dwellings*, *Recreation Facilities*, and a *Guard House and Related Facilities*.

DRAFT 02.05.24

(3) *Density and Development Standards*. Unless specifically provided by this Planned Development District, the development of *Tract 4 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated by *Table 5: Lot Dimensional Requirements*. The maximum permissible density for *Tract 4* shall not exceed *4.31* dwelling units per gross acres of land (*i.e. including the eight [8] owner occupied lots*); however, in no case should the proposed development exceed *223* dwelling units (*i.e. 231 including the eight [8] owner occupied lots*).

TABLE 5: *LOT DIMENSIONAL REQUIREMENTS*

LOT TYPE (SEE CONCEPT PLAN) ►	**TRACT 4**
MINIMUM LOT AREA [1] & [5]	5,400 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,500 SF
MINIMUM LOT WIDTH [1] & [2]	60'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK [3]	10'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK	5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	10'
MINIMUM DEPTH OF REAR YARD DRIVEWAY [4]	20'
MINIMUM DEPTH OF FRONT YARD DRIVEWAY [3]	20'
MAXIMUM BUILDING HEIGHT	2 STORIES/34'
MINIMUM MASONRY REQUIREMENT PER FAÇADE	75%
MAXIMUM LOT COVERAGE	60%

GENERAL NOTES:

[1]: The lot width may vary to allow flexibility of product widths without revising the *Concept Plan*. The lots shown on the *Concept Plan -- contained in Subsection (C)(1) of Exhibit 'D' this ordinance* -- with a (*) can have less than 60-feet of frontage and 4,500 SF of lot area.

[2]: The minimum lot width at a cul-de-sac or elbow shall be 50-feet as measured at the front yard setback.

[3]: The front yard setback at the garage doors will be 20-feet on front entry lots. In the case of a *J-Swing* or *Traditional Swing* garage, the setback at the front garage face at the street facing wall may be ten (10) feet.

[4]: The depth of the driveway will be 20-feet on rear loaded lots; however, it may overlay two (2) feet into the private alleyway easement.

[5]: All lots will be above flood level.

(4) *Building Standards*. All development shall adhere to the following building standards:

(b) *Garage Orientation*. A total of 168 of the 223 residential lots shall be constructed with rear entry garages. The remaining 60 of the 223 residential lots may be constructed with *Front Entry* or *J-Swing/Tradition Swing* garage configurations.

(5) *Additional Community Parking*. The following additional parking shall be incorporated into *Tract 4*:

(a) *Cluster Areas*: 30 Parking Spaces

(b) *Recreation Center*: 20 Parking Spaces

NOTE: Parking will be restricted to one (1) side of the street where rear entry lots face each other.

(6) *Open Space*. The development shall consist of a minimum of 192,193 SF of private open space that will be maintained by the Homeowner's Association (HOA). The private open space shall incorporate irrigation systems. Access for maintenance to the open space adjacent to the creek on the north side of the development must be provided. The exact location of the access will be determined at the time that a phase is platted.

(7) *Takeline*. The takeline property along Lake Ray Hubbard will be mowed by the Homeowner's

DRAFT ORDINANCE 07.13.2024

Association (HOA). Access to the lake property may be provided through the subdivision for the homeowner's use. Neither the Homeowner's Association (HOA), nor the developer will be responsible for any erosion control devices or measures or any other maintenance not specifically stated above which may be needed now or in the future within the takeline property.

(8) *Emergency Access*. Lakeside Drive will be an open street or emergency access as decided by the Homeowner's Association (HOA).

(9) *Private Access and Utility Easements*. All private access and utility easements will be privately owned and maintained by the developer and subsequently the Homeowner's Association (HOA).

(10) *Guard Gate*. Two (2) stack spaces for automobiles will be provided between the guard gate and the MKT Railroad.

(11) *Lift Station*. The following shall apply to the lift station:

(a) A concrete access drive will be provided to the lift station as indicated on the *Concept Plan* contained in Subsection (C)(1) of *Exhibit 'D'* of this ordinance.

(b) The lift station and the lot area it occupies will be deeded over to the City of Rockwall for their ownership and maintenance of the facility, including regular mowing of the lot, similar to the schedule entailed for landscape maintenance of the *Private Open Space* maintained by the Homeowner's Association (HOA).

(c) The lift station is currently surrounded by a chain-link fence and shrubs which screen the facility from view. The adjacent side yard lot fencing to either side of the lift station will additionally shield the facility from view.

DRAFT ORDINANCE 02.13.2024

(D) *TRACT 5*. (*Phase V of the Lakeside Village Subdivision*)

(1) *Concept Plan*. All development of *Tract 5* shall conform with the *Concept Plan* depicted in *Figure 5*.

FIGURE 5. CONCEPT PLAN FOR TRACT 5

(2) *Permitted Land Uses*. Unless specifically provided by this Planned Development District ordinance, *Tract 5 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the land uses permitted within the Zero Lot Line (ZL-5) 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*. Unless specifically provided by this Planned Development District, the development of *Tract 5 -- as depicted in Exhibit 'C' of this ordinance* -- shall be subject to the density and dimensional standards stipulated for properties in a Zero Lot Line (ZL-5) District, as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future. The maximum permissible density for *Tract 5* shall not exceed *5.90* dwelling units per gross acres of land; however, in no case should the proposed development exceed *112* dwelling units. In addition, all lots in *Tract 5* shall conform to the standards depicted in *Table 6*, which are as follows:

DRAFT 03.13.2024

Exhibit 'D':
Density and Development Standards

TABLE 6: *LOT DIMENSIONAL REQUIREMENTS*

LOT TYPE (SEE CONCEPT PLAN) ►	**TRACT 5**
MINIMUM LOT AREA	5,000 SF
SINGLE-FAMILY DWELLING UNITS PER LOT	1
MINIMUM SQUARE FOOTAGE PER DWELLING UNIT	1,800 SF
MINIMUM LOT WIDTH [1] & [2]	50'
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD SETBACK [3]	20'
MINIMUM REAR YARD SETBACK	7½'
MINIMUM SIDE YARD SETBACK [4]	0'/10' OR 5'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET [5] & [6]	15'
MAXIMUM BUILDING HEIGHT	30'
MINIMUM NUMBER OF OFF-STREET PARKING SPACES [7]	2
MAXIMUM LOT COVERAGE	50%

GENERAL NOTES:
[1]: As measured from the front building setback.
[2]: Lots on a cul-de-sac and/or eyebrow may be reduced to a minimum of 40-feet.
[3]: As measured from the Access and Fire Lane Easement.
[4]: If constructed as a zero-lot line lot, a minimum of a five (5) foot maintenance easement shall be established on the non-zero-lot line side. If constructed as a center loaded home lot, a five (5) foot setback shall be established on each side of the lot. Once a determination has been made regarding the zero or center loaded homes, all homes must comply with that determination.
[5]: This shall be increased to 20-feet when abutting an arterial.
[6]: Unless otherwise denoted on the approved subdivision plat.
[7]: Plus, a two (2) car garage.

DRAFT ORDINANCE 02.13.2024

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	February 20, 2024
APPLICANT:	Javier Silva; *JMS Custom Homes, LLC*
CASE NUMBER:	Z2024-002; *Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit at 715 Sherman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

BACKGROUND

According to the City's annexation ordinances and the 1934 Sanborn Maps, the subject property was platted as part of the B.F. Boydston Addition prior to 1959, but after 1934. Per the City's historic zoning maps, the subject property was originally zoned Commercial (C) District as of January 3, 1972. Between this date and December 7, 1993, the subject property was rezoned from a Commercial (C) District to a Single-Family 7 (SF-7) District. The subject property has been situated within the Southside Residential Neighborhood Overlay (SRO) District since its inception on June 3, 1996 by *Ordinance No. 96-12*. On November 6, 2023, City Council approved a Specific Use Permit [*i.e. Case No. Z2023-046, Ordinance No. 23-61, S-318*] for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on the subject property. The subject property is currently vacant.

PURPOSE

The applicant -- *Javier Silva of JMS Custom Homes, LLC* -- is requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a 591.50 SF *Guest Quarters/Secondary Living Unit* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 715 Sherman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) single-family residential lots (*i.e. 614, 703, 705, 707, 709, 711 & 713 Sherman Street*) that are zoned Single-Family 7 (SF-7) District. Beyond this is E. Boydstun Avenue, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 1.1209-acre parcel of land (*i.e. Lot G, Block 112, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 7.00-acre tract of land owned by the Dallas-Garland & Northeastern Railroad. Beyond that is S. Clark Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 1.1209-acre parcel of land (*i.e. Lot G, Block 112, B.F. Boydston Addition*) that is vacant and owned by Rockwall Habitat for Humanity. Beyond this is a vacant 0.11-acre parcel of land (*i.e. Lot 2, Block 1, Lamar Street Habitat No. 1 Addition*) also owned by Rockwall Habitat for Humanity. West of this is a 0.459-acre parcel of land (*i.e. Lot 2, Block G, Sanger Addition*) owned by the St. Paul African Methodist.

CHARACTERISTICS OF THE PROJECT

The applicant is proposing to construct a new accessory building that will match the proposed single-family home. The proposed structure will be approximately 591.50 SF or 19-feet, ½-inch by 30-feet, 4-inches. The building will be clad in *Hardie Board* and have composite shingle roof. The proposed accessory structure will be situated on a concrete foundation and will have an overall height of approximately 15-feet, 3 ¼-inches. The applicant has indicated that the structure will have a bathroom, which makes this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. If the applicant's request is approved then there will be a total of one (1) accessory structure permitted on the subject property.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In this case, the applicant is permitted *by-right* an 813.60 SF *Guest Quarters/Secondary Living Unit* (*i.e. 2,712 SF x 30.00% = 813.60 SF*). With that being said, the applicant is only requesting a 591.5 SF *Guest Quarters/Secondary Living Unit*, which represents 21.81% of the primary structure. This is approximately 8.19% less than what is allowed *by-right*. In addition to the *Conditional Land Use Standards*, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC).

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there are no existing accessory buildings and the proposed accessory building will be 591.5 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the proposed total overall height of the *Guest Quarters/Secondary Living Unit* is 15-feet, 3¼ -inches, but will be less than 15-feet as measured to the mid-point of the roof. Based on this -- *and the proposed site plan and the building elevations* --, the proposed building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

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

NOTIFICATIONS

On February 23, 2024, staff mailed 67 property owner notifications to property owners and occupants within 500-feet of the subject property. There were no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice back in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request for a *Specific Use Permit (SUP)* to construct a *Guest Quarters/Secondary Living Unit* on the subject property, then staff would propose the following conditions of approval:

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

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

(b) The construction of the *Guest Quarters/Secondary Living Unit* on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

(c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 600 SF.

(d) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 16-feet as measured to highest point of the pitched roof.

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

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

PLANNING AND ZONING COMMISSION

On February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 5-0, with Commissioners Thompson and Hustings 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 715 Sherman St
SUBDIVISION B F Boydston LOT C BLOCK 112
GENERAL LOCATION Cul De Sac

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING — CURRENT USE
PROPOSED ZONING — PROPOSED USE Residential Infill
ACREAGE — LOTS [CURRENT] — LOTS [PROPOSED]

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

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

☒ OWNER	RSR Capital LLC	☒ APPLICANT	JMS Custom Homes LLC
CONTACT PERSON	Ruben Fragoso	CONTACT PERSON	Javier Silva
ADDRESS	1321 Crescent Cove Dr.	ADDRESS	58 Windsor Dr.
CITY, STATE & ZIP	Rockwall, Tx 75087	CITY, STATE & ZIP	Rockwall Tx 75132
PHONE	214-471-2302	PHONE	972-814-9462
E-MAIL	ruben.fragoso@gmail.com	E-MAIL	support@jmscustomhomes.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragoso [*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* 19 *DAY OF* January, 2024 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

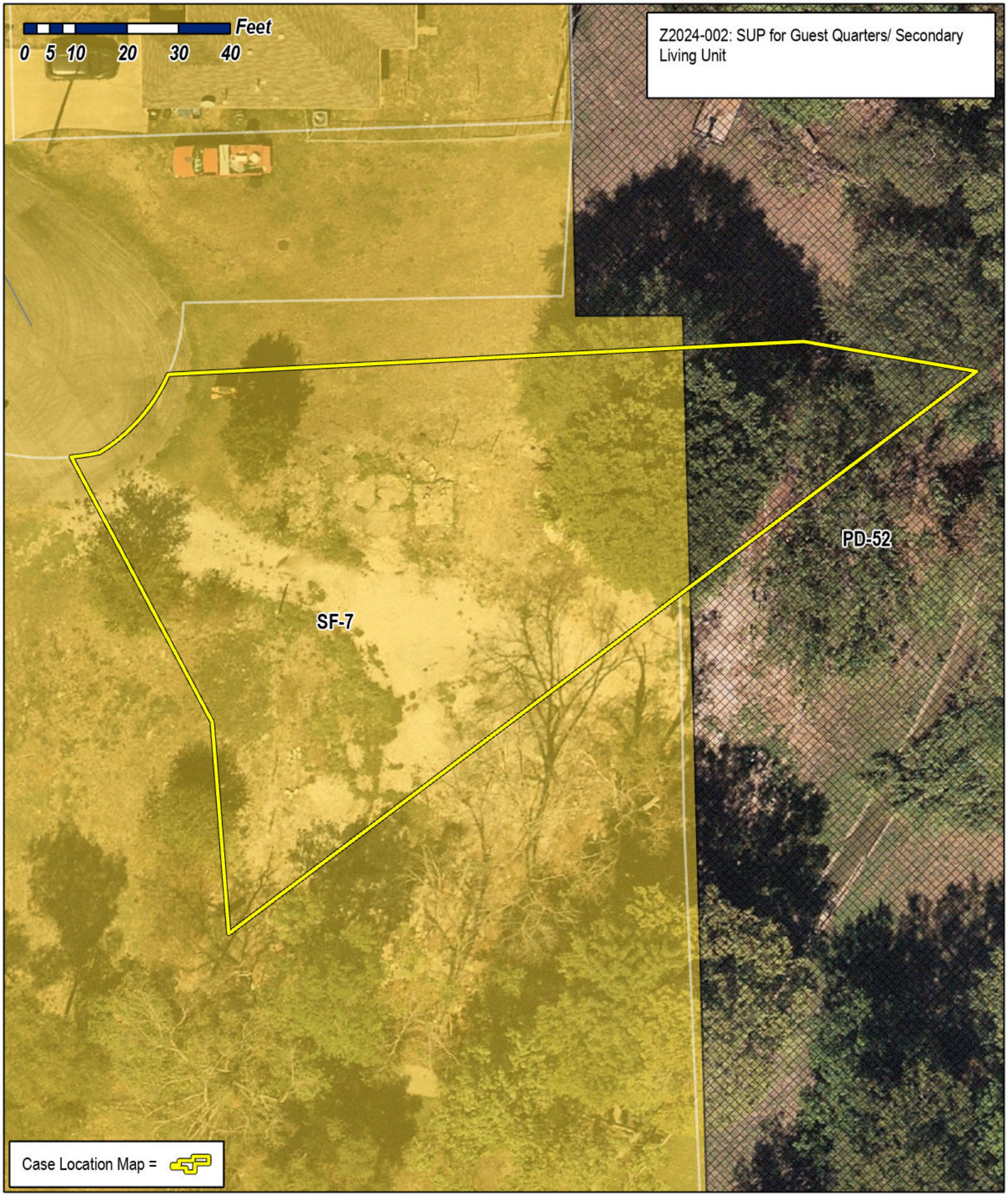
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 *DAY OF* January *20*24.

