



## ROCKWALL CITY COUNCIL NOTICE OF A QUORUM

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**Monday, December 16, 2024 – 4:30 p.m.**

**City Hall Council Chambers – 385 S. Goliad Street - Rockwall, TX 75087**

***PRESENTATION REGARDING COOPERATIVE EFFORTS BETWEEN  
THE ROCKWALL POLICE DEPARTMENT (RPD) AND FEDERAL PARTNER***

A quorum of members of the Rockwall City Council will be present at this presentation; however, it is anticipated to be informative in nature only, so neither formal deliberation of city business nor formal action on the part of members of Council will transpire. Furthermore, no minutes will be prepared related to this event.

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this notice was posted at City Hall, in a place readily accessible to the general public at all times, on the 13th day of December, 2024 at 4:00 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said event.

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Kristy Teague, City Secretary

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Date Removed

## ROCKWALL CITY COUNCIL MEETING

Monday, December 16, 2024 - 5:15 PM

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

**I. Call Public Meeting to Order**

**II. Executive Session**

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

1. Discussion regarding possible sale/purchase/lease of real property in the vicinity of SH-66, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney)
2. Discussion regarding (re)appointments to city boards and commissions, pursuant to §551.074 (Personnel Matters).
3. Discussion regarding possible land lease agreement for a cellular communication tower on real property owned by the City of Rockwall in the vicinity of Henry Chandler Drive, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Councilmember Lewis**

**VI. Appointment Items**

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

**VII. Open Forum**

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

**VIII. Take Any Action as a Result of Executive Session**

## IX. Consent Agenda

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

1. Consider approval of the minutes from the December 2, 2024 city council meeting, and take any action necessary.
2. **P2024-040** - Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a Final Plat for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-549 and FM-1139, and take any action necessary.
3. **P2024-041** - Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a Final Plat for Lot 1, Block A, NXG Services Addition being a 1.799-acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive, and take any action necessary.

## X. Public Hearing Items

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

1. **Z2024-053** - Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of an **ordinance** for a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District being a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary (**1st Reading**).
2. **Z2024-054** - Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of an **ordinance** for a Zoning Change amending Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] for the purpose of consolidating the regulating ordinances for a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9), generally located south of Horizon Road [FM-3097], east of Ridge Road, and north of the southern corporate limits of the City of Rockwall, and take any action necessary (**1st Reading**).
3. **Z2024-055** - Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of an **ordinance** for a Specific Use Permit (SUP) for a Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary (**1st Reading**).

4. **Z2024-057** - Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of an **ordinance** for a Specific Use Permit (SUP) for *General Retail Store* in conjunction with a *Wholesale Showroom Facility* on a portion of a larger 5.1292-acre parcel of land identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and take any action necessary **(1st Reading)**.
5. **Z2024-058** - Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary **(1st Reading)**.
6. **Z2024-059** - Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary **(1st Reading)**.
7. **Z2024-060** - Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of an **ordinance** for a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary **(1st Reading)**.

## XI. Action Items

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

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

## XII. Adjournment

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

The City of Rockwall City Council reserves the right to adjourn into executive session at any time to discuss any of

the matters listed on the agenda above, as authorized by Texas Government Code ¶ 551.071 (Consultation with Attorney) ¶ 551.072 (Deliberations about Real Property) ¶ 551.074 (Personnel Matters) and ¶ 551.087 (Economic Development)

I, Kristy Teague, City Secretary for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 13th day of December 2024, at 5 PM and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

\_\_\_\_\_  
Date Removed

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**ROCKWALL CITY COUNCIL MEETING**

**Monday, December 2, 2024 - 5:30 PM**

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

**I. Call Public Meeting to Order**

Mayor Johannesen called the public meeting to order at 5:30 p.m. Present were Mayor Trace Johannesen, Mayor Pro Tem Clarence Jorif, and Councilmembers Sedric Thomas, Mark Moeller, Anna Campbell, Dennis Lewis and Tim McCallum. Also present were City Manager Mary Smith and Assistant City Manager Joey Boyd. City Attorney Frank Garza was not present. Mayor Johannesen read the below listed discussion items into the record before recessing the public meeting to go into Executive Session.

**II. Executive Session**

1. Discussion regarding (re)appointments to city boards and commissions, pursuant to §551.074 (Personnel Matters).
2. Discussion regarding possible City Charter amendments and related legal advice, pursuant to §Section 551.071 (Consultation with Attorney)
3. Discussion regarding possible sale/purchase/lease of real property in the vicinity of downtown, pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).

**III. Adjourn Executive Session**

Council adjourned from Executive Session at 5:46 p.m.

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

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

**V. Invocation and Pledge of Allegiance - Councilmember Campbell**

Councilmember Campbell delivered

**VI. Proclamations / Awards / Recognitions**

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

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

**VII. Open Forum**

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

and speak at this time.

Richard Henson  
2424 S. FM 549  
Rockwall, TX

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

#### VIII. Take Any Action as a Result of Executive Session

No action was taken as a result of Executive Session.

#### IX. Consent Agenda

1. Consider approval of the minutes from the November 18, 2024 city council meeting, and take any action necessary.
2. **Z2024-049** - Consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Residence Hotel* on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary **(2nd Reading)**.
3. **Z2024-050** - Consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 5A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(2nd Reading)**.
4. **Z2024-051** - Consider a request by Jim Joyce on behalf of JFI Series 1, LLC for the approval of an **ordinance** for a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision on a 0.1340-acre parcel of land identified as Lot 6A-R of the Lofland Addition, City of Rockwall, Rockwall County, Texas, zoned Two-Family (2F) District, generally located on the west side of Bost Street north of the intersection of St. Mary's Street and Bost Street, and take any action necessary **(2nd Reading)**.
5. **P2024-037** - Consider a request by Frank Conselman of Conselman Equities for the approval of a Final Plat for Lot 1, Block A, Texas Products Addition being a 6.68-acre tract of land identified

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

6. **P2024-039** - Consider a request by Matthew J. Peterson of DB Constructors, Inc. on behalf of Phil Wagner of the Rockwall Economic Development Corporation (REDC) for the approval of a Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 being a 10.65-acre parcel of land identified as Lot 2, Block B, Rockwall Technology Park, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2911 Corporate Crossing, and take any action necessary.
7. Consider authorizing the City Manager to execute a contract with Pipeline Analysis, LLC for the Sanitary Sewer Condition Assessment in the amount of \$176,406.00 to be funded by the Sewer Operations Budget, and take any action necessary.
8. Consider awarding a bid to United Turf & Track associated with athletic field renovations at five locations in the amount of \$114,200 to be funded by the Recreation Development Fund, including authorizing the City Manager to execute related purchase orders and/or contracts, and take any action necessary.
9. Consider approval of a project budget in the amount of \$100,000 for repairs to Fire Station 2, authorizing the City Manager to execute an agreement with Custard Construction Services in the amount of \$78,078.76, amending the FY 2025 Internal Operations Department operating budget, and take any action necessary.
10. Consider approval of a recommendation from the Hotel Occupancy Tax (HOT) Subcommittee awarding \$50,000 in funding for AmeriSports, authorizing the City Manager to execute the associated agreements, and take any action necessary.