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amanda Potthoff

MY COMMISSION EXPIRES April 22, 2026

NOTARY PUBLIC STATE OF TEXAS
AMANDA POTTHOFF
Notary ID #126292778
My Commission Expires
April 22, 2026



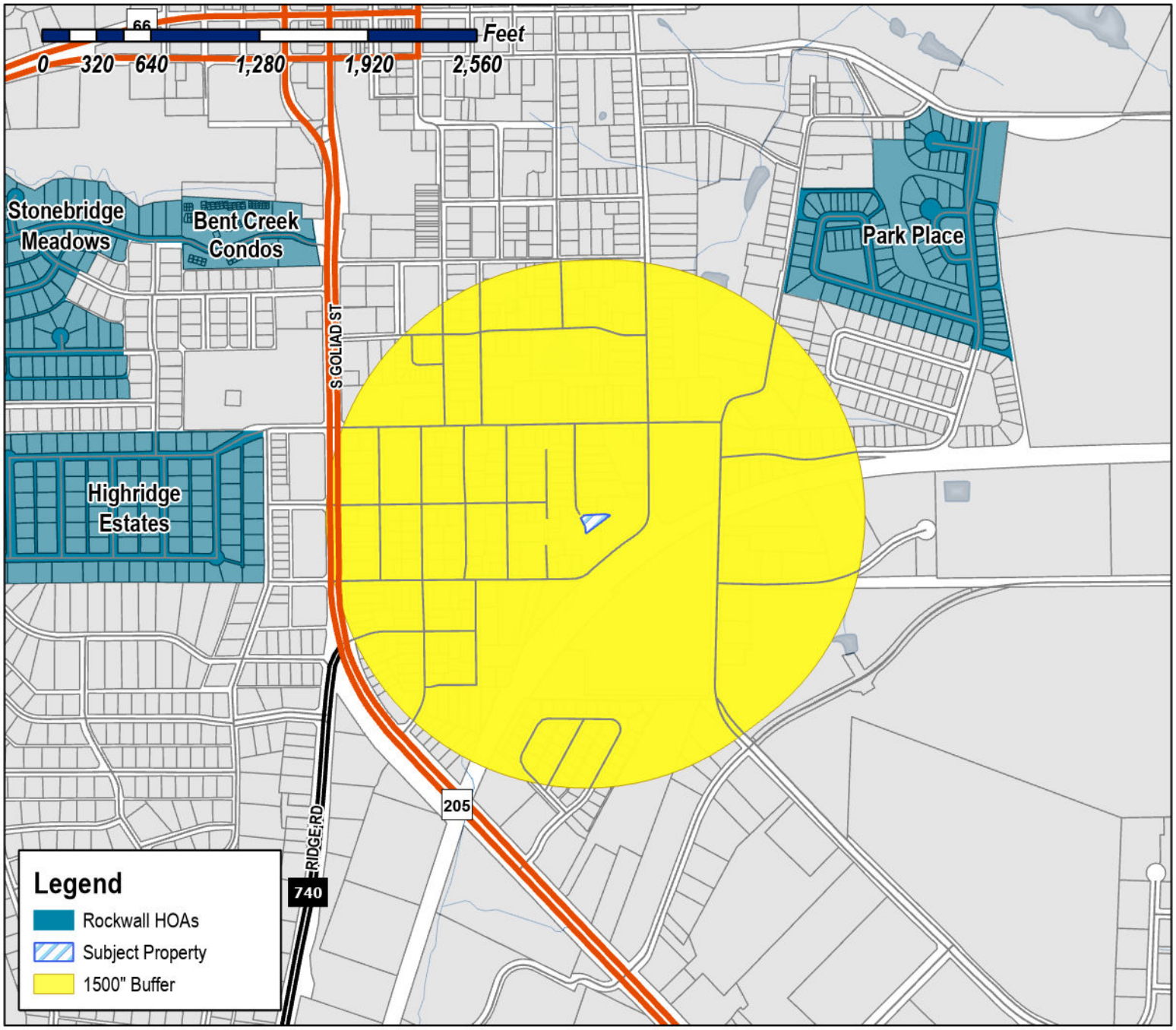
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

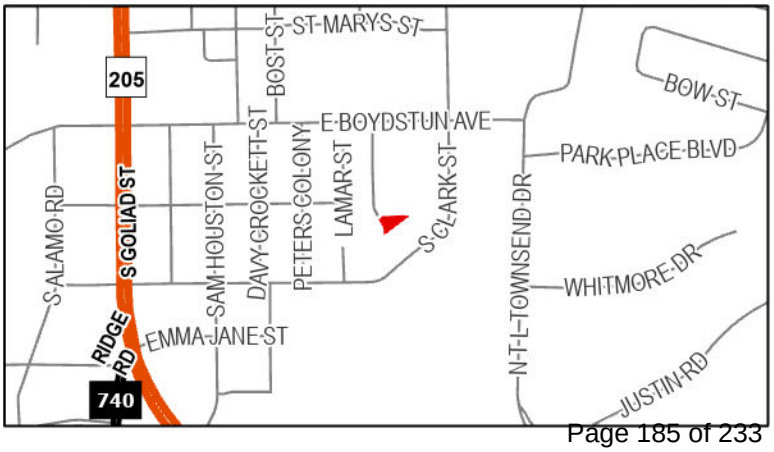
City of Rockwall

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

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



Case Number: Z2024-002
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 715 Sherman Street

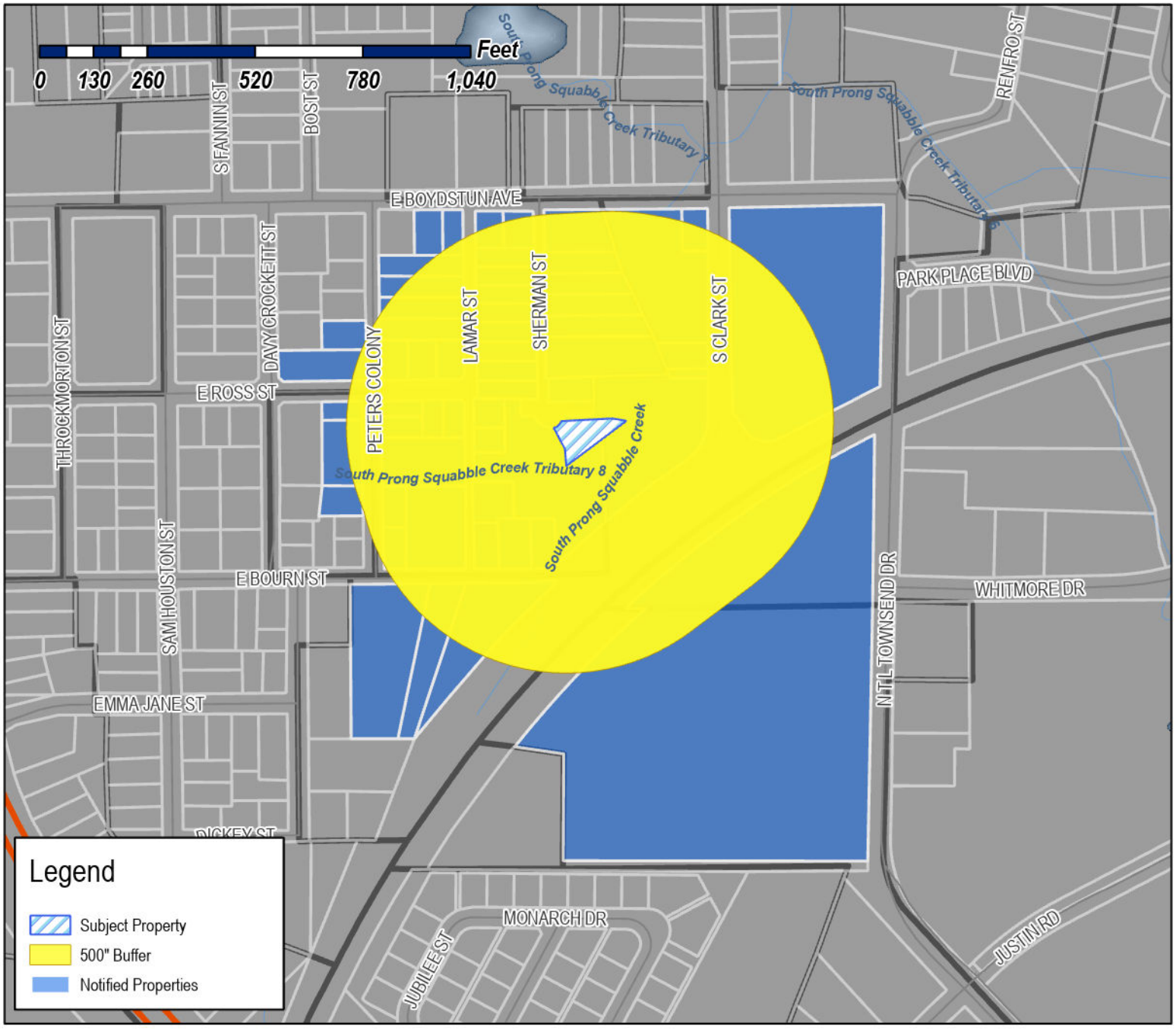


Date Saved: 1/19/2024
For Questions on this Case Call (972) 771-7745

City of Rockwall

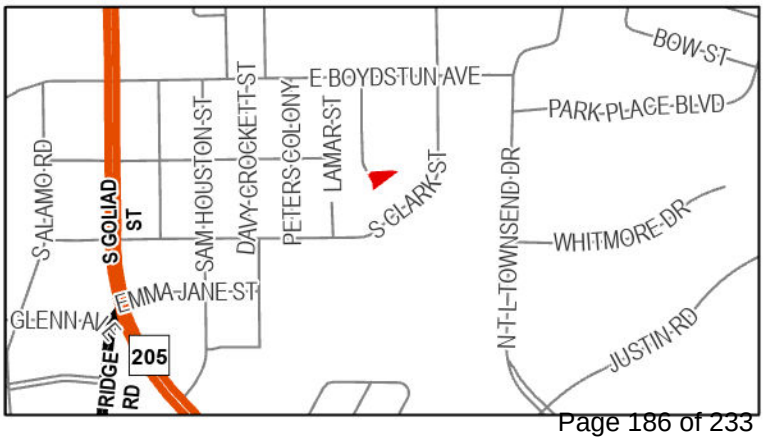
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2024-002
Case Name: SUP for Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 715 Sherman Street

Date Saved: 1/19/2024
For Questions on this Case Call: (972) 771-7746



ROCKWALL COUNTY
C/O COUNTY TREASURER
101 E RUSK ST SUITE 101
ROCKWALL, TX 75087

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

HOGUE MIKE & VICKY
1498 HUBBARD DR
FORNEY, TX 75126

STRANGE EMERSON JR
1521 NOVEL CT
GARLAND, TX 75040

DALLAS-GARLAND & NORTHEASTERN RAILROAD
C/O GENESEE & WYOMING RAILROAD
1940 ENCHANTED WAY 201
GRAPEVINE, TX 76051

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

DENSON PATRICIA STRANGE
2521 LOUDON ST W
ROCKWALL, TX 75032

OFF MARKET LLC
DBA BIG STATE HOME BUYERS
2800 N LOOP WEST #925
HOUSTON, TX 77092

HONZELL DAVID AND PATRICIA
414 E. COACHLIGHT TRAIL
ROCKWALL, TX 75087

ANGULAR PIEDRA A/G
418 E BOURN ST
ROCKWALL, TX 75087

PIEDRA ANGULAR AG A CORP
418 E BOURN ST
ROCKWALL, TX 75087

UPPER ROOM TEMPLE HOLYNESS
CHURCH
423 WILLOW RIDGE CIRCLE
ROCKWALL, TX 75032

MARTIN HELEN
501 E BOURN ST
ROCKWALL, TX 75087

RESIDENT
504 ROSS
ROCKWALL, TX 75087

RESIDENT
505 E BOURN ST
ROCKWALL, TX 75087

SHERWIN CAROLYN MARIE
509 E BOURN STREET
ROCKWALL, TX 75087

SILVA JAVIER AND
BERNARDO LAWRENCE
58 WINDSOR DRIVE
FATE, TX 75474

ALLEN DONNA ANETTE AND
JACQUELINE YVETTE JACOBS AND JEFFREY
DWAYNE JACOBS
5961 CONNIE LANE
ROCKWALL, TX 75032

RESIDENT
604 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
604 S ROSS
ROCKWALL, TX 75087

KRONLAGE HOLLIE
605 E ROSS STREET
ROCKWALL, TX 75087

RESIDENT
606 ROSS
ROCKWALL, TX 75087

RESIDENT
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC
% DOUGLAS A KAUFMANN
627 SORITA CIR
HEATH, TX 75032

KAUFMANN PROPERTIES LLC
627 SORITA CIR
HEATH, TX 75032

TALARICO CHRISTOPHER AND JUSTIN
633 STILLMEADOW DR
RICHARDSON, TX 75081

RESIDENT
702 S CLARK ST
ROCKWALL, TX 75087

EBY JENNIFER
703 PETERS COLONY
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

ANDUJAR AMY ELIZABETH MAYER
705 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
706 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
706 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
707 S CLARK
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

COCHRAN SANDRA AND JOE
708 SHERMAN ST
ROCKWALL, TX 75087

MURPHREE LYNDI LOUISE & CAMERON JUSTIN LEE
709 PETERS COLONY
ROCKWALL, TX 75087

SMITH PAMELA K
709 SHERMAN STREET
ROCKWALL, TX 75087

RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
711 LAMAR
ROCKWALL, TX 75087

ALLEN ETHEL JEAN
711 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
712 CLARK ST
ROCKWALL, TX 75087

RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
713 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
715 SHERMAN ST
ROCKWALL, TX 75087

CABRERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
716 SHERMAN ST
ROCKWALL, TX 75087

RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087

ROCKWALL HOUSING DEV CORP
A TEXAS NON-PROFIT CORP OF RW
787 HAIL DR
ROCKWALL, TX 75032

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

MATHIS MALCOLM AND CHRISTIE
801 LAMAR ST
ROCKWALL, TX 75087

HASS DANIEL & AMBER
801 PETERS COLONY
ROCKWALL, TX 75087

SHAW JERRY GAIL
803 LAMAR ST
ROCKWALL, TX 75087

FISHER JESSICA
803 PETERS COLONY
ROCKWALL, TX 75087

ST PAUL AFRICAN METHODIST
EPISCOPAL CHURCH
805 PETERS COLONY
ROCKWALL, TX 75087

RESIDENT
950 TOWNSEND RD
ROCKWALL, TX 75087

HILLMAN HOUSING LLC
9706 HEARTSTONE LANE
ROCKWALL, TX 75087

JCK CONCRETE INC
PO BOX 311
FATE, TX 75132

ROCKWALL HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

HABITAT FOR HUMANITY
PO BOX 4
ROCKWALL, TX 75087

PUBLIC NOTICE

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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN *RED* BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT *TUESDAY*, FEBRUARY 20, 2024.

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

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

Z2024-002: SUP for Guest Quarters/ Secondary Living Unit
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital, LLC for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit on a 0.22-acre parcel of land identified as Lot C, Block 112, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 715 Sherman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *TUESDAY, February 20, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *TUESDAY, February 20, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2024-002: SUP for Guest Quarters/ Secondary Living Unit

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

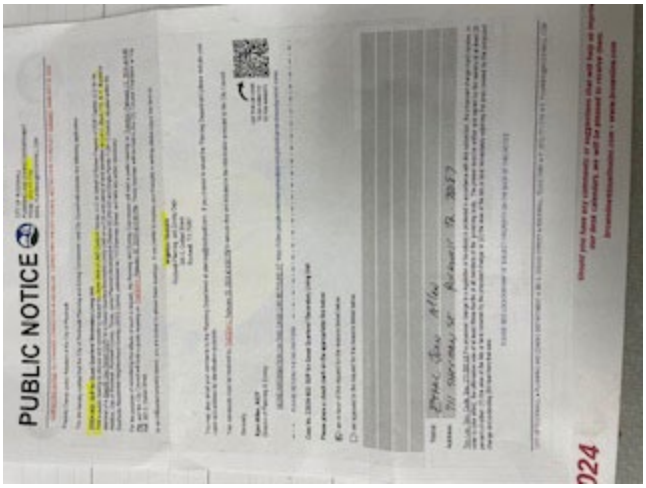
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

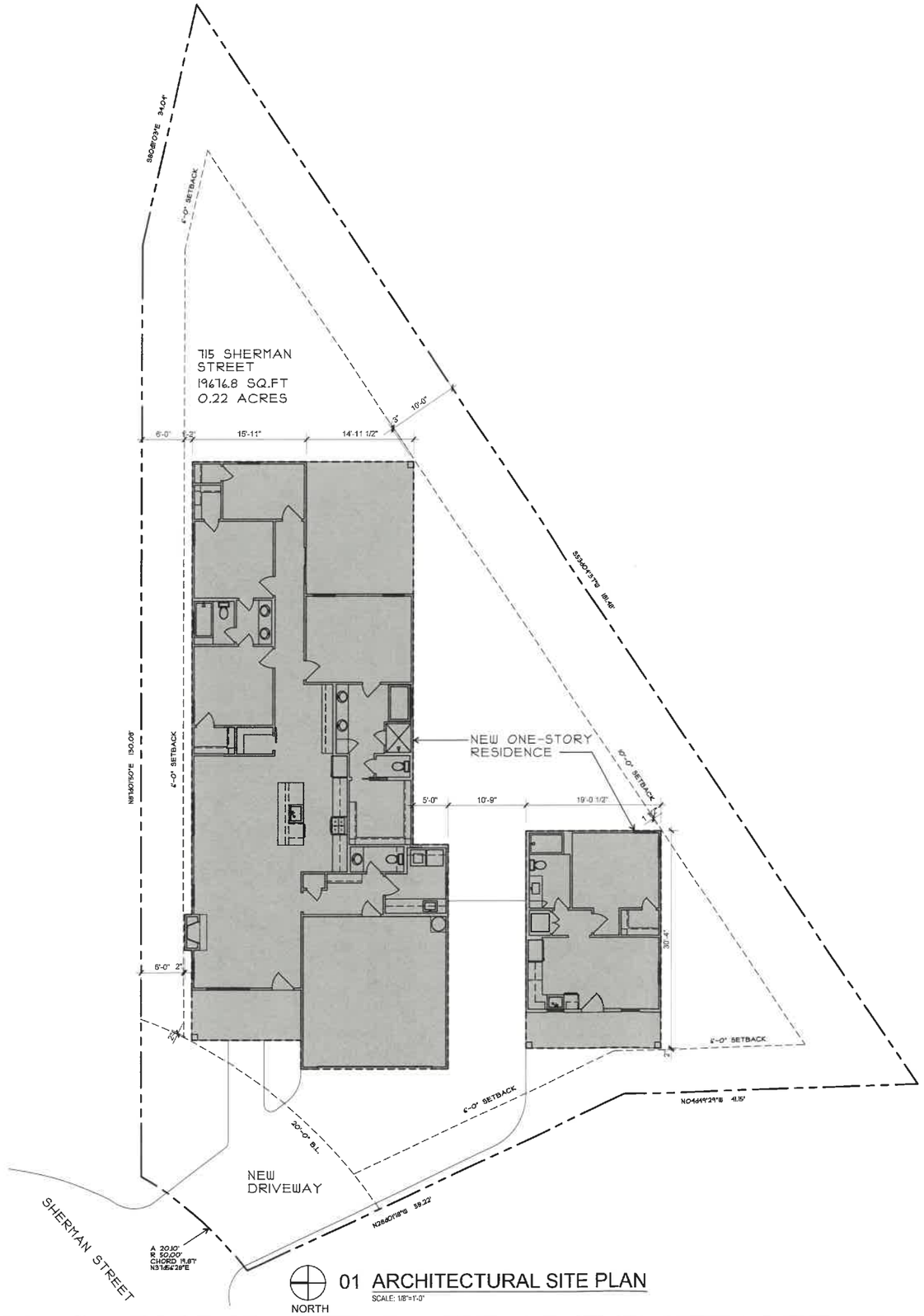
From: Ethel Allen
To: Planning
Subject: Z2024-002 SUP GUEST QTRS./2ndry Living Unit
Date: Tuesday, January 30, 2024 10:54:27 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Sent from my iPhone



01 ARCHITECTURAL SITE PLAN
SCALE: 1/8"=1'-0"

NEW ONE STORY RESIDENCE

715 SHERMAN ST.
ROCKWALL
TEXAS
75087

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
12/07/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

CONTRACTOR: JAVIER SILVA
svzcon@jmscustomhomes.net
972-814-9462

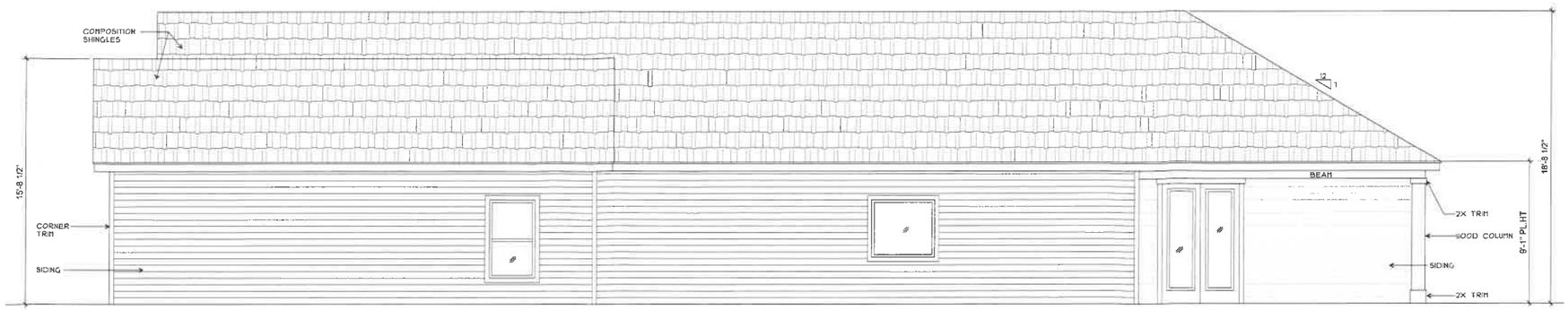
DESIGNER: PATRA PHILIPS
patra@fanningphillips.com
214-264-8734

ARCH. PROJ. #:	SCALE:
23097	REF. DRAWING

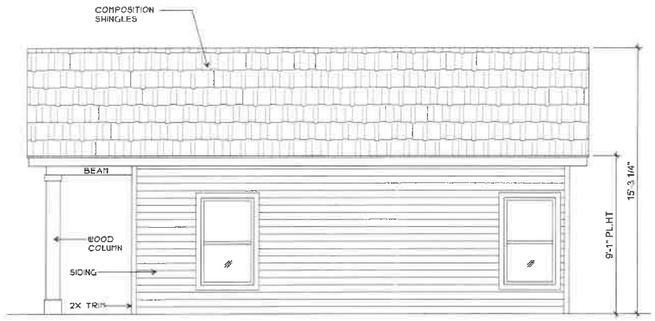
SHEET NO.

A2.1

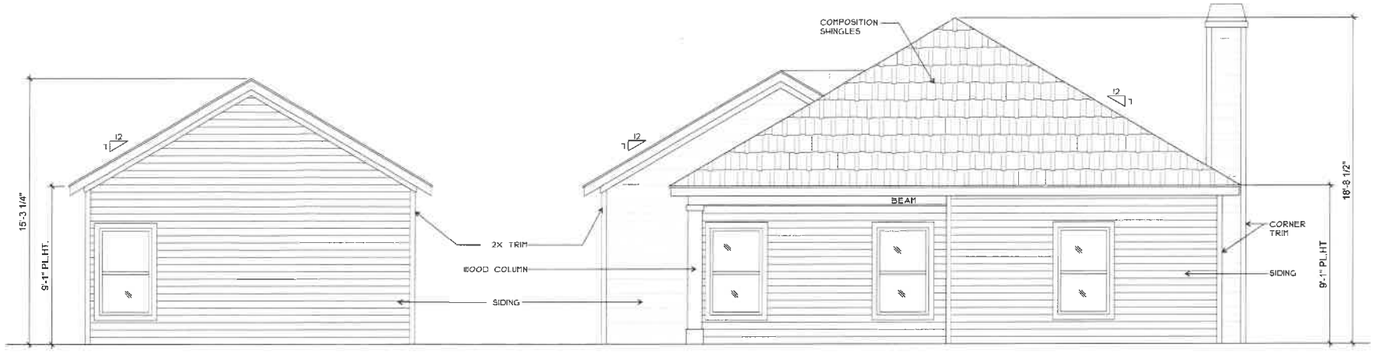
ARCHITECTURAL SITE PLAN



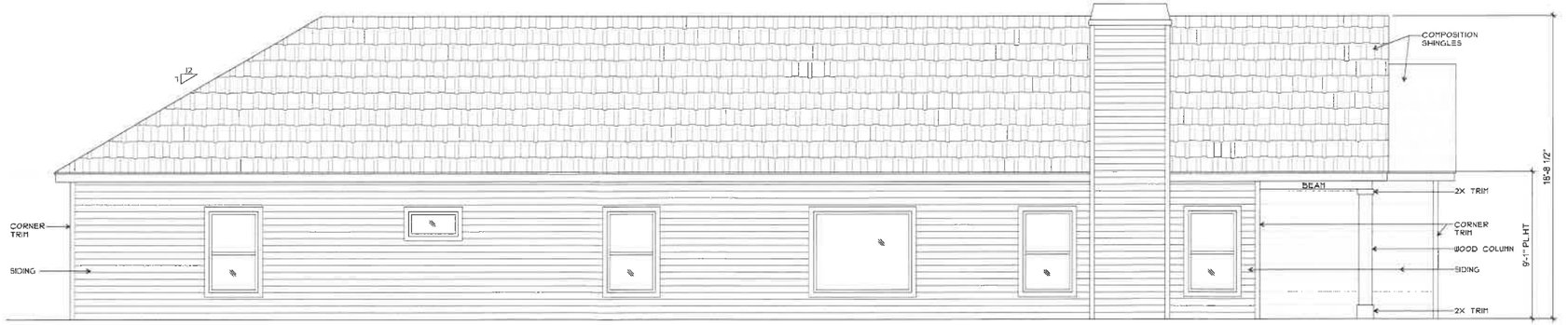
06 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



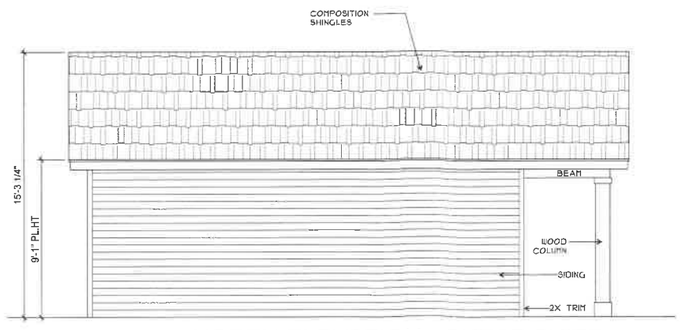
05 SOUTH ELEVATION - GUEST SUITE
SCALE: 1/4"=1'-0"



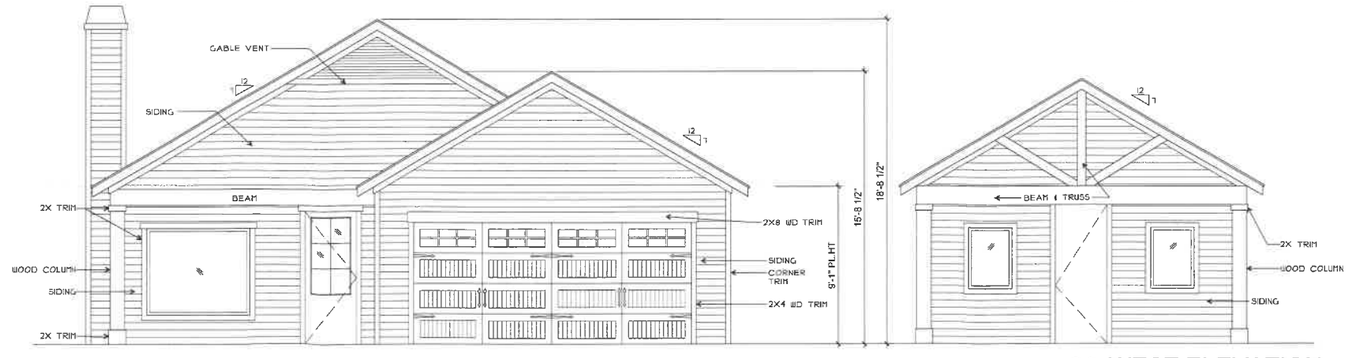
04 EAST ELEVATION
SCALE: 1/4"=1'-0"



03 NORTH ELEVATION
SCALE: 1/4"=1'-0"



02 NORTH ELEVATION - GUEST SUITE
SCALE: 1/4"=1'-0"



01 WEST ELEVATION
SCALE: 1/4"=1'-0"

NEW ONE STORY RESIDENCE

715 SHERMAN ST.
ROCKWALL
TEXAS
75087

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
12/07/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO.

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

CONTRACTOR: JAVIER SILVA
support@mscustomhomes.net
972-814-9462

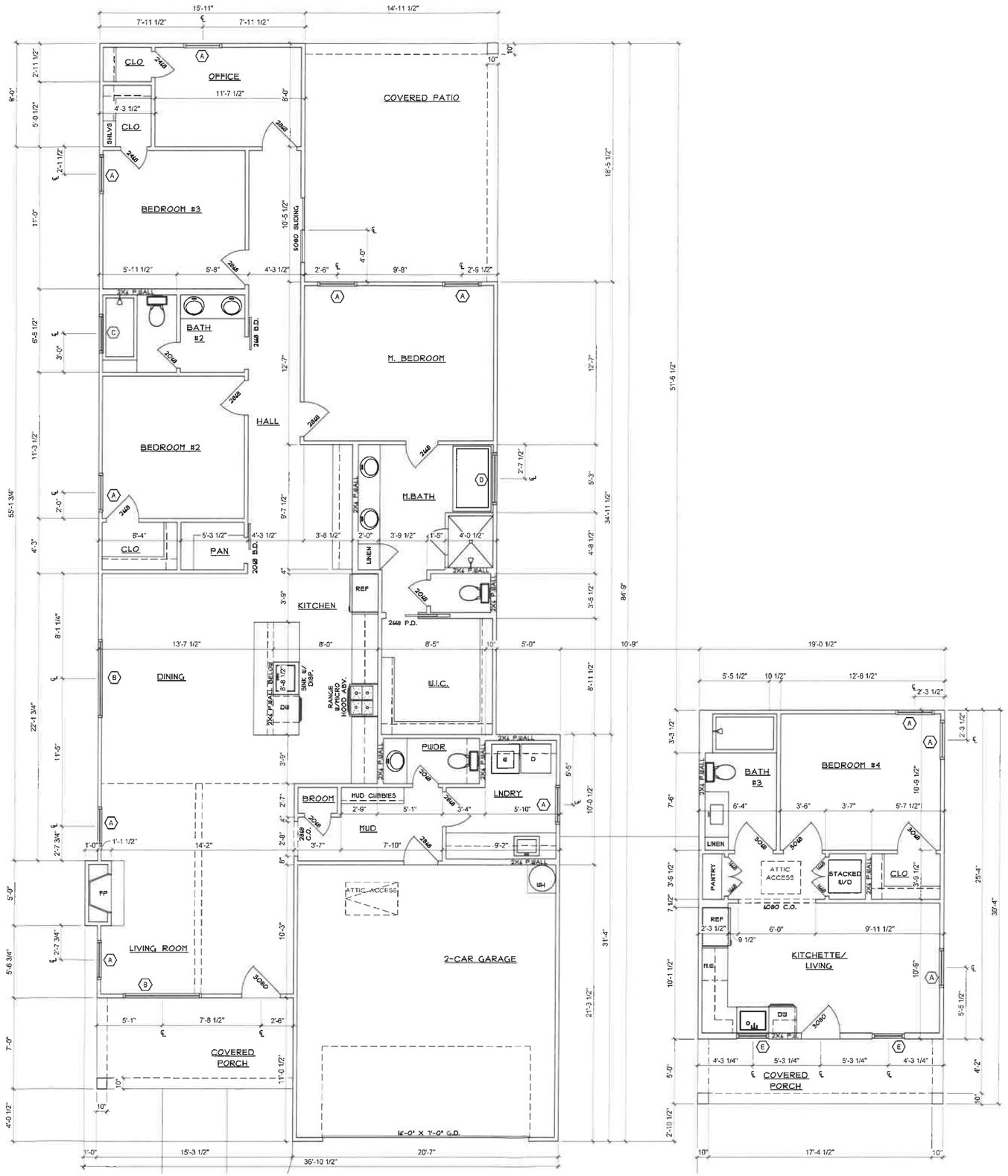
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #	SCALE:
23097	REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS



NORTH

01 FLOOR PLAN

SCALE: 1/4"=1'-0"

NEW ONE STORY RESIDENCE

715 SHERMAN ST.
ROCKWALL
TEXAS
75087

JMS CUSTOM HOMES

ISSUE LOG

DATE ISSUE	DESCRIPTION
12/07/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV. NO

ISSUED FOR:

- ☐ PRELIMINARY -
- ■ BIDDING / PERMIT
- ☐ REVISION
- ☐ FOR CONSTRUCTION

Fanning Phillips DESIGN

CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462

DESIGNER: PATRA PHILIPS
patra@fanningphillips.com
214-294-9734

ARCH. PROJ. #:	SCALE:
23097	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [*ORDINANCE NO. 02-14*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/SECONDARY LIVING UNIT* ON A 0.22-ACRE PARCEL OF LAND, IDENTIFIED AS LOT C, BLOCK 112, B.F. BOYDSTUN ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva for the approval of a *Guest Quarters/Secondary Living Unit* on a 0.22-acre parcel of land identified as Lot C, Block 112, B.F. Boydstun Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Single-Family 7 (SF-7) District, situated within the Southside Residential Overlay (SRO) District, addressed as 715 Sherman Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Planned Development District 52 (PD-52) [*Ordinance No. 02-14*] 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 52 (PD-52) [*Ordinance No. 02-14*] 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 *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 52 (PD-52) [*Ordinance No. 02-14*], and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-*

DRAFT 02.26.2024

02] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

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

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

2) The construction of the *Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum size of 600 SF.