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

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

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

**CITY OF ROCKWALL  
ORDINANCE NO. 24-49**



**SPECIFIC USE PERMIT NO. S-349**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A DUPLEX ON A 0.1340-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5A-R OF THE LOFLAND ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

- X. **City Manager's Report, Departmental Reports and Related Discussions Pertaining To Current City Activities, Upcoming Meetings, Future Legislative Activities, and Other Related Matters.**
1. Building Inspections Department Monthly Report
  2. Fire Department Monthly Report
  3. Parks & Recreation Department Monthly Report
  4. Police Department Monthly Report
  5. Sales Tax Historical Comparison
  6. Water Consumption Historical Statistics

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

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

**XI. Adjournment**

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS ON THIS 16<sup>th</sup>  
DAY OF DECEMBER, 2024.**

\_\_\_\_\_  
**Trace Johannesen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kristy Teague, City Secretary**



**TO:** Mayor and City Council  
**DATE:** December 16, 2024  
**APPLICANT:** Meredith Joyce; *Michael Joyce Properties*  
**CASE NUMBER:** P2024-040; *Final Plat for Phase 2 of the Homestead Subdivision*

**SUMMARY**

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

**PLAT INFORMATION**

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for a 48.170-acre tract of land (*i.e. Tract 6 of the J. A. Ramsey Survey, Abstract No. 186*) for the purpose of establishing Phase 2 of the Homestead Subdivision, which will consist of 168 single-family residential lots and five (5) open space lots (*i.e. Lots 1-31, Block A; Lots 1-30, Block B; Lots 1-15, Block C; Lots 1-8 & 42, Block D; Lots 63-72, Block H; Lots 1-3, 32-39, Block K; Lots 1-9, Block O; Lots 1-21, Block P; Lots 1-37; Block Q, Homestead Phase 2 Subdivision*). Concurrently with this request, the applicant has submitted a PD Site Plan [Case No. SP2024-049] in accordance with the requirements of the Planned Development District Ordinance.
- ☑ Background. A portion of the subject property (*i.e. 103.142-acres*) was annexed by the City Council on June 15, 1998 by Ordinance No. 98-20. The City Council annexed the remainder of the subject property on October 4, 2010 by Ordinance No. 10-27. At the time of annexation both of these portions of the subject property were zoned Agricultural (AG) District. On July 6, 2021, the City Council approved Planned Development District 92 (PD-92) [Ordinance No. 21-24] for Single-Family 8.4 (SF-8.4) District land uses on the subject property. On August 16, 2021, the City Council approved a preliminary plat [Case No. P2021-044] and a master plat [Case No. P2021-041] for the subject property. On June 20, 2022, the City Council approved a final plat [Case No. P2022-023] for the subject property. On September 19, 2022, the City Council approved a preliminary plat [Case No. P2022-042] and a master plat [Case No. P2022-043] for the subject property. On November 21, 2022, the City Council approved a final plat [Case No. P2024-055] for the subject property.
- ☑ Parks Board. On December 3, 2024, the Parks and Recreation Board reviewed the Final Plat and made the following recommendations concerning the proposed subdivision:
  - (1) The property owner shall pay *Pro-Rata Equipment* fees of \$92,195.04 (*i.e. \$548.78 x 168 Lots*).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the Conditions of Approval section of this case memo.
- ☑ Conditions of Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.

## **CONDITIONS OF APPROVAL**

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to release of the civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the final plat by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:  
CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

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

SUBDIVISION Homestead

LOT

BLOCK

GENERAL LOCATION FM 1139 and FM 549

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-92, Ord No. 21-24

CURRENT USE Single Family Residential

PROPOSED ZONING

PROPOSED USE Single Family Residential

ACREAGE 48.170

LOTS [CURRENT]

LOTS [PROPOSED] 168

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

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

OWNER SH Dev Klutts Rockwall, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Jay Hankla

CONTACT PERSON Meredith Joyce

ADDRESS 2400 Dallas Parkway, Ste. 460

ADDRESS 767 Justin Road

CITY, STATE & ZIP Plano, TX 75093

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-694-6394

E-MAIL land@shaddockhomes.com

E-MAIL meredith@michaeljoyceproperties.com

## NOTARY VERIFICATION [REQUIRED]

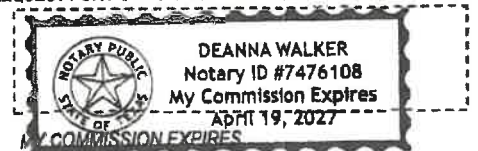
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES HANKLA [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF NOVEMBER, 2024.

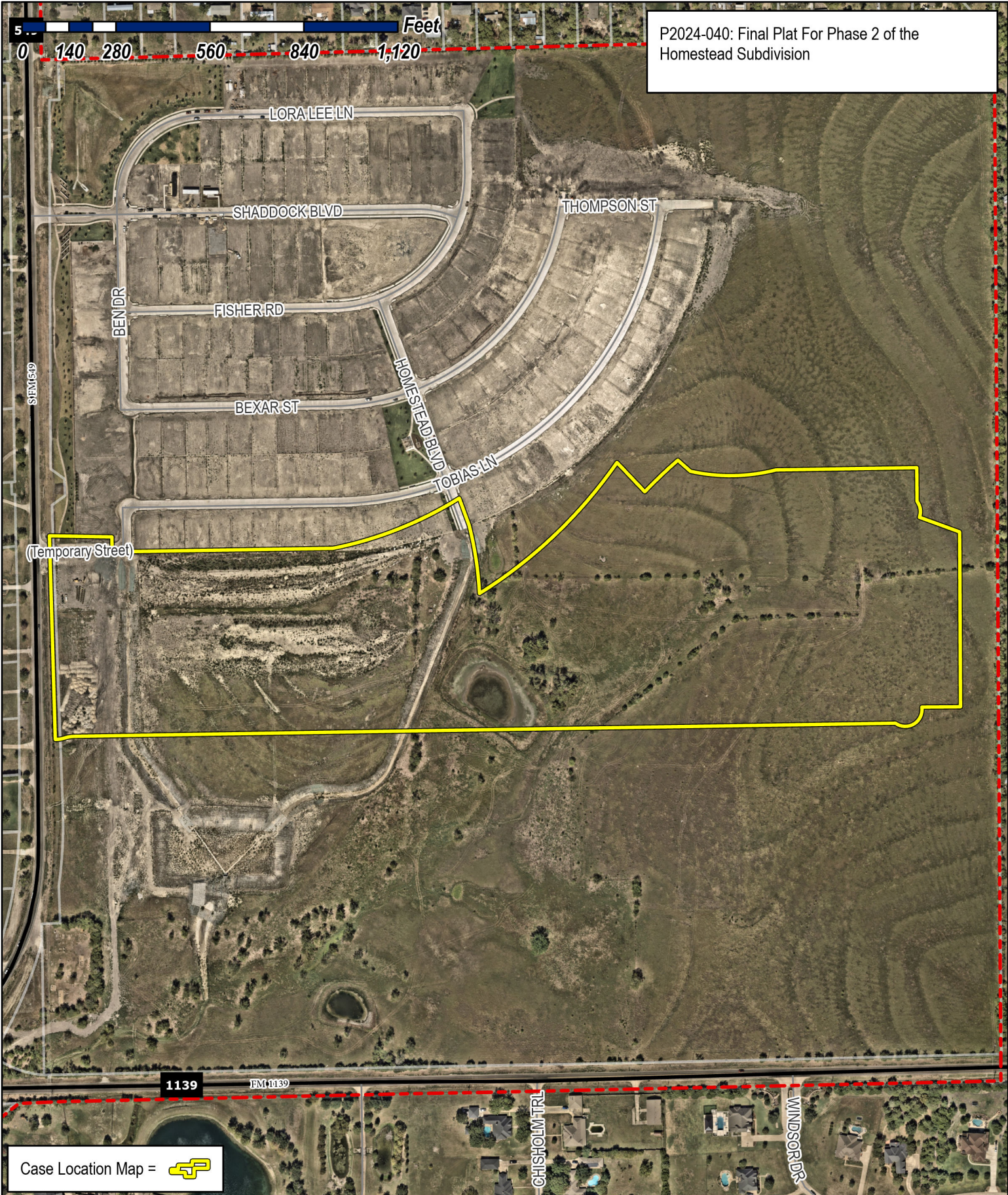
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



5 Feet  
0 140 280 560 840 1,120

P2024-040: Final Plat For Phase 2 of the Homestead Subdivision



(Temporary Street)

1139 FM 1139

Case Location Map = 



# City of Rockwall

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

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



0 50 100 200

SCALE: 1" = 100'



CURVE TABLE

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

LINE TABLE

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

POINT OF BEGINNING

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

N89°00'02"W 186.24'

N89°05'02"E 658.55'

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

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



FINAL PLAT OF

HOMESTEAD PHASE II

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

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

BEING A REPLAT OF

LOT 74 BLOCK H

OUT OF HOMESTEAD PHASE I

SITUATED WITHIN  
 TRACT 6 OF THE J.A. RAMSEY SURVEY,  
 ABSTRACT NO. 186

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 OWNER

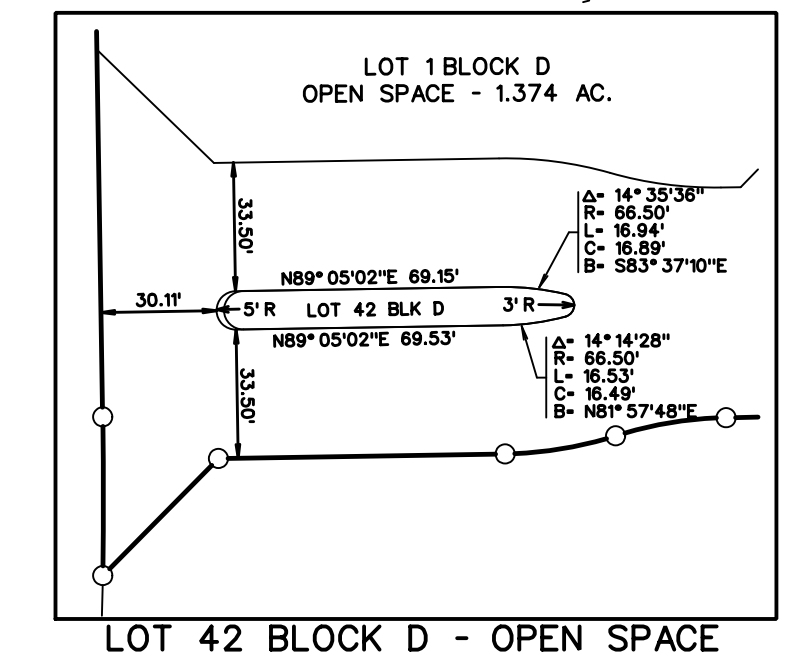
SH DEV KLUTTS ROCKWALL, LLC.  
 2400 DALLAS PARKWAY, STE. 460  
 PLANO, TEXAS 75093

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

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

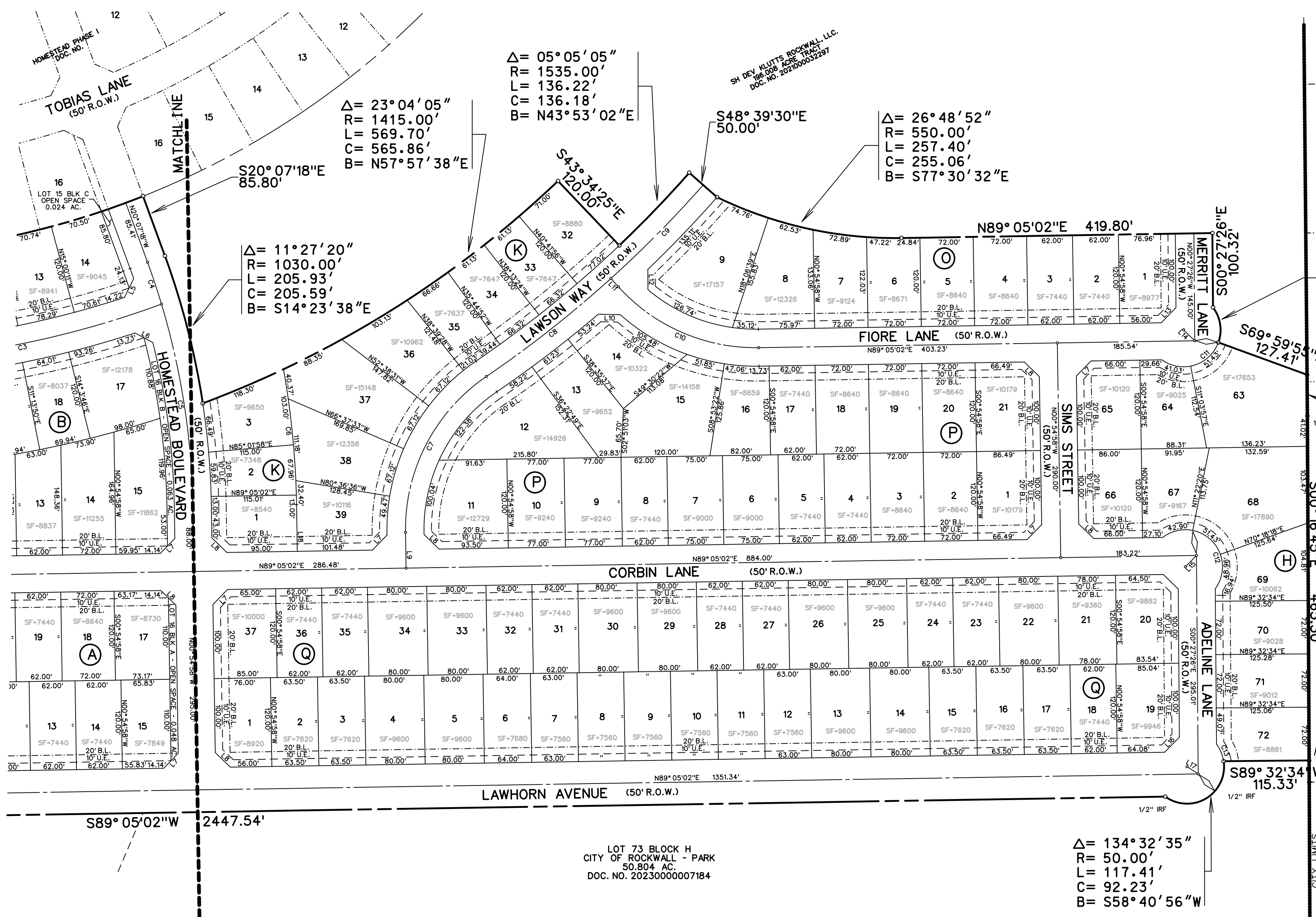
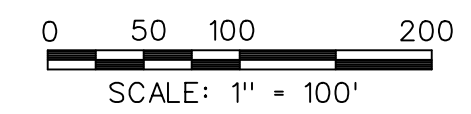
Δ = 01°48'27"  
 R = 1310.00'  
 L = 41.32'  
 C = 41.32'  
 B = N00°01'47"W

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



LOT 42 BLOCK D - OPEN SPACE

LOT 73 BLOCK H  
 CITY OF ROCKWALL - PARK  
 50.804 AC.  
 DOC. NO. 2023000007184



$\Delta = 57^{\circ}19'43''$   
 $R = 50.00'$   
 $L = 50.03'$   
 $C = 47.97'$   
 $B = S08^{\circ}39'46''E$

$\Delta = 11^{\circ}27'20''$   
 $R = 1030.00'$   
 $L = 205.93'$   
 $C = 205.59'$   
 $B = S14^{\circ}23'38''E$

$\Delta = 05^{\circ}05'05''$   
 $R = 1535.00'$   
 $L = 136.22'$   
 $C = 136.18'$   
 $B = N43^{\circ}53'02''E$

$\Delta = 26^{\circ}48'52''$   
 $R = 550.00'$   
 $L = 257.40'$   
 $C = 255.06'$   
 $B = S77^{\circ}30'32''E$

$\Delta = 57^{\circ}19'43''$   
 $R = 50.00'$   
 $L = 50.03'$   
 $C = 47.97'$   
 $B = S08^{\circ}39'46''E$

CITY OF ROCKWALL GRID SYSTEM COORDINATES

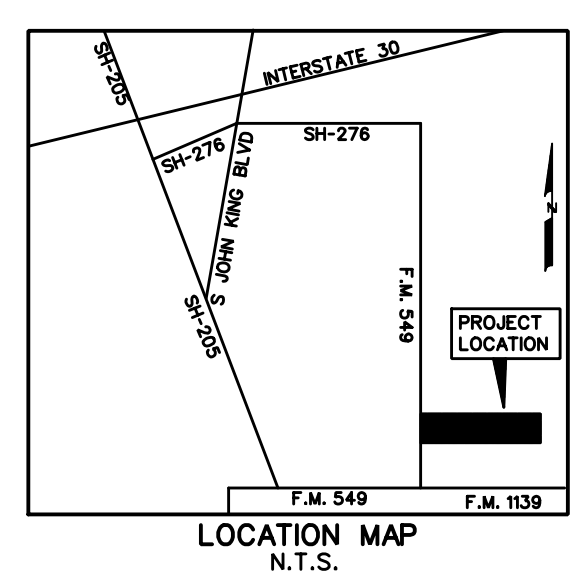
X	Y
2610356.248	7010453.540
ELEV = 585.3	