4) The maximum height of the *Guest Quarters/Secondary Living Unit* shall not exceed a total height of 16-feet as measured to highest point of the pitched roof.

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

2.2 COMPLIANCE

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

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

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

DRAFT ORDINANCE 02-2024

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

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

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2024*

2nd Reading: *March 4, 2024*

DRAFT ORDINANCE 02.20.2024

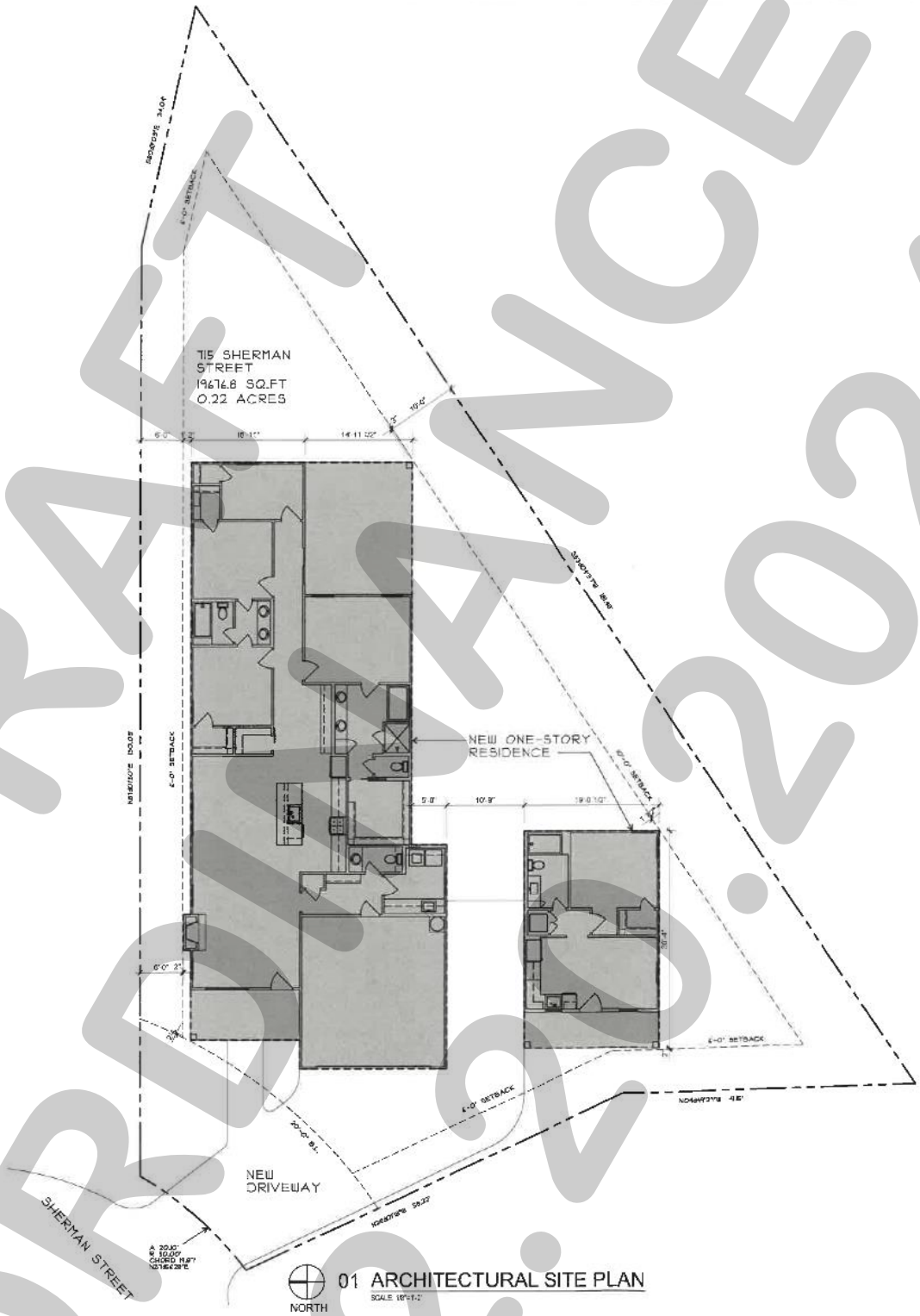
Exhibit 'A':
Location Map

Address: *715 Sherman Street*

Legal Description: *Lot C, Block 112, B.F. Boydstun Addition*

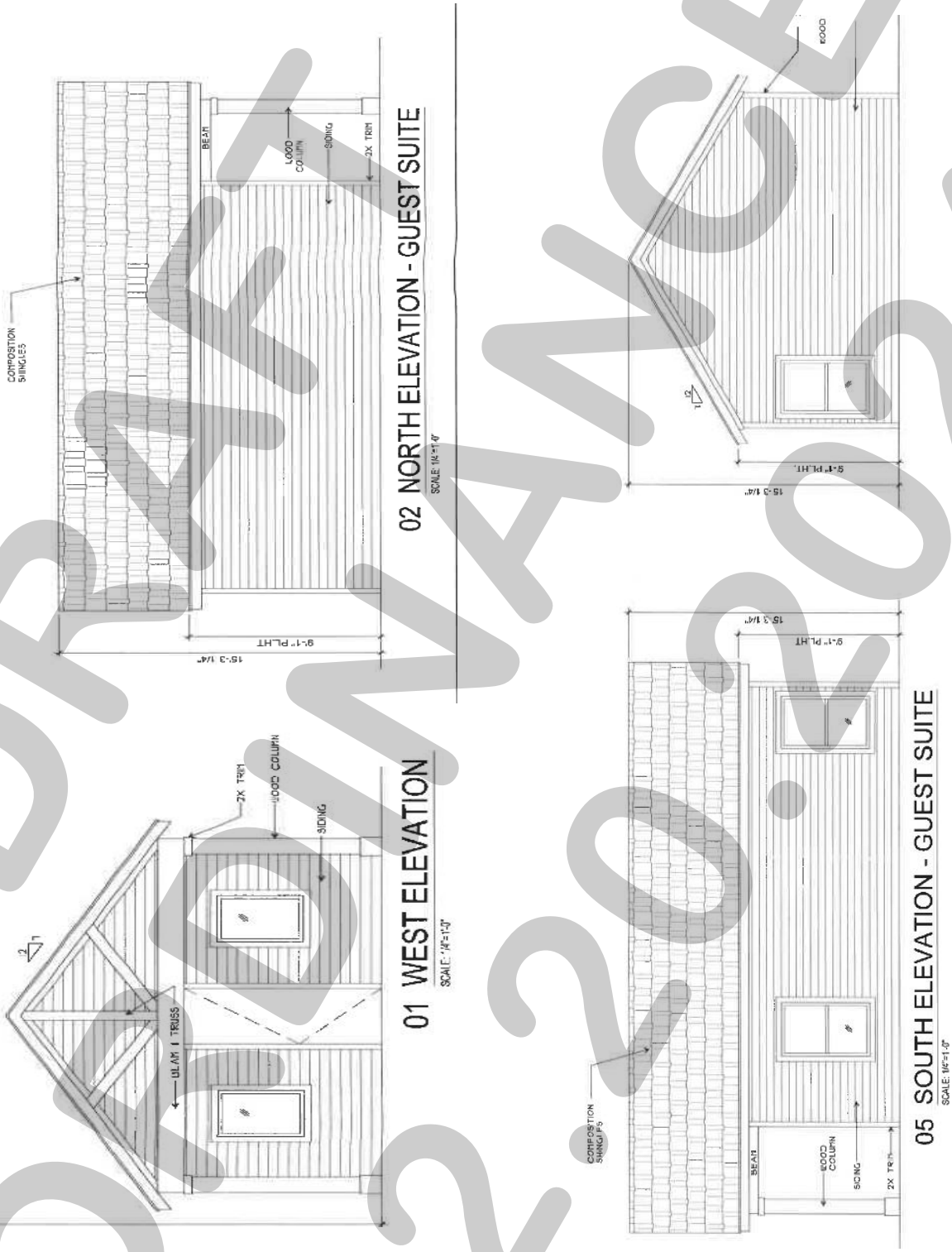
DRAFT

Exhibit 'B':
Concept Plan



DRAFT ORDINANCE 02.20.2024

Exhibit 'C':
Building Elevations



DRAFT
02.20.2024

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:	Mayor and City Council
CC:	Mary Smith, *City Manager* Joey Boyd, *Assistant City Manager*
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	February 13, 2024
SUBJECT:	Z2024-003; *PD Development Plan and Amendment to Planned Development District 74 (PD-74)*

On February 13, 2024, the Planning and Zoning Commission announced a postponement of *Case No. Z2024-003* to the *March 12, 2024* Planning and Zoning Commission meeting (*see attached applicant's letter*). This action came at the request of the applicant -- *Michael Twichell* --, to allow for more time to meet with the Breezy Hill Homeowner's Association (HOA) to discuss the project and get feedback from the neighborhood. According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) public hearing that was noticed in the manner prescribed by Subsection 02.03(A) [*Article 11; UDC*] may be postponed by announcing the postponement at the time and place of the noticed public hearing. The postponement of a public hearing shall be to a specific time and date no later than 30-days from the first or most recent public hearing. A postponed public hearing shall be presumed to be held in the same location as the initial public hearing, unless a different location is announced. The announcement of a postponement at a public hearing shall be sufficient notice and no additional notice is required." This means the City Council will need to announce the new public hearing date of *March 18, 2024* and no further action or motions are required. Should the City Council have any questions staff and the applicant will be available at the *February 20, 2024* City Council meeting.

From: Michael Twichell
To: Miller, Ryan
Cc: Howard Kollinger; L.J. Erickson; Jim Duggan
Subject: Planning & Zoning Case Z2024-003 . NEC John King and FM 552 . PD-74
Date: Tuesday, February 13, 2024 10:37:53 AM

Mr. Miller - Let this be a request for tabling the P & Z Commission Meeting for tonite for the public hearing on the amendment of PD-74 and the proposed Site Plan for 17.3750 acre site referenced above . Ownership has not been able to meet with the neighborhood to discuss the rezoning and site . We request having the Commission Meeting on the March 12 meeting date . If you should have any questions , please feel free to contact me . Thanks .

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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:	February 20, 2024
APPLICANT:	Zach Butler
CASE NUMBER:	Z2024-004; *Specific Use Permit (SUP) for a Detached Garage and Carport at 9 Crestview Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* and *Carport* on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, and take any action necessary.

BACKGROUND

On April 10, 1978, the Commissioners Court approved a final plat that establish the subject property as Lot 9 of the Northcrest Estates #2 Addition. According to the Rockwall Central Appraisal District (RCAD) the 2,758 SF single-family home was constructed in 1987. The subject property was annexed into the City of Rockwall on May 17, 2004 by *Ordinance No. 04-35* [*Case No. A2004-002*]. On September 7, 2004, the City Council approved to rezoned the subject property from Agricultural (AG) District to Single-Family 16 (SF-16) District [*Ordinance No. 04-49; Case No. Z2004-026*].

Staff should note that since the applicant's purchase of the property on August 12, 2014 they have complete several improvements (*i.e. new additions, new/additional paving, and a detached garage*) to the property that were not permitted. The timeline has been included in the attached packet and outlines all of the unpermitted improvements. Based on the provided timeline a new concrete drive, parking pad, a sidewalk was constructed within six (6) months of the applicant purchasing the property (*i.e. aerial taken December 1, 2015*). Following this, the aerial taken January 27, 2017 shows that the applicant expanded their driveway, poured a pad for an expansion of the existing single-family home, and began constructing a detached garage. Based on the September 7, 2019 aerial the applicant had added a covered patio and a sidewalk connecting it to the driveway. Following this, the aerial taken September 29, 2023 depicts the detached garage addition, a driveway expansion, a home addition, and a patio cover. On October 21, 2023 a contractor applied for an electrical permit (*Permit No. RES2023-5225*). This permit led to staff discovering the unpermitted improvements, which subsequently required staff to issue a *Stop Work Order* on December 6, 2023.This led the applicant to apply for a residential building permit (*Permit No. RES2023-6181*). Following this, staff did a compliance check on December 15, 2023 and discovered that work had continued on the property after the *Stop Work Order* had been issue. In addition, an electrical contractor was on-site preforming work during the compliance check. As of January 16, 2024, the work appeared to be complete despite the *Stop Work Order*, and there appears to still be equipment on-site.

PURPOSE

The applicant -- *Zach Butler* -- is requesting the approval of a Specific Use Permit (SUP) to allow the unpermitted detached garage to remain, and to allow the construction of a carport that exceeds the maximum allowable square footage as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 9 Crestview Circle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 12.125-acre tract of land (*i.e. Tract 1-02 of the J. E. Sherwood Survey, Abstract No. 193*) developed with an agricultural accessory building. Adjacent to this is a 1.665-acre tract of land (*i.e. Tract 1-01 of the J. E. Sherwood Survey, Abstract No. 193*) developed with a single-family home. Both properties are zoned Agricultural (AG) District. Following this is North Country Lane, 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. Beyond this is the City of Rockwall's corporate boundary.

South: Directly south of the subject property is Crestview Circle, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.95-acre parcel of land (*i.e. Lot 6 of the Northcrest Estates #2 Addition*) developed with a single-family home and zoned Single-Family 16 (SF-16) District. Following this are two (2) vacant tracts of land (*i.e. Tract 5 & 5-3 of the J. E. Sherwood Survey, Abstract No. 193*) zoned Single-Family Estate 4.0 (SFE-4.0) District.

East: Directly east of the subject property are four (4) parcels of land (*i.e. Lots 10-12 of the Northcrest Estates #2 Addition, and Lot 15 of the Ensley Addition*) developed with single-family homes, and zoned Single-Family 16 (SF-16) District. Beyond this is N. Stodghill Road which is identified as a TXDOT4D (*i.e. TXDOT, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the City of Rockwall corporate boundary.

West: Directly west of the subject property is a one (1) acre parcel of land (*i.e. Lot 8 of the Northcrest Estates #2 Addition*) developed with a single-family home that is zoned Single-Family 16 (SF-16) District. Beyond this is a 101.43-acre tract of land (*i.e. Tract 4 of the J. M. Gass Survey, Abstract No. 88*) zoned Agricultural (AG) District.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow [*1*] an unpermitted detached garage to remain, and [*2*] allow the construction of a carport. Based on the floor plan, the proposed detached garage is 2,378 SF, where 865 SF is existing -- *but unpermitted* -- and 1,513 SF is new. In addition, the site plan shows the proposed carport will be ~580 SF. This exceeds the maximum permissible size of 500 SF by ~80 SF. The building elevations provided by the applicant indicate a 2½:12 roof pitch, which is less than the required 3:12 roof pitch. Based on the provided survey and building plans the improvements are located within the side yard of the subject property and behind the front façade of the single-family home.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, the unpermitted detached garage is 2,378 SF. This makes the detached garage 1,753 SF or 3.80 times bigger than permitted by right. Staff should note, based on the Rockwall Central Appraisal District (RCAD), the single-family home is 3,736 SF. This makes the detached garage 63.70% the size of the existing single-family home. With that being said, unpermitted additions have been made on the single-family home making it difficult for staff to determine the actual size of the home. Staff should also note that the Unified Development Code (UDC) defines the proposed unpermitted detached garage as ***not*** being attached to the primary structure as breezeways are ***not*** considered architecturally integrated design elements; however, should the carport be approved this may change how this structure is viewed. Since the carport has not been approved, staff is bringing both structures forward for a Specific Use Permit (SUP) to avoid having to run subsequent cases should the carport not be approved or not be viewed as being architecturally integrated.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 16 (SF-16) District allows one (1) carport with a maximum square footage of 500 SF. In this case, the proposed carport is ~580 SF. In addition, the UDC states that carports must be open on at least two (2) sides, architecturally integrated into the primary structure, and be located 20-feet behind the front façade of the primary structure. In this case, the proposed carport is open on two (2) sides, and is located more than 20-feet behind the front façade of the single-family home. In addition, due to the unpermitted improvements to the existing single-family home and the

unpermitted detached garage, staff cannot determine if the proposed carport would be architecturally integrated based on the current proposed plans.