FINAL PLAT  
 OF  
**HOMESTEAD PHASE I I**  
 LOTS 1-31, BLOCK A  
 LOTS 1-30, BLOCK B  
 LOTS 1-15, BLOCK C  
 LOTS 1-8 & 42, BLOCK D  
 LOTS 63-72, BLOCK H  
 LOTS 1-3 & 32-39, BLOCK K  
 LOTS 1-9 BLOCK O  
 LOTS 1-21, BLOCK P  
 LOTS 1-37, BLOCK Q  
 BEING 48.170 ACRES OR 2,098,330.11 SF  
 TOTAL RESIDENTIAL LOTS 168  
 TOTAL OPEN SPACE LOTS 5

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

$\Delta = 134^{\circ}32'35''$   
 $R = 50.00'$   
 $L = 117.41'$   
 $C = 92.23'$   
 $B = S58^{\circ}40'56''W$

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



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

**SH DEV KLUTTS ROCKWALL, LLC.**  
 2400 DALLAS PARKWAY, STE. 460  
 PLANO, TEXAS 75093  
 NOVEMBER 2024 SCALE 1"=100'  
**CASE NO. P2024-XXX SHEET 2 OF 4**  
 Page 15 of 402



LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SURVEYOR CERTIFICATE

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

DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

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

THE STATE OF TEXAS  
COUNTY OF COLLIN

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS

FINAL PLAT  
OF

HOMESTEAD PHASE I I

LOTS 1-31, BLOCK A

LOTS 1-30, BLOCK B

LOTS 1-15, BLOCK C

LOTS 1-8 & 42, BLOCK D

LOTS 63-72, BLOCK H

LOTS 1-3 & 32-39, BLOCK K

LOTS 1-9 BLOCK O

LOTS 1-21, BLOCK P

LOTS 1-37, BLOCK Q

BEING 48.170 ACRES OR 2,098,330.11 SF

TOTAL RESIDENTIAL LOTS 168

TOTAL OPEN SPACE LOTS 5

BEING A REPLAT  
OF

LOT 74 BLOCK H

OUT OF

HOMESTEAD PHASE I

SITUATED WITHIN

TRACT 6 OF THE J.A. RAMSEY SURVEY,

ABSTRACT NO. 186

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

SH DEV KLUTTS ROCKWALL, LLC.

2400 DALLAS PARKWAY, STE. 460

PLANO, TEXAS 75093

NOVEMBER 2024

CASE NO. P2024-XXX

SHEET 3 OF 4  
Page 16 of 492

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

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

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

SH DEV KLUTTS ROCKWALL, LLC.

\_\_\_\_\_  
Jay Hankla

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

\_\_\_\_\_  
Notary Public in and for the State of Texas

APPROVED

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning & Zoning Commission

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

FINAL PLAT  
OF  
**HOMESTEAD PHASE II**  
LOTS 1-31, BLOCK A  
LOTS 1-30, BLOCK B  
LOTS 1-15, BLOCK C  
LOTS 1-8 & 42, BLOCK D  
LOTS 63-72, BLOCK H  
LOTS 1-3 & 32-39, BLOCK K  
LOTS 1-9 BLOCK O  
LOTS 1-21, BLOCK P  
LOTS 1-37, BLOCK Q  
BEING 48.170 ACRES OR 2,098,330.11 SF  
TOTAL RESIDENTIAL LOTS 168  
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BEING A REPLAT  
OF  
LOT 74 BLOCK H  
OUT OF  
HOMESTEAD PHASE I  
SITUATED WITHIN  
TRACT 6 OF THE J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
OWNER  
SH DEV KLUTTS ROCKWALL, LLC.  
2400 DALLAS PARKWAY, STE. 460  
PLANO, TEXAS 75093  
NOVEMBER 2024



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

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

---

### SUMMARY

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

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Final Plat for a 1.799-acre parcel of land (*i.e. Tract 2-8 of the J.R. Johnson Survey, Abstract No. 128*) for the purpose of establishing the required easements for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Background. The subject property was annexed on August 30, 1999 by *Ordinance No. 99-33 [Case No A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a zoning change from Agricultural (AG) District to Heavy Commercial (HC) District by *Ordinance No. 02-31 [Case No. PZ2002-036-01-Z]*. On June 6, 2022, the City Council approved a Specific Use Permit (SUP) for outside storage for an existing *Towing and Impound Yard* on the subject property through *Ordinance No. 22-30, S-278 [Case No. Z2022-017]*. On April 30, 2024, the Planning and Zoning Commission approved an Amended Site Plan [Case No. SP2024-018] for the expansion of an existing *Office/Warehouse Building* on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

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

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city

adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to approve the Final Plat by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

### STAFF USE ONLY

PLANNING & ZONING CASE NO. [REDACTED]

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

DIRECTOR OF PLANNING: [REDACTED]

CITY ENGINEER: [REDACTED]

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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **227 National Dr Rockwall Tx 75032**

SUBDIVISION **Rockwall 205 Business Park**

LOT **3**

BLOCK **A**

GENERAL LOCATION **227 National Dr**

### ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING [REDACTED]

CURRENT USE [REDACTED]

PROPOSED ZONING [REDACTED]