STAFF ANALYSIS

In this case, the applicant's request for [*1*] an unpermitted detached garage does *not* meet any of the technical requirements for a detached garage in a Single-Family 16 (SF-16) District -- *with exception of the maximum permissible height (i.e. 15-feet measured at the midpoint of the pitched roof) and location behind the front façade of the primary structure* --, and [*2*] the proposed carport exceeds the maximum permissible size and does *not* appear to be architecturally integrated into the primary structure. For the purpose of comparing the proposed improvements with other accessory structures in the area, staff reviewed aerials and street view images to locate similar structures. Through this analysis, staff was able to identify all but one (1) of the adjacent properties on Crestview Circle (*i.e. 12 of the 13 properties*) had accessory structures, and one (1) other property had a carport specifically for a recreational vehicle. This analysis is included within the packet for the City Council and Planning and Zoning Commission to review. It can be seen that the majority of the accessory structures are detached garages, with an overall average size of 831 SF and the maximum size being 2,000 SF. In this case, the applicants unpermitted detached garage is 1,547 SF larger than the average (*i.e. 2.86 times larger than the average*) and 378 SF larger than the largest existing accessory building. Staff should note that these calculations are based off only the existing detached garage and does *not* include the proposed carport. Staff should also note, that every other property along Crestview has been issued permits for home improvements besides 8 Crestview Circle and the subject property since the time of annexation. Based on this, the proposed improvements appear to be inconsistent with the adjacent properties. If approved by the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- this could set a precedence in the area; however, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Staff should note, if the applicants request is approved, they will be required to meet the *Operational Conditions* outlined within the *Draft Ordinance*. One (1) of these *Operational Conditions* is that "(a)ll of the unpermitted improvements on the subject property must be either permitted or removed within three (3) months (*i.e. 90-days*) after the approval of this Specific Use Permit (SUP) (*i.e. the applicant has until June 2, 2024*)." Given this -- *if approved* -- the applicant will need to apply for all applicable permits, complete all necessary inspections, and be issued the permits, within 90 days of approval.

NOTIFICATIONS

On January 25, 2024, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had three (3) notices in favor of the request.

CONDITIONS OF APPROVAL

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

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

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

(b) The construction of a *Detached Garage* and *Carport* on the *Subject Property* shall generally conform to the *Building Elevations and Building Plans* depicted in *Exhibit 'C'* of this ordinance.

(c) The *Carport* shall not exceed a maximum building footprint or size of 600 SF.

(d) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.

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

(f) All of the unpermitted improvements on the subject property must be either permitted or removed within three (3) months (*i.e. 90-days*) after the approval of this Specific Use Permit (SUP) (*i.e. the applicant has until June 2, 2024*).

(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 February 13, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 4-1, with Commissioner Womble dissenting and Commissioners Thompson and Hustings 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	9 Crestview Cir Rockwall, TX 75087				
SUBDIVISION	Northcrest Estate #2	LOT	9	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFR	CURRENT USE	SFR		
PROPOSED ZONING		PROPOSED USE			
ACREAGE	1.00	LOTS [CURRENT]	1	LOTS [PROPOSED]	

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

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

☑ OWNER	Zach Butler	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	9 Crestview Cir	ADDRESS	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	
PHONE	972-896-3813	PHONE	
E-MAIL	Zach@rockwallproperties.com	E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zach Butler [*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 $ 1,215.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 19th *DAY OF* January, 2024. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19th *DAY OF* January, 2024.

CARLY LEWIS
Notary Public, State of Texas
Comm. Expires 04-16-2025
Notary ID 133044766

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 2-16-25

City of Rockwall

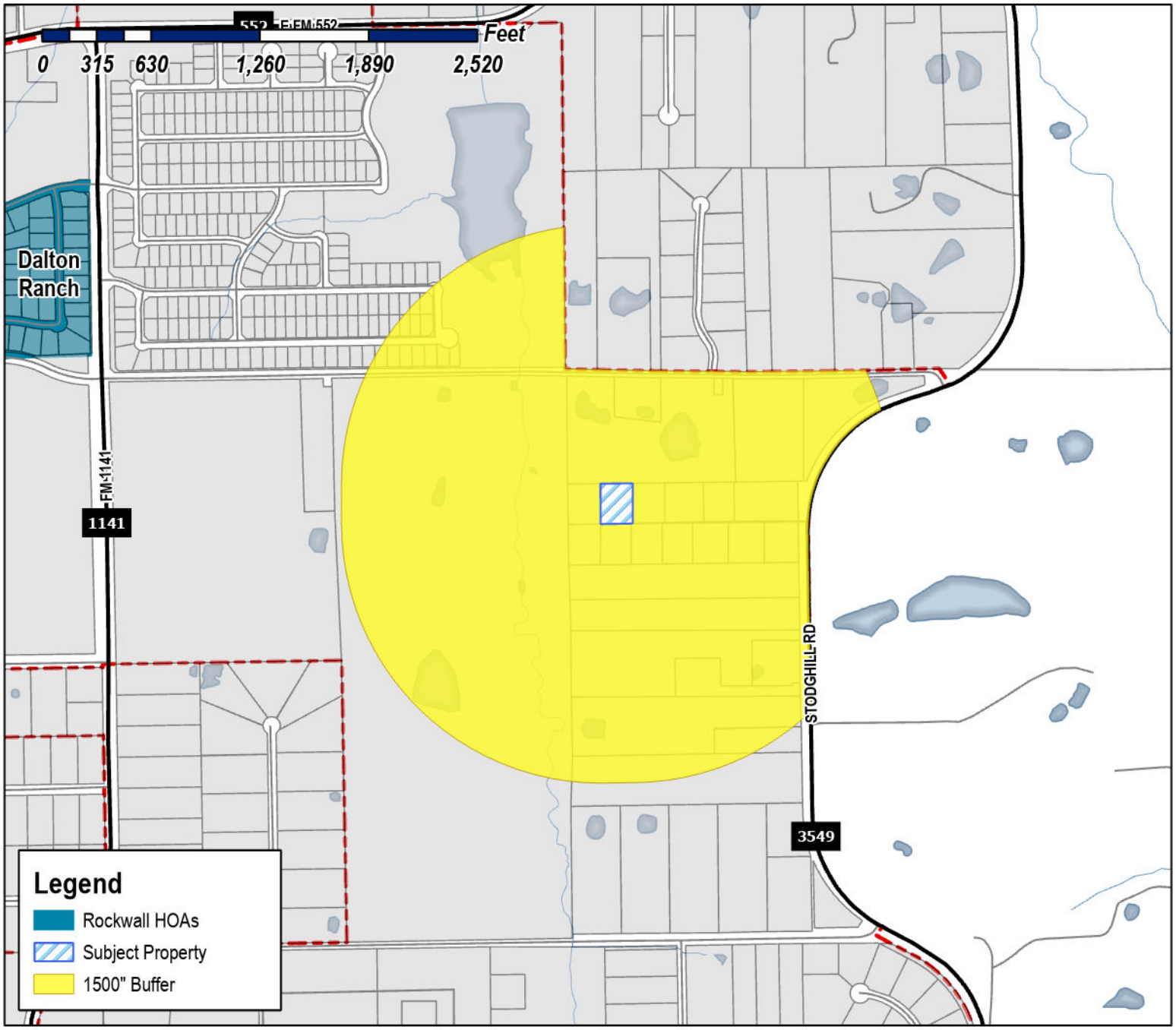
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

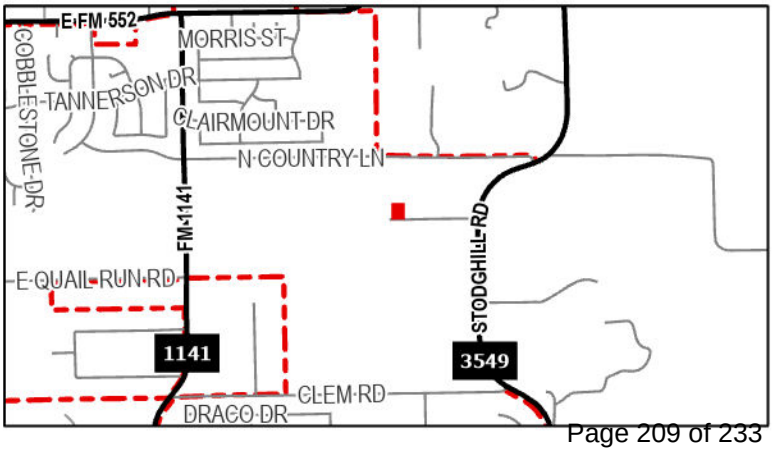
City of Rockwall

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

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



Case Number: Z2024-004
Case Name: SUP for an Accessory Building and Carport
Case Type: Zoning
Zoning: Single-Family 16 (SF-16)
Case Address: 9 Crestview Circle

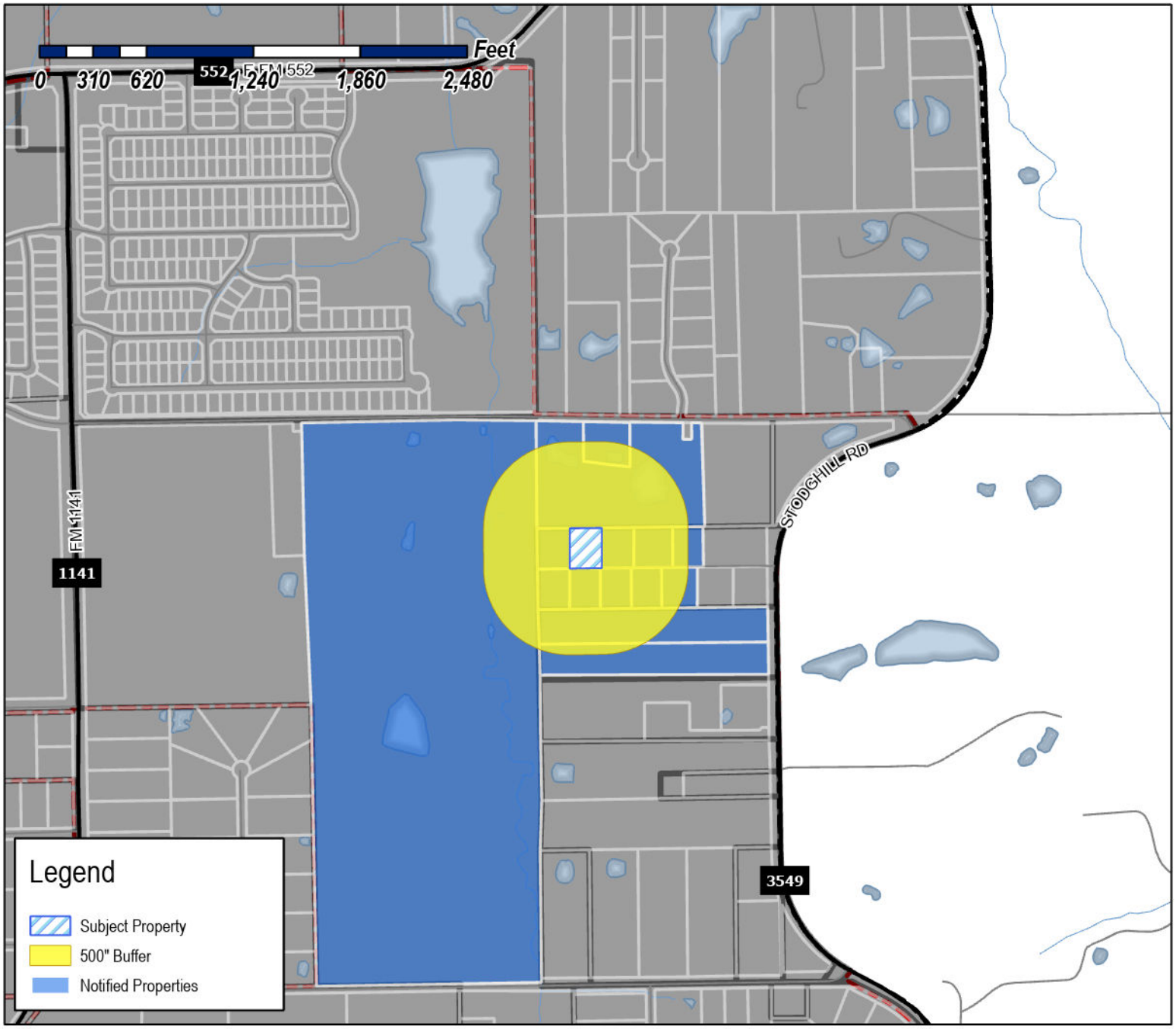


Date Saved: 1/19/2024
For Questions on this Case Call (972) 771-7745

City of Rockwall

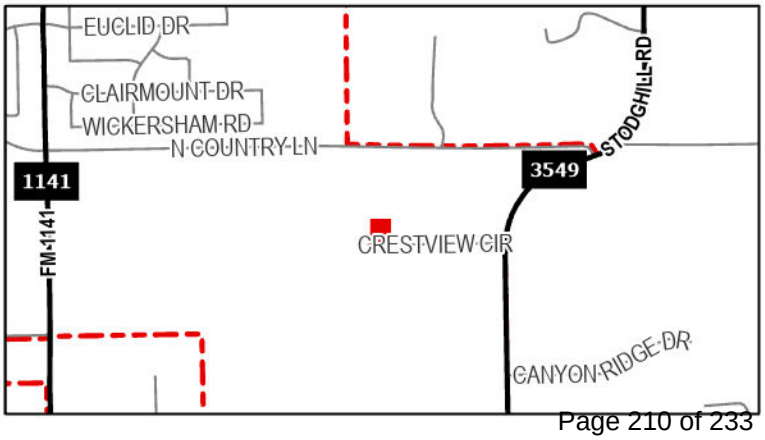
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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



Case Number: Z2024-004
Case Name: SUP for an Accessory Building and Carport
Case Type: Zoning
Zoning: Single-family 16 (SF-16)
Case Address: 9 Crestview Circle

Date Saved: 1/19/2024
For Questions on this Case Call: (972) 771-7746



RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75032

MICHAEL REMEDIOS G
10 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

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

DAVIS KENNETH W ET UX
11 CRESTVIEW CIR
ROCKWALL, TX 75087

FLANAGAIN GARY W & ESTHER
12 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

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

MCCALLUM MATTHEW A AND AMANDA KAY
3 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75032

MCCAULEY MATTHEW F & CYNTHIA R
4 CRESTVIEW CIR
ROCKWALL, TX 75087

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

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

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75032

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

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

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

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

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

PUBLIC NOTICE

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

CORRECTED NOTICE: ALL CHANGES CORRECTED IN *RED* BELOW. CORRECTING THE CITY COUNCIL MEETING DATE TO REFLECT *TUESDAY*, FEBRUARY 20, 2024.

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

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

Z2024-004: SUP for an Accessory Building and Carport
Hold a public hearing to discuss and consider a request by Zach Butler for the approval of a Specific Use Permit (SUP) for an Accessory Building and Carport on a one (1) acre parcel of land identified as Lot 9 of the Northcrest Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 9 Crestview Circle, 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, February 13, 2024 at 6:00 PM,* and the City Council will hold a public hearing on *TUESDAY, February 20, 2024 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *TUESDAY, February 20, 2024 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2024-004: SUP for an Accessory Building and Carport

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).

Z2024-004

Please place a check mark on the appropriate line below: *

- [x] I am in favor of the request.
- [ ] I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent Information

Please provide your information.

First Name *

Amanda /Matthew

Last Name *

McCallum

Address *

[redacted]

City *

Rockwall

State *

Tx

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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

This content is neither created nor endorsed by Google.

Google Forms

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2024-004

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.

We should not be in the city. The city does nothing for our tax dollars so I don't understand why "the city of Rockwall" can tell us how big to build our buildings

Respondent Information

Please provide your information.

First Name *

Batina

Last Name *

Hanks

Address *

[redacted]

City *

Rockwall

State *

TX

Zip Code *

75087

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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

This content is neither created nor endorsed by Google.

Google Forms

From: Brian Pritchard [redacted]
Sent: Sunday, January 28, 2024 1:26 PM
To: Lee, Henry
Subject: Case No. Z2024-004

Good afternoon,
I am in favor of the request of allowing Zach Butler to add an Accessory Building and Carport to their home at [redacted], Rockwall, TX 75087

We live next door in one of the homes that would be the most affected by this addition. Zach's property is always well maintained and looks great. Their addition will surely add value to our neighborhood.

Thank you.

Sincerely,
Brian Pritchard
[redacted], Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

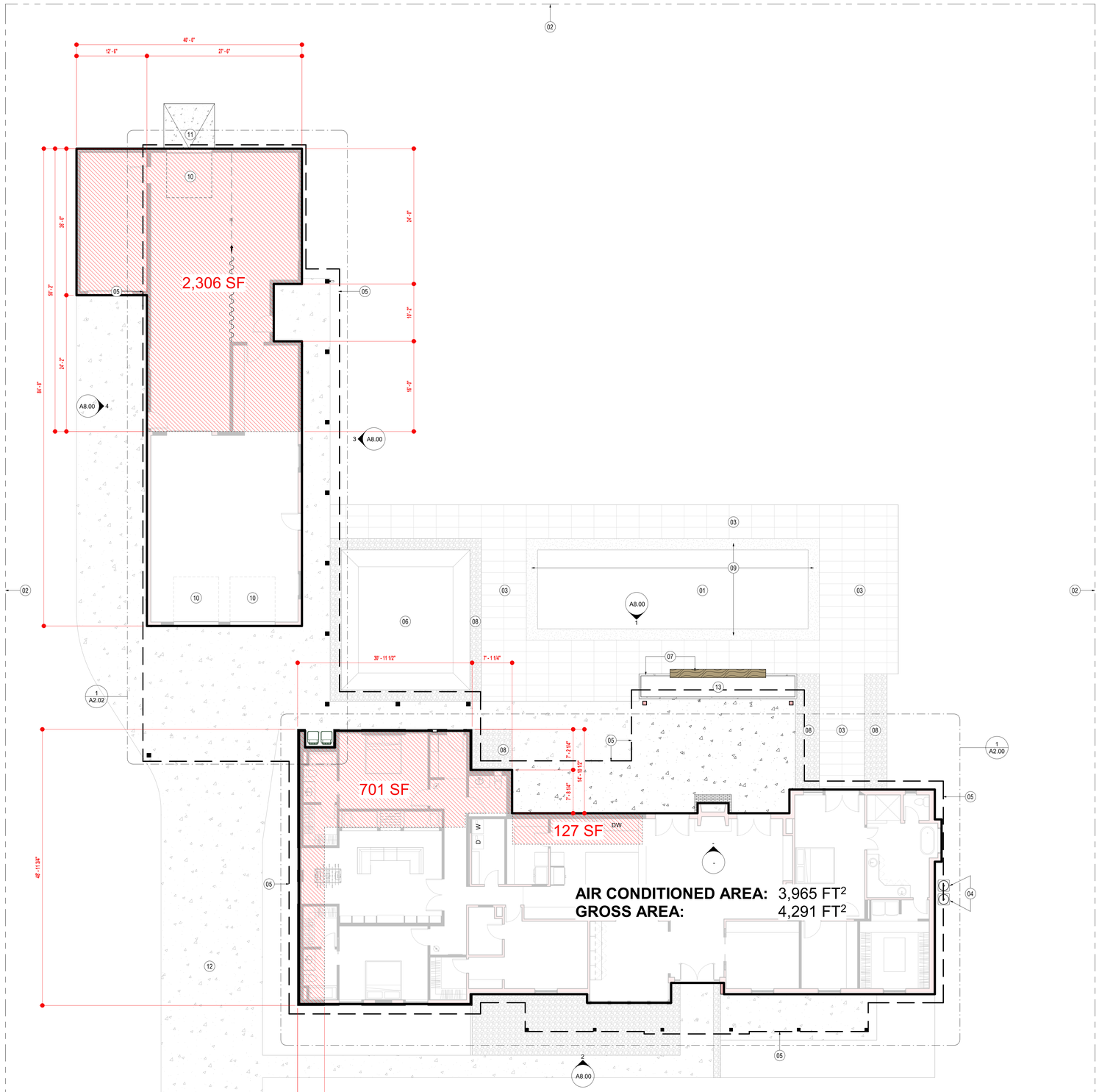
Letter of Explanation:

Zach Butler
9 Crestview Cir
Rockwall, TX 75087

The purpose of our request for a special use permit is for an expansion of our current garage/shop. We are adding on an indoor batting cage and sports gym for our three young boys. Part of the project also includes adding on some additional storage and more covered parking for future use as my kids get older. This batting cage and gym will be for private use for my kids, friends, and family and will not be used for business or income purposes. The need for this is to provide a facility for year round training for my kids indoors and outside of the elements. There are some private facilities around town but nothing open to the public and access to the private is growing increasingly difficult, costs money with each use and is usually a scheduling headache.

Thank you for your consideration,

Zach Butler



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

sheet notes

01 POOL
02 PROPERTY LINE
03 LARGE FORMAT STONE PAVER
04 A/C UNITS
05 LINE OF EAVE AHEAD
06 PLANTER BED
07 PLANTER WALLS AND INTEGRATED SEAT
08 GRAVEL BANDING
09 CONCRETE POOL SKIRTING
10 8'WIDE X 9' TALL OVERHEAD GARAGE DOOR
11 CONCRETE RAMP
12 DRIVEWAY
13 RAISED PLANTER

general notes

KEY
NEW SQUARE FOOTAGE

CLIENT
ZACH AND COURTNEY BUTLER

CLIENT ADDRESS
9 CREATVIEW CIRCLE

PROJECT
BUTLER RESIDENCE

PROJECT ADDRESS
9 CREATVIEW CIRCLE

DRAWING TITLE
SITE PLAN

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

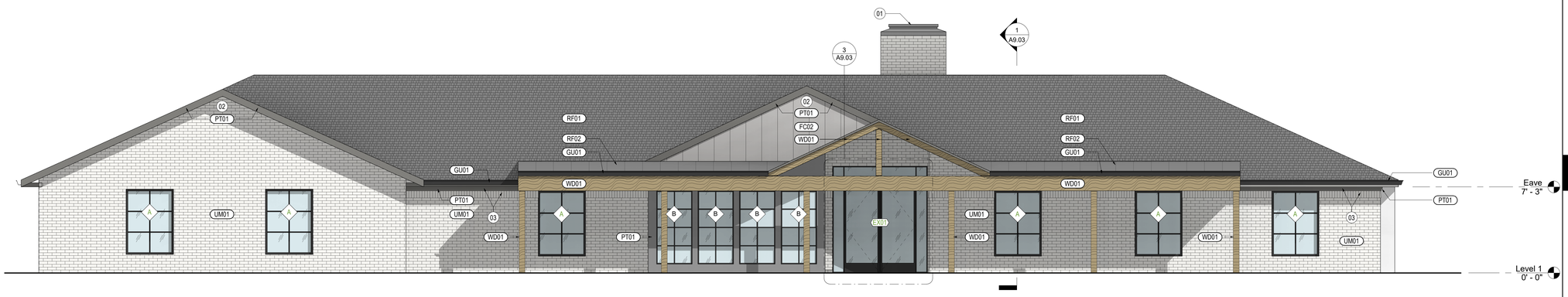
JOB NO	STATUS
	PRICING

DRAWING NO A0.00

3/13/2023 7:25:17 AM C:\Users\17553\OneDrive - Gensler\Documents\14 Creatview_justin_basilhaw.rvt

4 ANEX WEST ELEVATION
SCALE: 1/4" = 1'-0"

3 ANEX EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1 Back Elevation
SCALE: 1/4" = 1'-0"

sheet notes

01 CUSTOM METAL ORNAMENTAL CHIMNEY CAP
02 WOOD FASCIA/TRIM
03 WOOD TRIM AN SOLDIER COURSE TO MATCH EXISTING
04 NEW CONCRETE PLANTER WITH INTEGRATED BENCH

RF01 ROOFING
ITEM: COMPOSITE SHINGLES

RF02 STANDING SEAM METAL ROOF
ITEM: STANDING SEAM METAL ROOF

UM01 BRICK MASONRY UNIT
TYPE: MATCH EXISTING
FINISH: PAINTED

PT01 EXTERIOR PAINT
ITEM: EXTERIOR PAINT
COLOR: GREY (TBD)

WD01 WOOD
ITEM: STAINED TIMBER STRUCTURE
COLOR: TBD

FC02 FIBER CEMENT
ITEM: FIBER CEMENT PANELS (BOARD AND BATTEN)

GU01 PREFINISHED METAL GUTTER
ITEM: PREFINISHES METAL GUTTER WITH LEAF GUARD

general notes

CLIENT
ZACH AND COURTNEY BUTLER

CLIENT ADDRESS
9 CREATVIEW CIRCLE

PROJECT
BUTLER RESIDENCE

PROJECT ADDRESS
9 CREATVIEW CIRCLE

DRAWING TITLE
ELEVATION

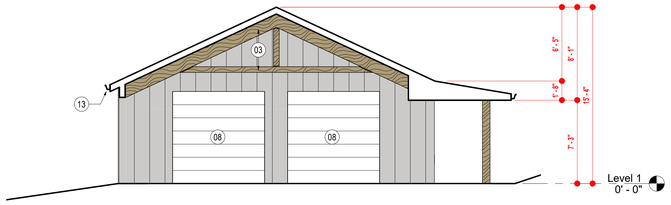
REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB

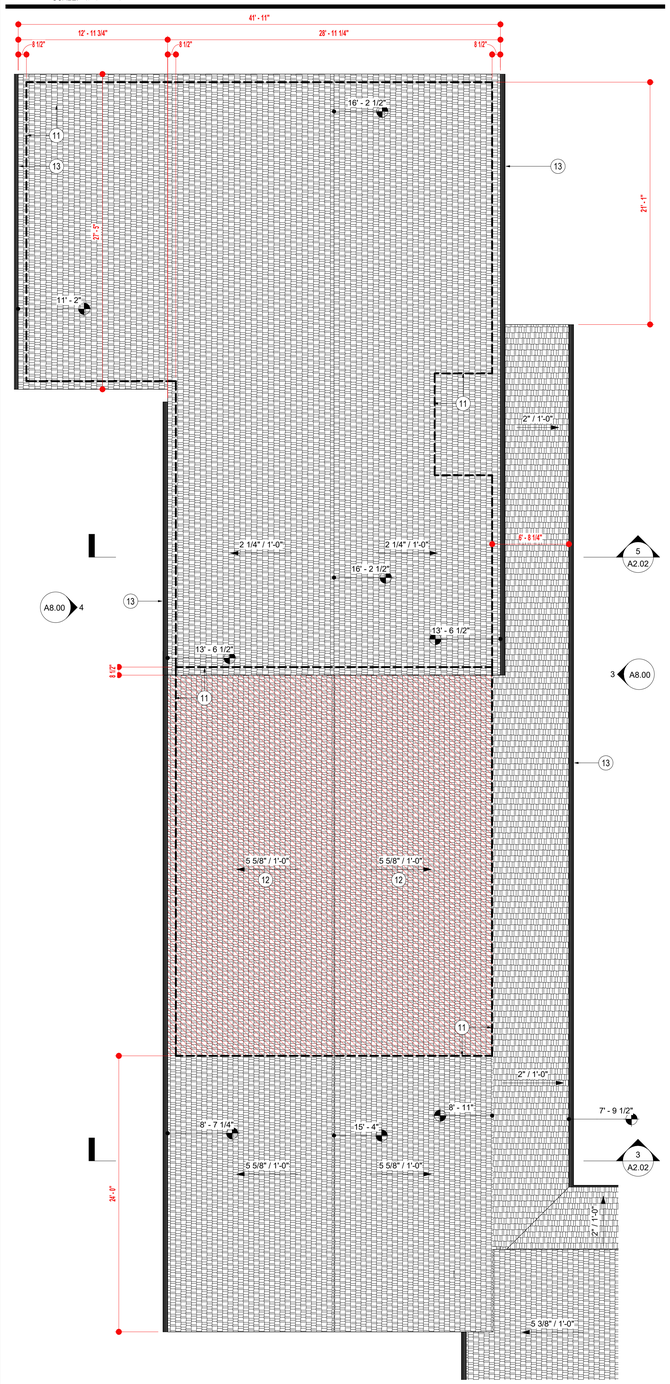
JOB NO	STATUS
	PRICING

DRAWING NO A8.00

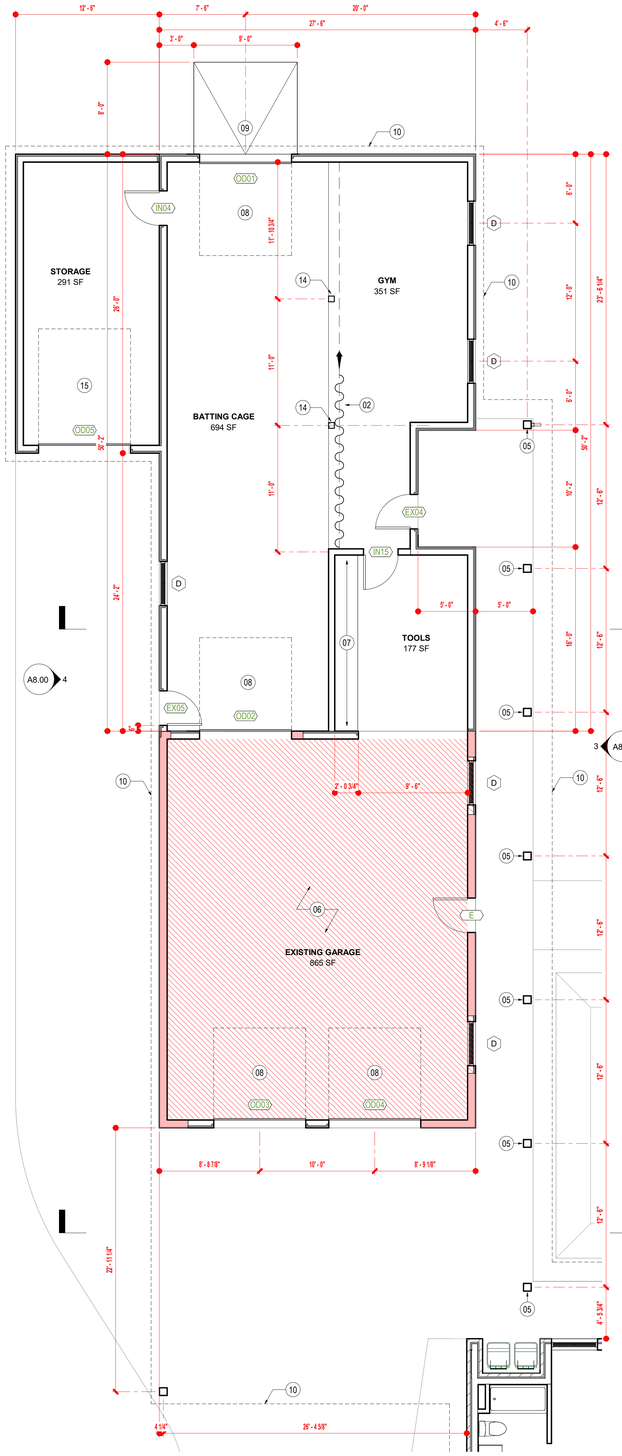
C:\Users\17553\OneDrive - Gensler\Documents\14 Creatview_justin_basihaw.rvt
3/13/2023 1:25:39 AM



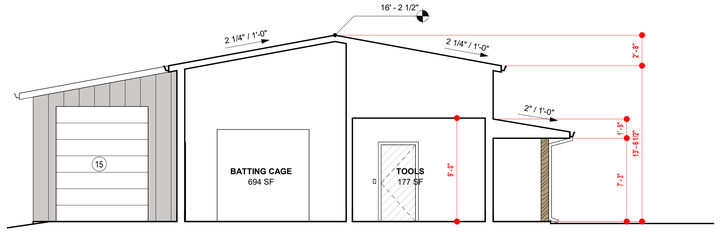
3 GARAGE SECTION B
SCALE: 3/16" = 1'-0"