PROPOSED USE **Office / Warehouse**

ACREAGE **2.1**

LOTS [CURRENT] **3**

LOTS [PROPOSED] **3**

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

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

OWNER

**NXG Services LLC**

APPLICANT

**NXG Services LLC**

CONTACT PERSON

**Jonathan McBride**

CONTACT PERSON

**Jonathan McBride**

ADDRESS

**5150 Boyd Blvd**

ADDRESS

**5150 Boyd Blvd**

CITY, STATE & ZIP

**Rowlett Tx 75088**

CITY, STATE & ZIP

**Rowlett Tx 75088**

PHONE

**214-228-8490**

PHONE

**214-228-8490**

E-MAIL

**jmcbride@nxgservice.com**

E-MAIL

**jmcbride@nxgservice.com**

### NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20 DAY OF November, 2024

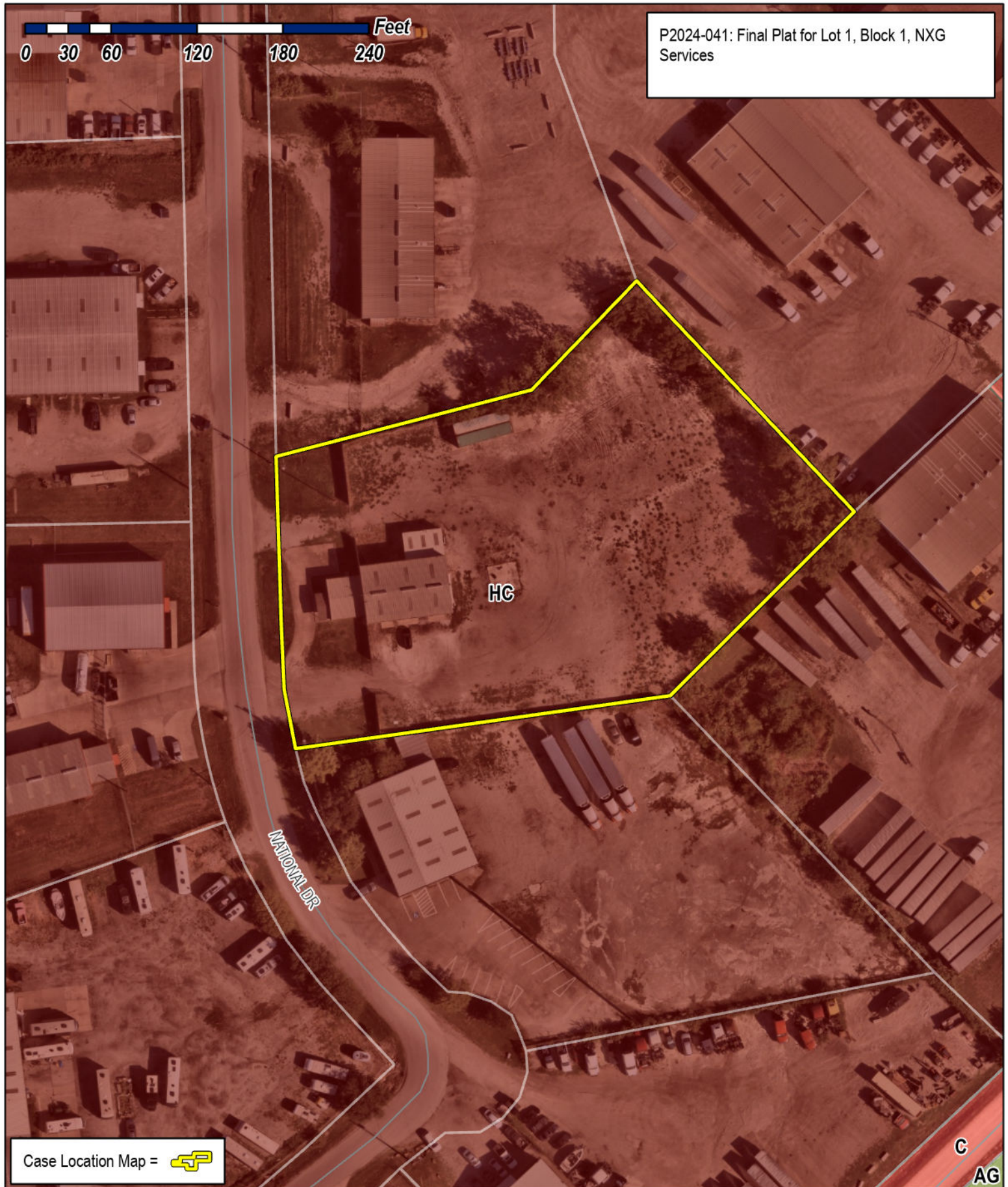
OWNER'S SIGNATURE

*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Signature]*





P2024-041: Final Plat for Lot 1, Block 1, NXG Services

0 30 60 120 180 240 Feet

HC

NATIONAL DR

Case Location Map =

C  
AG

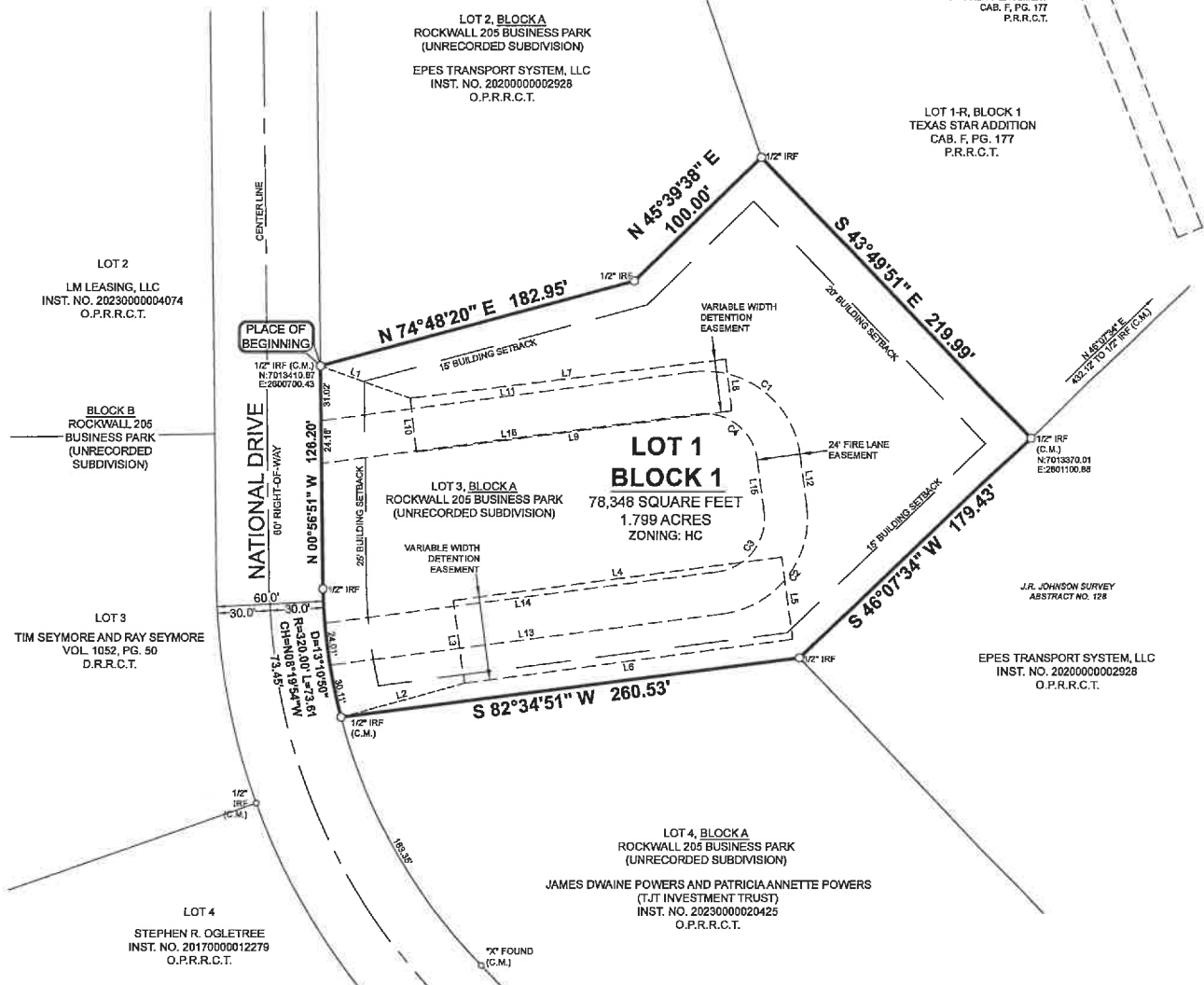
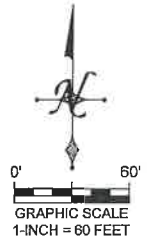
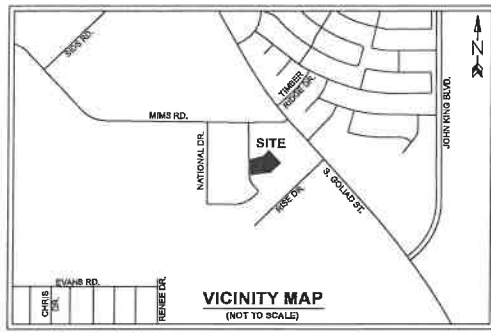


# City of Rockwall

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.





**OWNER'S DEDICATION**

STATE OF TEXAS  
 COUNTY OF ROCKWALL  
 WHEREAS NXG Services, LLC, is the sole owner of a tract of land located in the J. R. JOHNSON SURVEY, Abstract No. 128, City of Rockwall, Rockwall County, Texas, being Lot 3, of Rockwall 205 Business Park, an unrecorded addition to the City of Rockwall, Rockwall County, Texas, and being the same tract of land described in deed to NXG Services, LLC, recorded in Instrument No. 2024000004497, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the East line of National Drive, a 60 foot right-of-way, at the Southwest corner of Lot 2, Block A, of said 205 Business Park some being the Southwest corner of a tract of land described in deed to Epes Transport System, LLC, recorded in Instrument No. 2020000002928, Official Public Records, Rockwall County, Texas, and being the Northwest corner of said Lot 3, Block A, and said NXG Services, LLC tract;

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

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

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

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

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

THENCE Northwestery with said East line and said curve to the right, an arc distance of 73.51 feet to a 1/2 inch iron rod found for corner;

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

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:  
 That I, Barry S. Rhodes, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the corner monuments shown thereon were placed under my personal supervision.

WITNESS MY HAND AT \_\_\_\_\_, TEXAS this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**OWNER'S CERTIFICATION**

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, petrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified regulations to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

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

Name: \_\_\_\_\_  
 Title: Owner

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

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**CERTIFICATE OF APPROVAL**

CITY SIGNATURE BLOCK  
 Planning & Zoning Commission, Chairman \_\_\_\_\_ Date \_\_\_\_\_

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

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

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor, City of Rockwall \_\_\_\_\_ City Secretary \_\_\_\_\_  
 City Engineer \_\_\_\_\_

**NOTES**

1. 1/2" IRON ROD SETS ALL HAVE A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING".
2. ALL COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
3. BASIS OF BEARINGS DETERMINED BY TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
4. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 93-54.
5. THE PURPOSE OF THIS REPLAT IS TO CREATE ONE (1) PLATTED LOT FROM AN EXISTING UNRECORDED PLATTED LOT.
6. NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREAS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0040L, DATED 09/28/2008, ZONE X.