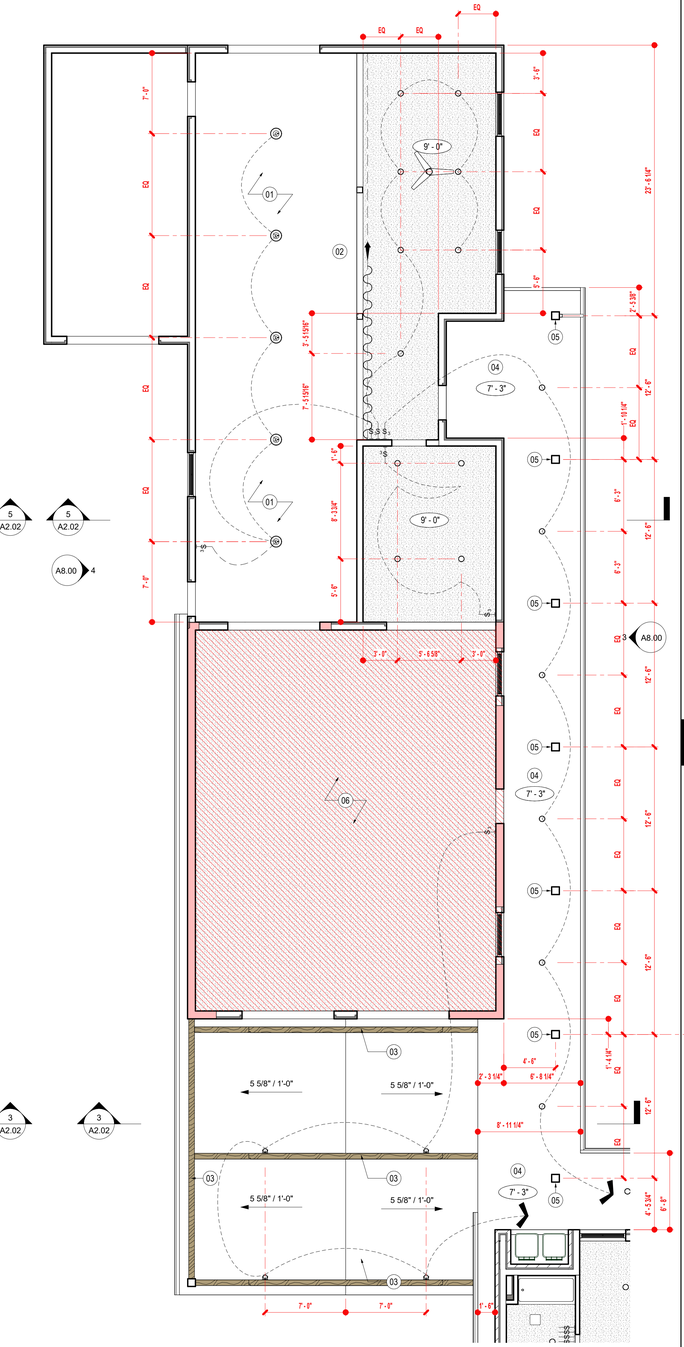
4 GARAGE ROOF PLAN
SCALE: 3/16" = 1'-0"



1 GARAGE CONSTRUCTION PLAN
SCALE: 3/16" = 1'-0"



5 GARAGE SECTION A
SCALE: 3/16" = 1'-0"



2 GARAGE REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"

KEY
- NEW WALL
- EXISTING WALL
- LINE OF EXISTING FOOTPRINT
- NO INTERIOR MODIFICATIONS

sheet notes
01 OPEN TO STRUCTURE ABOVE
02 SLIDING BATTING CURTAIN HUNG FROM TRACK ABOVE
03 EXPOSED TIMBER STRUCTURE (STAINED). MAINTAIN 10'-0" CLEAR.
04 ELEVATION MATCHES THE EAVE OF EXISTING HOME.
05 COLONADE COLUMN (SIZED BY STRUCTURAL ENGINEER)
06 HATCH DENOTES EXISTING GARAGE OUT OF SCOPE
07 BUILT-IN WORK BENCH
08 8'-0" X 8'-0" OVERHEAD GARAGE DOOR
09 CONCRETE RAMP
10 LINE OF OVERHANG ABOVE
11 LINE OF OUTSIDE FACE OF WALL BELOW
12 HATCH DENOTES EXISTING ROOF TO REMAIN.
13 GUTTER; DOWNSPOUTS TO BE COORDINATED BETWEEN OWNER AND CONTRACTOR
14 STRUCTURAL SUPPORT COLUMN SIZED BY STRUCTURAL ENGINEER
15 8'-0" X 10'-0" OVERHEAD GARAGE DOOR

general notes
A. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY OWNER IF DICREPANCIES ARE FOUND.
B. ALL EXTERIOR WALLS TO BE FRAMED WITH 2X6 CONSTRUCTION.
C. ALL INTERIOR PARTITIONS TO BE FRAMED WITH 2X4 CONSTRUCTION @ 16" O.C. UNLESS OTHERWISE NOTED.
D. STRUCTURE ALL FRAMED OPENINGS AS REQUIRED. ENGINEERING BY OTHERS.
E. COORDINATE AND PROVIDE BLOCKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO PARTITIONS OR CEILINGS.
F. INTERIOR PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNO. MAINTAIN DIMENSIONS MARKED "CLEAR". ALLOW FOR THICKNESSES AND MOUNTING OF FINISHES.
G. EXTERIOR WALLS ARE DIMENSIONED FROM EXTERIOR FACE OF SHEATHING.
H. ALL WATER HEATERS TO BE TANKLESS TYPE AS REQUIRED & PLACED WHERE BEST SUITED.
I. ALL INTERIOR FINISHES TO BE SELECTED BY OWNER. ALL INTERIOR FINISHES ARE BEYOND THE SCOPE OF THESE DRAWINGS.
J. ALL VANITIES TO BE 36" HIGH.
K. FINAL DESIGN AND AMENITIES @ ALL CABINETS AS PER OWNER/BUILDER AGREEMENT. ALL MILLWORK IS BEYOND THE SCOPE OF THESE DRAWINGS.
L. ALL STRUCTURAL ENGINEERING BY OTHERS INCLUDING BUT NOT LIMITED TO ALL HORIZONTAL & VERTICAL FRAMES, FOUNDATIONS, COLUMN PLATES, CONNECTORS, BEAMS, WALLS, PLATES, PENETRATIONS, TRUSS SYSTEMS, ROOF SYSTEMS, & WIND BRACING.
M. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH EXISTING.
N. ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND NEW CONSTRUCTION.
O. IN AREAS OF WORK, AT EXISTING WALLS TO REMAIN WHERE OUTLETS, ETC. ARE REMOVED, PATCH AND REPAIR WALL TO MATCH EXISTING WALL TEXTURE. PREPARE WALL TO RECEIVE NEW FINISHES.
P. ALL EXISTING WALLS SHALL BE REPAINTED AS SCHEDULED. CONTRACTOR RESPONSIBLE FOR PREPARING WALLS AND MINOR PATCHING (IN ADDITION TO SPECIFIC PATCHING AS NOTED). ALL EXISTING DOOR FRAMES SHALL BE REPAINTED. PREPARE EXISTING FRAMES PRIOR TO PAINTING.
Q. ALL ELECTRICAL MATERIALS, WORKMANSHIP, AND CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES, RULES, AND REGULATIONS. VERIFY ALL CONDITIONS BEFORE PROCEEDING WITH WORK.
R. ALL OVERHEAD LIGHTING IN LIVING SPACES, BEDROOMS, AND OFFICES ON DIMMER SWITCHES.
S. POWER AND DATA OUTLETS TO BE COORDINATED BY CONTRACTOR AND OWNER. FLOOR OUTLETS SHOULD BE COORDINATED PRIOR TO POURING THE LEVEL 01 SLAB.

CLIENT
ZACH AND COURTNEY BUTLER

CLIENT ADDRESS
9 CREATVIEW CIRCLE

PROJECT
BUTLER RESIDENCE

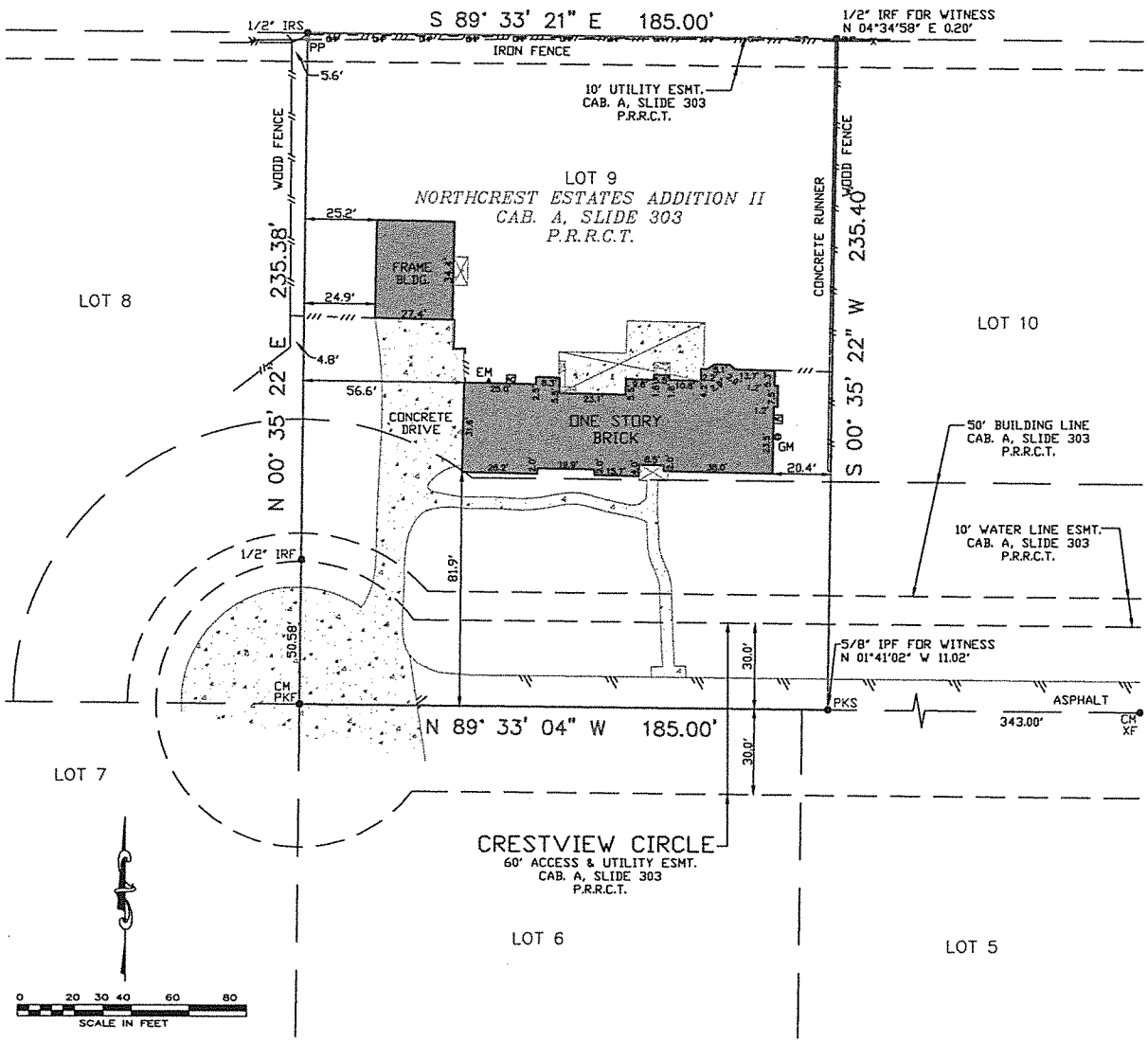
PROJECT ADDRESS
9 CREATVIEW CIRCLE

DRAWING TITLE
SHOP PLANS

REV	DATE	NOTES
	1/22/21	

DRAWN BY	CHECKED BY
JCB	JCB
JOB NO	**STATUS** PRICING
DRAWING NO	**A2.02**

C:\Users\17553\OneDrive - Gensler\Documents\14 Creatview_justin_basltaw.rvt
3/13/2023 7:25:24 AM



LEGAL DESCRIPTION

Being Lot 9, of Northcrest Estates Addition II, an addition to Rockwall County, Texas, according to the plat recorded in Cabinet A, Slide 303, Plat Records, Rockwall County, Texas.

I, Wayne Beets II, Registered Professional Land Surveyor do hereby declare that the map shown hereon accurately represents the property as determined by an on-the-ground survey made under my direct supervision, and correctly shows the boundary lines and dimensions of the property indicated hereon. There are no visible conflicts, encroachments, or protrusions, except as shown hereon and said property has access to a public roadway. All easements and rights-of-way that the surveyor has knowledge of or has been advised of on the referenced plat or deed of record are shown or noted hereon. This survey is for the exclusive use of Zachary Butler, Courtney Butler, First National Bank, Old Republic National Title Insurance Company, and Allegiance Title Company, under G.F. No. 1775328A-10GH, dated January 17, 2018. Use of this survey by any other parties and/or purposes shall be at the user's own risk, and any loss resulting from other use and/or parties shall not be the responsibility of the undersigned and/or this firm. This survey is not valid without a seal and signature.

Flood Statement:
The property is shown as being located in Zone X by Flood Insurance Rate Map No. 48397C0035L, dated September 26, 2008. It is not shown as being located in a Special Flood Hazard Area inundated by 100-Year Flood.

Notes:
1) Bearings are based on NAD83, Texas North Central Zone No. 4202, obtained by GPS observations.
2) This property is subject to the following restrictive covenants recorded in Vol. 107, Pg. 377 and Vol. 107, Pg. 407, R.P.R.R.C.T.
3) All set iron rods have a yellow cap stamped "BY-LINE".

BY: Wayne Beets

WAYNE BEETS II
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6039

STATE OF TEXAS · REGISTERED · WAYNE BEETS II · 6039 · PROFESSIONAL · LAND SURVEYOR

LEGEND

CM = CONTROL MONUMENT
IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
IPS = IRON PIPE SET
6DDF = 60D NAIL FOUND
6DDS = 60D NAIL SET
PKF = PK NAIL FOUND
XF = "X" FOUND IN CONCRETE
XS = "X" SET IN CONCRETE
EM = ELECTRIC METER
AC = AIR CONDITIONER PAD
PP = POWER POLE
OHP = OVERHEAD POWER LINE
WM = WATER METER
FH = FIRE HYDRANT
PE = POOL EQUIPMENT
GM = GAS METER
CP = CABLE PED.
TP = TELEPHONE PED.

ADDRESS: 9 CRESTVIEW CIRCLE ROCKWALL, TEXAS
DATE: 01/31/2018
SCALE: 1" = 40'
JOB NO.: 2018-082
CLIENT: ALLEGIANCE TITLE
TECHNICIAN: JDJ

BY-LINE SURVEYING LLC
1983 Rs. Co. Rd. 1300
Emory, Tx 75440
Ph: (903) 473-5150
Firm No: 10194233
www. bylinesurveying.com

©Copyright By-Line Surveying LLC. All rights reserved.

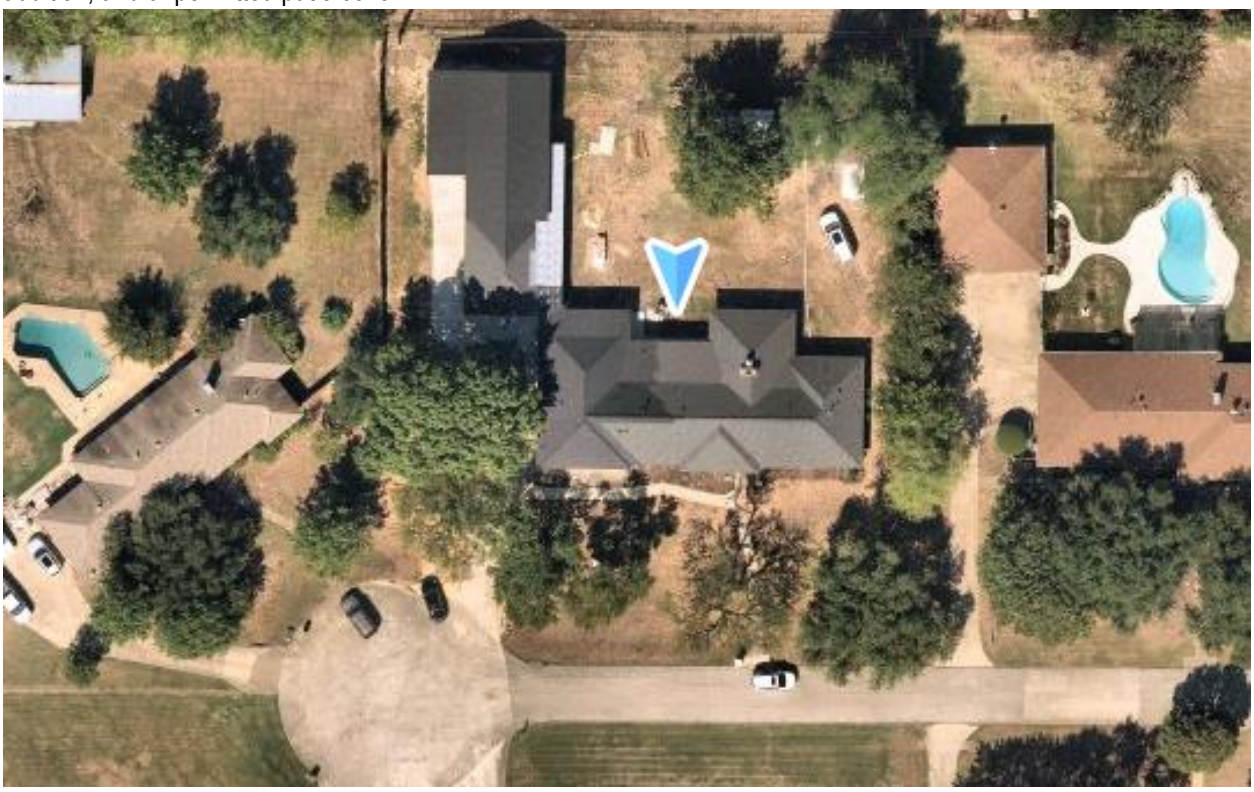
Courtney Butler

Accessory Building Analysis

Address	Type	Size	
1 Crestview Circle	Detached Garage	660	
2 Crestview Circle	Detached Garage	1,064	
	Shed	80	
3 Crestview Circle	Detached Garage	650	
4 Crestview Circle	N/A		
5 Crestview Circle	Detached Garage	720	
6 Crestview Circle	Detached Garage	625	
7 Crestview Circle	Shed	120	
8 Crestview Circle	Barn	1,350	
	Shed	120	
Subject Property	Detached Garage	1,050	
10 Crestview Circle	Detached Garage	1,750	
11 Crestview Circle	Detached Garage	480	
12 Crestview Circle	Detached Garage	960	
13 Crestview Circle	Detached Garage	2,000	
		831	**Average**
		690	**Median**

September 7, 2019 – Unpermitted sidewalk between covered patio and driveway.