LINE	BEARING	DISTANCE
L1	S 70°13'38" E	54.19'
L2	N 74°32'13" E	72.09'
L3	N 07°40'18" W	47.31'
L4	N 82°29'42" E	189.88'
L5	S 07°47'38" E	48.90'
L6	S 82°18'03" W	189.99'
L7	N 82°58'15" E	179.31'
L8	S 07°19'48" E	29.42'
L9	S 82°32'41" W	179.80'
L10	N 08°24'34" W	30.80'
L11	N 82°30'38" E	211.63'
L12	S 07°29'24" E	30.00'
L13	S 82°30'38" W	223.88'
L14	N 82°30'38" E	223.83'
L15	N 07°29'24" W	30.00'
L16	S 82°30'38" W	214.36'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	54.00'	84.82'	76.37'	S 52°29'24" E	90°00'00"
C2	54.00'	84.82'	76.37'	S 37°30'38" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 37°30'38" E	90°00'00"
C4	30.00'	47.12'	42.43'	N 52°29'24" W	90°00'00"

**LEGEND**

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

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



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

**REPLAT**  
**LOT 1, BLOCK 1**  
**NXG SERVICES ADDITION**  
 BEING A REPLAT OF LOT 3, BLOCK A, OF ROCKWALL 205 BUSINESS PARK, AN UNRECORDED SUBDIVISION, OUT OF THE J.R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
 CASE NO. \_\_\_\_\_



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Mayor and City Council

**DATE:** December 16, 2024

**APPLICANT:** Amanda Dailey

**CASE NUMBER:** Z2024-053; *Zoning Change (AG to SF-10) for 205 Dial Lane*

### SUMMARY

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

### BACKGROUND

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

### PURPOSE

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

### ADJACENT LAND USES AND ACCESS

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

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

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

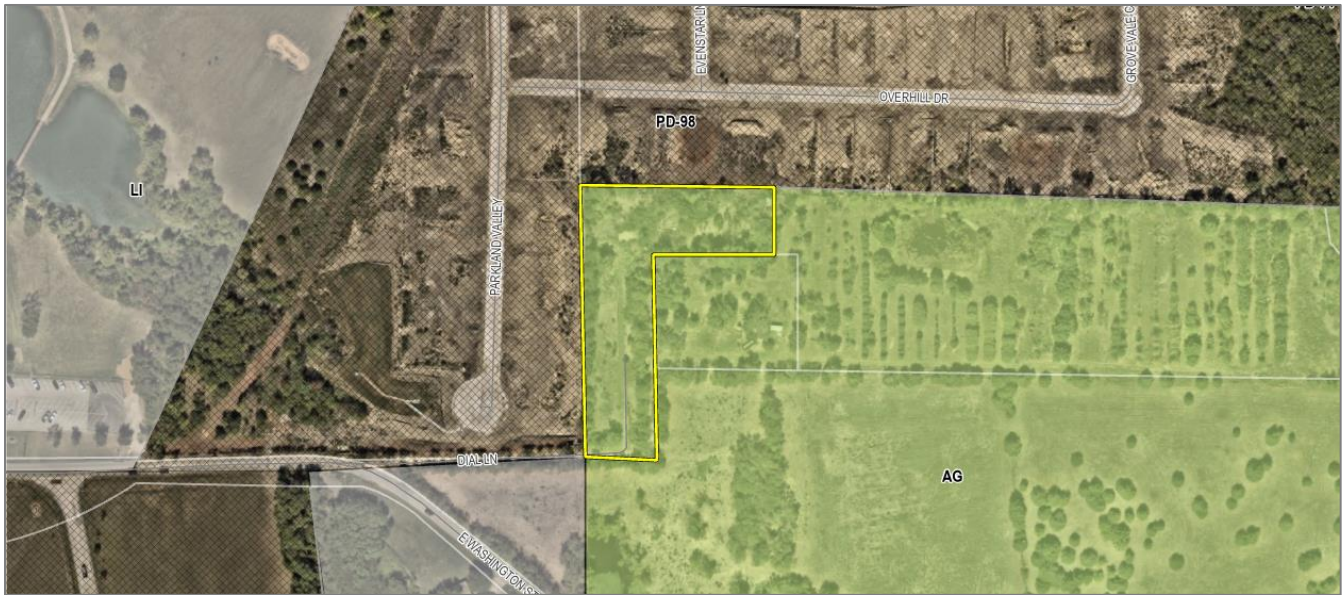
East: Directly east of the subject property are two (2) vacant tracts of land (*i.e. Tracts 1, 1-01 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D



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

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

**MAP 1: LOCATION MAP**  
**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

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

**CONFORMANCE WITH THE CITY’S CODES**

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

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

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

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

**NOTES:**

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

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

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

**INFRASTRUCTURE**

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

- (1) Roadways. Dial Lane is a private street that must be maintained by the property owner.
- (2) Water. The applicant will need to contact the Water Department to get the water lines located. There should be an existing water meter on the subject property that was used on the previous home.
- (3) Wastewater. There is no existing sewer available for this site. The applicant will need to reach out to Rockwall County for approval in order to get a septic system installed if it does not currently have one.

**NOTIFICATIONS**

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

**CONDITIONS OF APPROVAL**

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

- (1) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

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



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER Amanda Dailey

APPLICANT \_\_\_\_\_

CONTACT PERSON Amanda Dailey

CONTACT PERSON \_\_\_\_\_

ADDRESS 817 marathon Ct

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP \_\_\_\_\_

PHONE (469) 360-2223

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

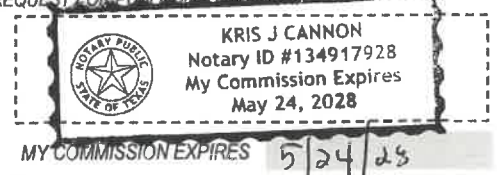
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 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 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Dailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District

0 45 90 180 270 360 Feet

Case Location Map = 



# City of Rockwall

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

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

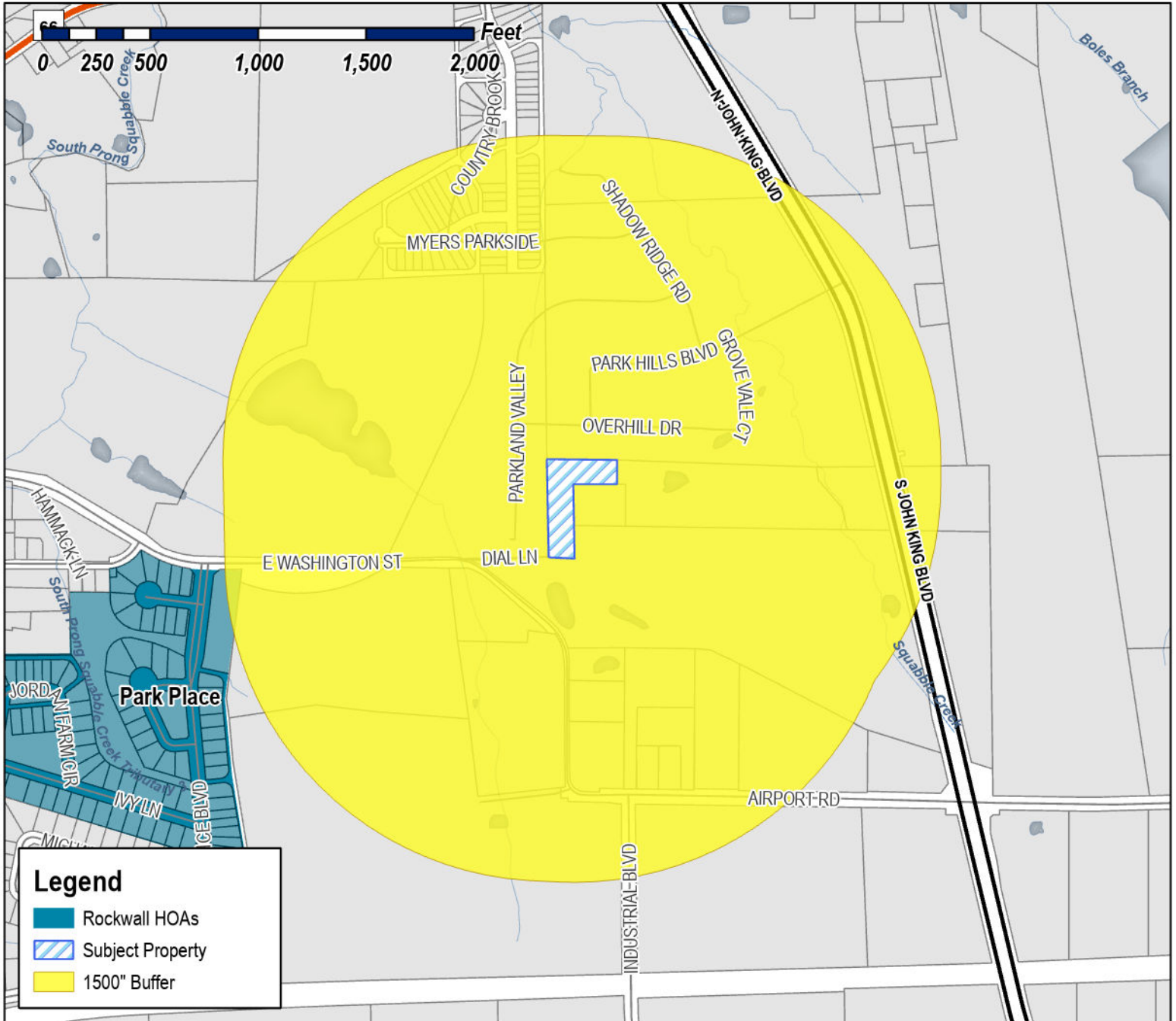




# City of Rockwall

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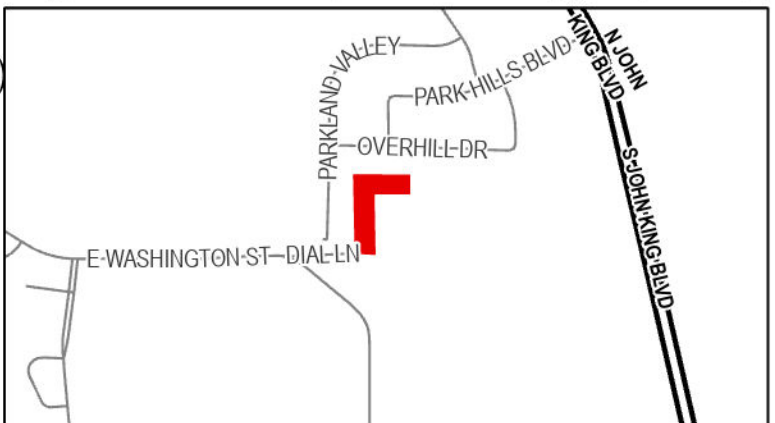
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### Legend

-  Rockwall HOAs
-  Subject Property
-  1500" Buffer

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



**Date Saved:** 11/5/2024

For Questions on this Case Call (972) 771-7745

**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-053]  
**Date:** Wednesday, November 20, 2024 1:59:09 PM  
**Attachments:** [HOA Map \(11.5.2024\).pdf](#)  
[Public Notice \(P&Z\) \(11.18.2024\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

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

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

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

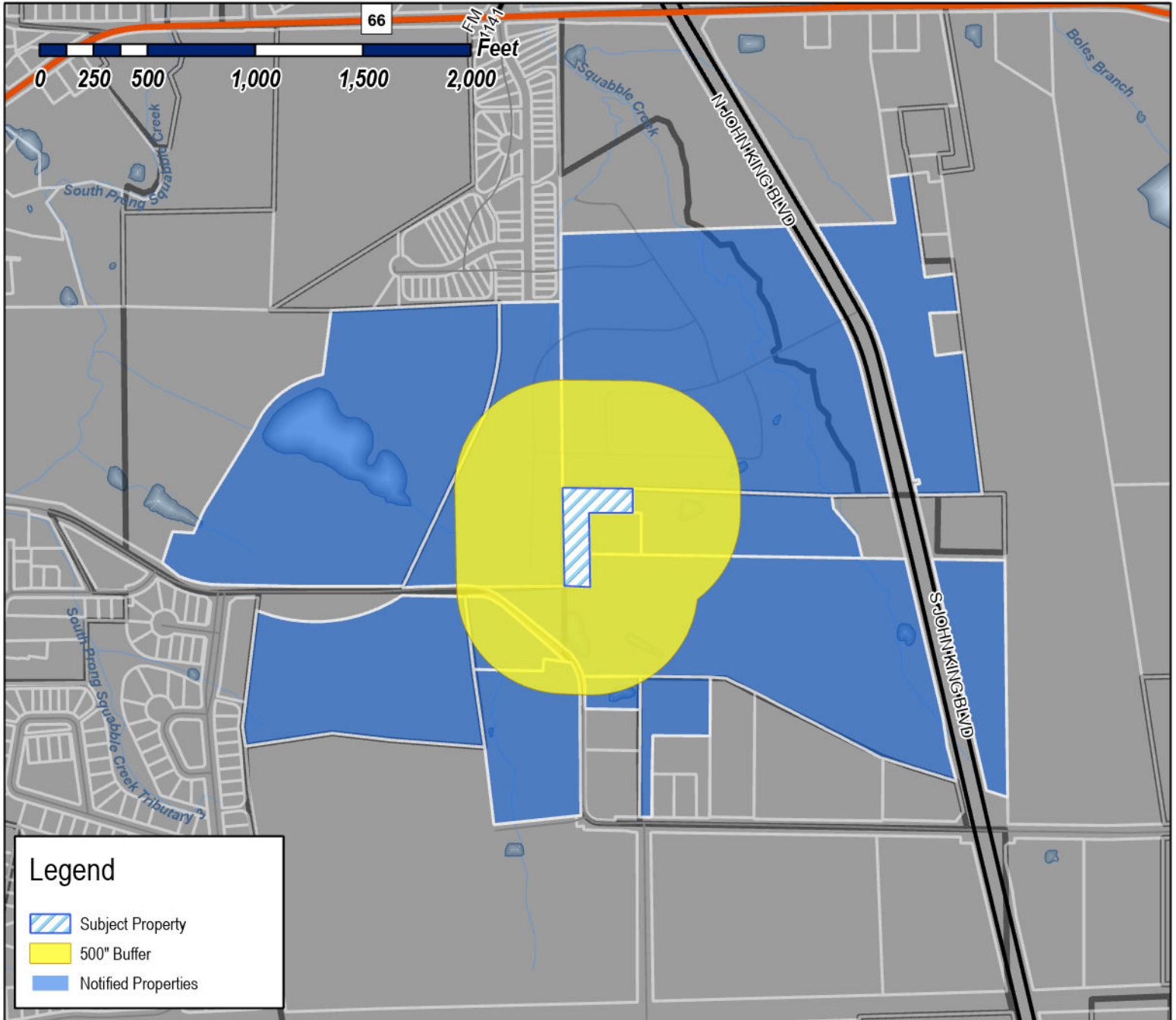
972-771-7745 Ext. 6568



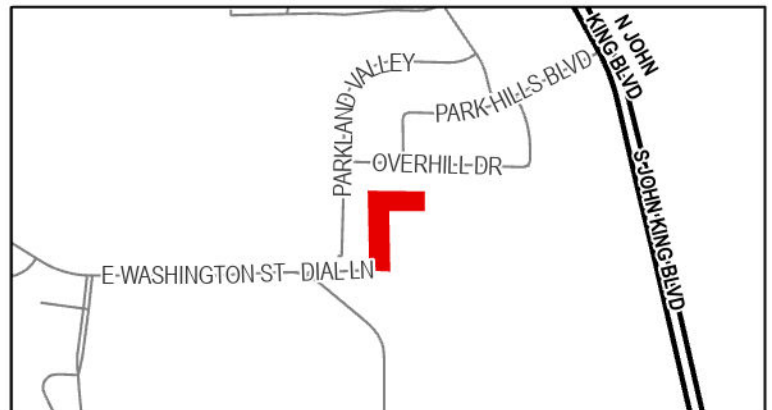
# City of Rockwall

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

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



**Date Saved:** 11/18/2024

For Questions on this Case Call: (972) 771-7745



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

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

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

DEVENNEY DIANA  
2944 PEGASUS DR  
GARLAND, TX 75044

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

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

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

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

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

FUNK JOSEPH  
11226 INDIAN TRAIL  
DALLAS, TX 75229

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

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

RESIDENT  
945 E WASHINGTON ST  
ROCKWALL, TX 75087

RESIDENT  
205 DIAL  
ROCKWALL, TX 75087

RESIDENT  
1350 E WASHINGTON  
ROCKWALL, TX 75087

RESIDENT  
1505 AIRPORT RD  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