September 29, 2023 – Unpermitted addition to detached garage, unpermitted driveway expansion unpermitted home addition, and unpermitted patio cover.



October 20, 2023 – Contractor applies for electrical permit (Permit No. RES2023-5225).

December 6, 2023 – Staff issued a Stop Work Order.

December 14, 2023 – Applicant applies for Residential Building Permit (Permit No. RES2023-6181).

Number	Type	Type Description	SubType	SubType Description	Tag	Locati
BLD2017-2071	BPRESIDENT	Residential Building Permit	BPPOOL	Pool	INGROUND POOL	3 CRE
BLD2019-0156	BPRESIDENT	Residential Building Permit	BPCONCRETE	Concrete Permit	Driveway and Approach Addition	3 CRE
BLD2013-1860	BPRESIDENT	Residential Building Permit	BPFENCE	Fence Permit	6' WOOD FENCE WITH METAL POSTS	3 CRE
BLD2013-1861	BPRESIDENT	Residential Building Permit	BPACCBLD	Accessory Building Permit	ADDITION TO EXISTING STORAGE BUILDING	3 CRE
CE2010-1656	CODE	Code Enforcement	CEZONING	Zoning	BOAT PARKED IN PUBLIC VIEW	4 CRE
BLD2016-1814	BPRESIDENT	Residential Building Permit	BPPLUMBING	Plumbing Permit	40 GAL GAS WATER HEATER IN GARAGE	4 CRE
RES2020-3579	BPRESIDENT	Residential Building Permit	BPPLUMBING	Plumbing Permit	Replacing 40g gas w/h in hall closet	4 CRE
CE2016-2862	CODE	Code Enforcement	CETRASH	Trash	Trash in the front.	5 CRE
CE2016-2856	CODE	Code Enforcement	CEVEHICLE	Vehicle	Junk vehicle.	5 CRE
CE2016-2861	CODE	Code Enforcement	CEHGANUAL	HG Annual Notice	HG/weeds.	5 CRE
RES2020-4013	BPRESIDENT	Residential Building Permit	BPRTNWALL	Retaining Wall Permit	RETAINING WALL & FENCE	5 CRE
BLD2017-0596	BPRESIDENT	Residential Building Permit	BPPLUMBING	Plumbing Permit	REPLACE 40 GAL GAS WATER HEATER IN HALL CLOSET	5 CRE
BLD2017-3000	BPRESIDENT	Residential Building Permit	BPMECHANIC	Mechanical Permit	A/C change out- condenser & coils	5 CRE
BLD2017-2308	BPRESIDENT	Residential Building Permit	BPROOF	Roofing Permit	Re-Roof (Shingles Only)	5 CRE
REG-005322	BPMECHANIC	Mechanical Contractor Registration			Martin Heating & Air, LLC	5 CRE
RES2022-6255	BPRESIDENT	Residential Building Permit	BPPLUMBING	Plumbing Permit	Replace sewer service (main) - up to 20' & replace sewer service - up to 140'	5 CRE
CE2014-1326	CODE	Code Enforcement	CEPROPMAIN	Property Maintenance		6 CRE
CE2014-1977	CODE	Code Enforcement	CEHGANUAL	HG Annual Notice		6 CRE
CE2015-2404	CODE	Code Enforcement	CEEROSION	Erosion Control	mud drained into neighbors grass and in drainage ditch.	6 CRE
RES2022-1777	BPRESIDENT	Residential Building Permit	BPACCBLD	Accessory Building Permit	Detached Garage 25'x25' with concrete pad & extended driveway	6 CRE
BLD2015-0475	BPRESIDENT	Residential Building Permit	BPNEWCON	New Construction	NEW SINGLE FAMILY*Not on city water or sewer.	6 CRE
ELE2015-0042	BPRESIDENT	Residential Building Permit	BPELECTRIC	Electrical Permit	STANBY GENERATOR	7 CRE
BLD2011-0957	BPRESIDENT	Residential Building Permit	BPWNDWDR	Window & Door Permit	REPLACE 7 EXISTING WINDOWS & 2 EXISTING DOORS	7 CRE
CE2010-1650	CODE	Code Enforcement	CEVEHICLE	Vehicle	TRAILER PARKED ON STREET	8 CRE
CE2010-1652	CODE	Code Enforcement	CEPROPMAIN	Property Maintenance	PILE OF BRICKS IN FRONT OF HOUSE	9 CRE
CE2010-1653	CODE	Code Enforcement	CEPROPMAIN	Property Maintenance	TRAILER PARKED IN PUBLIC VIEW	9 CRE
Z2024-004	PZZONING	P&Z Zoning	PZSUP	Specific Use Permit	SUP for an Accesory Building at 9 Crestview Circle	9 CRE
RES2023-6181	BPRESIDENT	Residential Building Permit	BPADDITION	Addition	Expanding Existing Garage by 1500 sf	9 CRE
RES2023-5225	BPRESIDENT	Residential Building Permit	BPELECTRIC	Electrical Permit	Relocate electric service and install new meter base. Run electric to new DT gar	9 CRE
PZ1998-88-1	PZPLATAPP	P&Z Plats	PZFINALPLA	Final Plat	Crestview 3 (Final)	Crestv
PZ1998-88-2	HISTMISC	Historical Misc			Crestview 3	Crestv
CE2021-3331	CODE	Code Enforcement	CEHGANUAL	HG Annual Notice	HG	CREST
C-1611	BPRESIDENT	Residential Building Permit	BPREMODEL	Remodel		Crestv
Z2004-026	PZZONING	P&Z Zoning	PZZONINGCH	Zoning Change	(Ag) to Single-Family (various)	FM 54
PZ2000-23-1	PZPLATAPP	P&Z Plats	PZREPLAT	Replat	Crestview 3 (Replat)	Severa

1

CITY OF ROCKWALL

ORDINANCE NO. 24-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 A *DETACHED GARAGE* AND *CARPORT* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9 OF THE NORTHCREST ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Zach Butler for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* and *Carport* on a one (1) acre parcel of land, addressed as 9 Crestview Circle, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* and a *Carport* 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*, Subsection 03.06, *Single-Family 16 (SF-16) District*, and Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the futur*e -- and with the following conditions:

DRAFT 05.21.2024

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* and *Carport* on the *Subject Property* and conformance to these operational conditions are required:

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

(2) The construction of a *Detached Garage* and *Carport* on the *Subject Property* shall generally conform to the *Building Elevations and Building Plans* depicted in *Exhibit 'C'* of this ordinance.

(3) The *Carport* shall not exceed a maximum building footprint or size of 600 SF.

(4) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.

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

(6) All of the unpermitted improvements on the subject property must be either permitted or removed within three (3) months (*i.e. 90-days*) after the approval of this Specific Use Permit (SUP) (*i.e. the applicant has until June 2, 2024*).

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

DRAFT ORDINANCE 02-2024

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

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

_____
Trace Johannesen, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 20, 2024*

2nd Reading: *March 4, 2024*

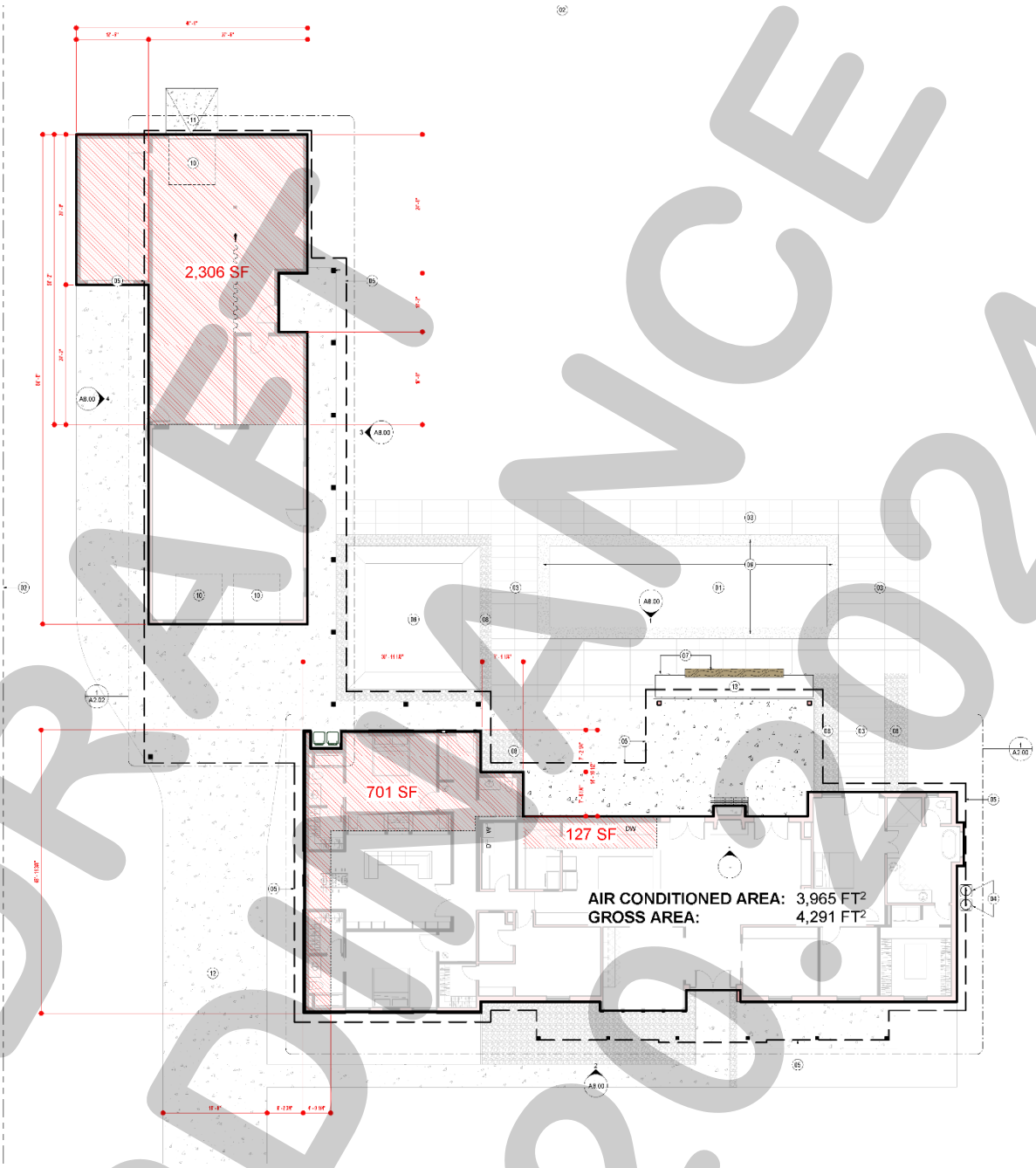
DRAFT ORDINANCE 02.20.2024

Exhibit 'A'
Location Map and Legal Description

Address: *9 Crestview Circle*
Legal Description: *Lot 9 of the Northcrest Estates #2 Addition*

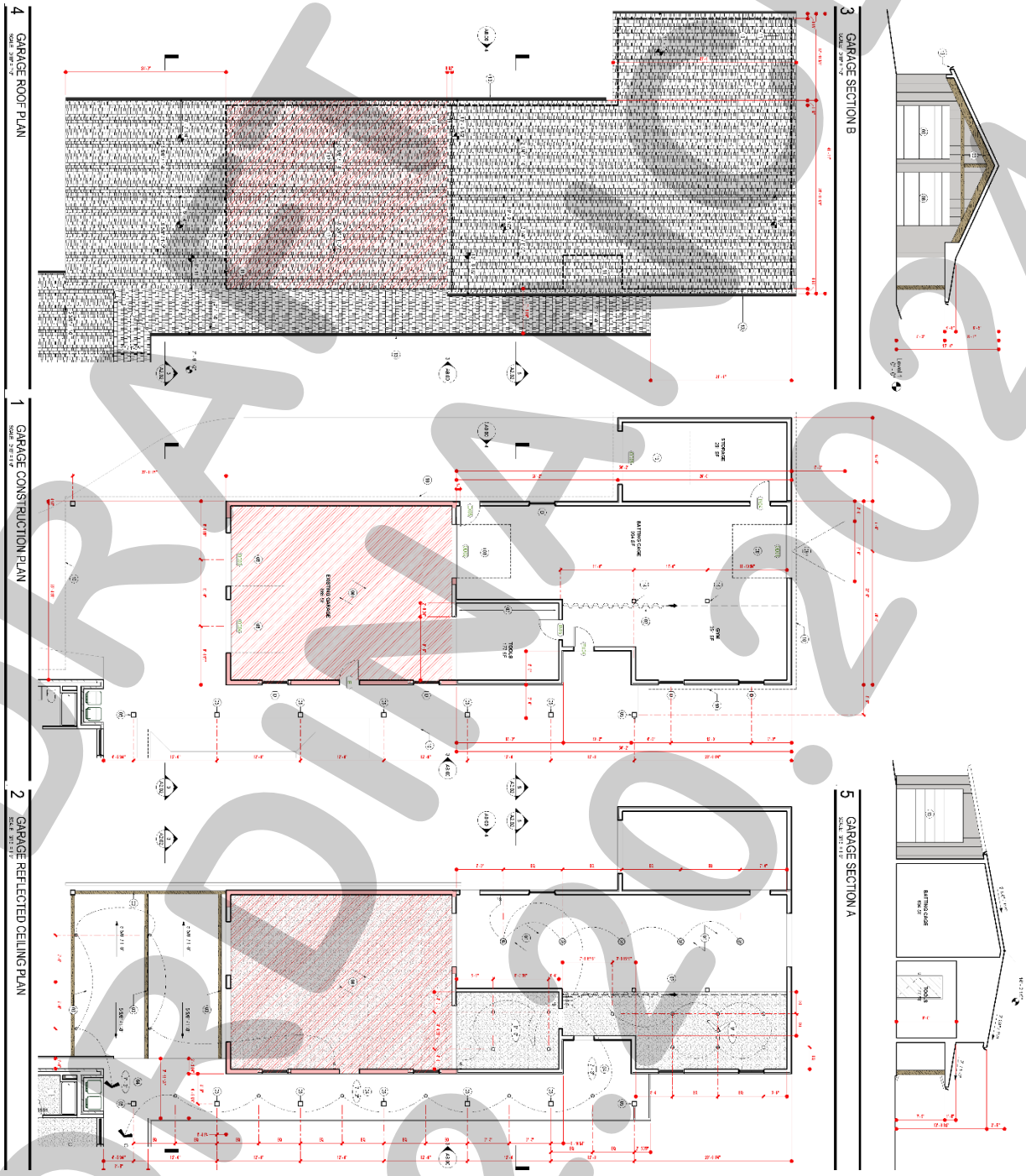
DRAFT ORDINANCE 02.20.24

Exhibit 'B':
Site Plan



DRAFT
ORDINANCE
02.20.2024

Exhibit 'C':
Building Elevations & Building Plans



DRAFT
02.20.2024