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

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2024-053: Zoning Change from AG to SF-10**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Blank area for handwritten responses]

Name: [Blank]  
Address: [Blank]

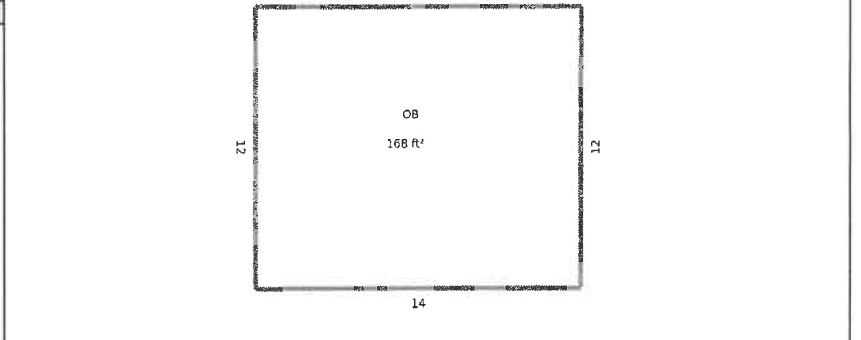
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written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

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

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

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

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



INCOME APPROACH DATA	
GBA: 0	UNITS: 0
NRA: 0	RENT: 0

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

SALES HISTORY				
DATE	TYPE	QUAL	SRC	BUYER

DEED HISTORY					
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

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

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740 ac	210000.00	0.600			A	185,724					No			0.00	0
	A								AS Code: 100.00%	Market Area: 100.00%					185,724									0





ROCKWALL PROPERTY CORPORATION,  
AN OREGON CORPORATION  
VOL. 444, PG. 146  
D.R.R.C.T.

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

# SURVEY PLAT

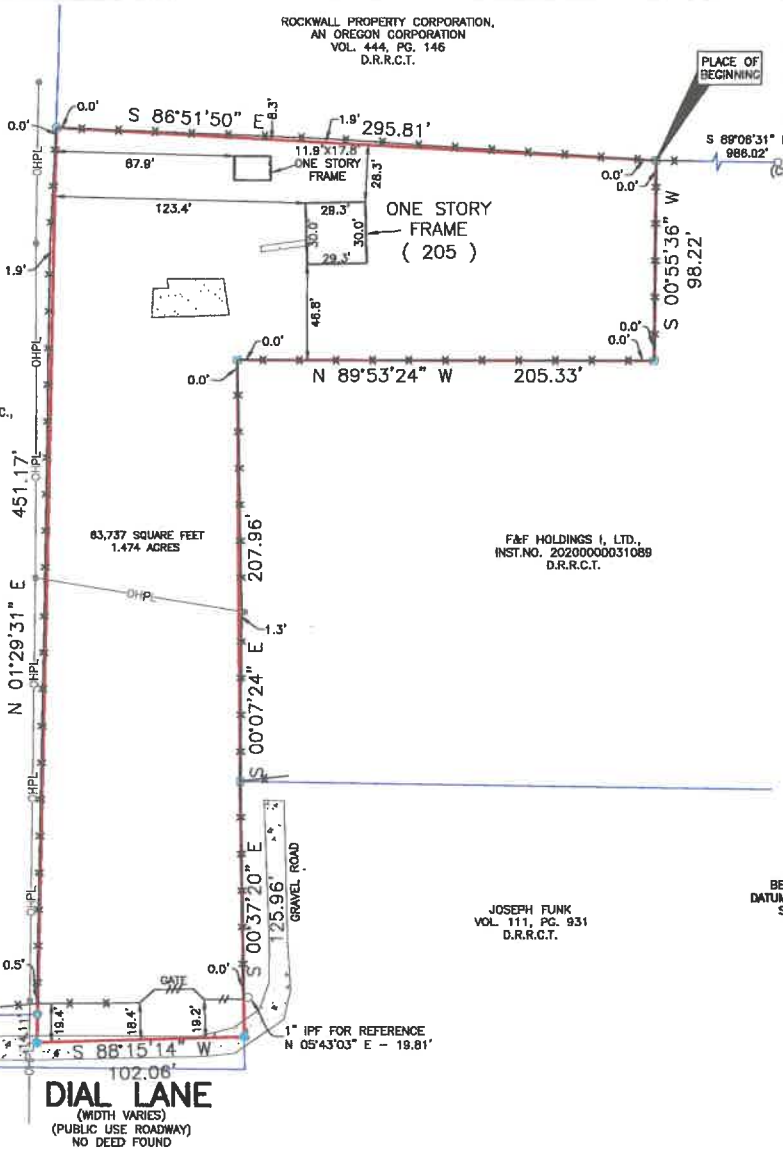


FIRM REGISTRATION NO. 10194388

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

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

QUALICO DEVELOPMENTS (U.S.), INC.,  
A DELAWARE CORPORATION  
INST. NO. 2022000022789  
D.R.R.C.T.



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

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

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

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

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

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

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

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

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



F&F HOLDINGS I, LTD.,  
INST. NO. 2020000031089  
D.R.R.C.T.

JOSEPH FUNK  
VOL. 111, PG. 931  
D.R.R.C.T.

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

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

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.  
Scale: 1" = 60'  
Date: 09-27-2023  
G. F. No.: N/A  
Job no.: 202308160  
Drawn by: BM  
REVISD-10-09-2024-CORRECTED LEGAL

LEGEND	
WOOD FENCE --	IRON FENCE ---
CHAIN LINK -	PIPE FENCE -X-
CM - CONTROLLING MONUMENT	
WRD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FENCE POST FOUND 1"	
1" IRON PIPE FOUND	
PIPE FOR CORNER EN -	ELECTRIC METER
- CABLE	- ELECTRIC
- CLEAN OUT	- POOL EQUIP
- GAS METER	- POWER POLE
- FIRE HYDRANT	- TELEPHONE
- LIGHT POLE	- WATER METER
- MANHOLE	- WATER VALVE
(UNLESS OTHERWISE NOTED)	



*Barry S. Rhodes*

SW CORNER OF  
QUALICO DEVELOPMENTS (U.S.), INC.,  
A DELAWARE CORPORATION  
INST. NO. 2022000022789  
D.R.R.C.T.

**DIAL LANE**  
(WIDTH VARIES)  
(PUBLIC USE ROADWAY)  
NO DEED FOUND

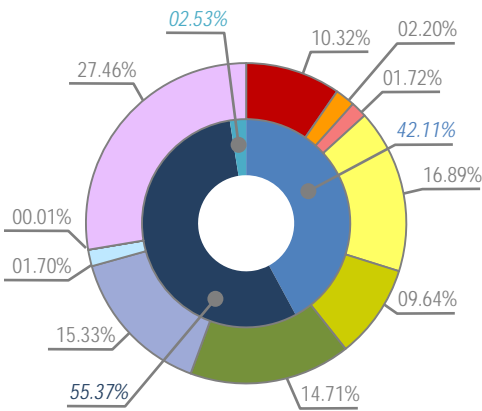
JOSEPH FUNK  
VOL. 111, PG. 931  
D.R.R.C.T.

# 01 CENTRAL DISTRICT DISTRICT STRATEGIES

## DISTRICT DESCRIPTION

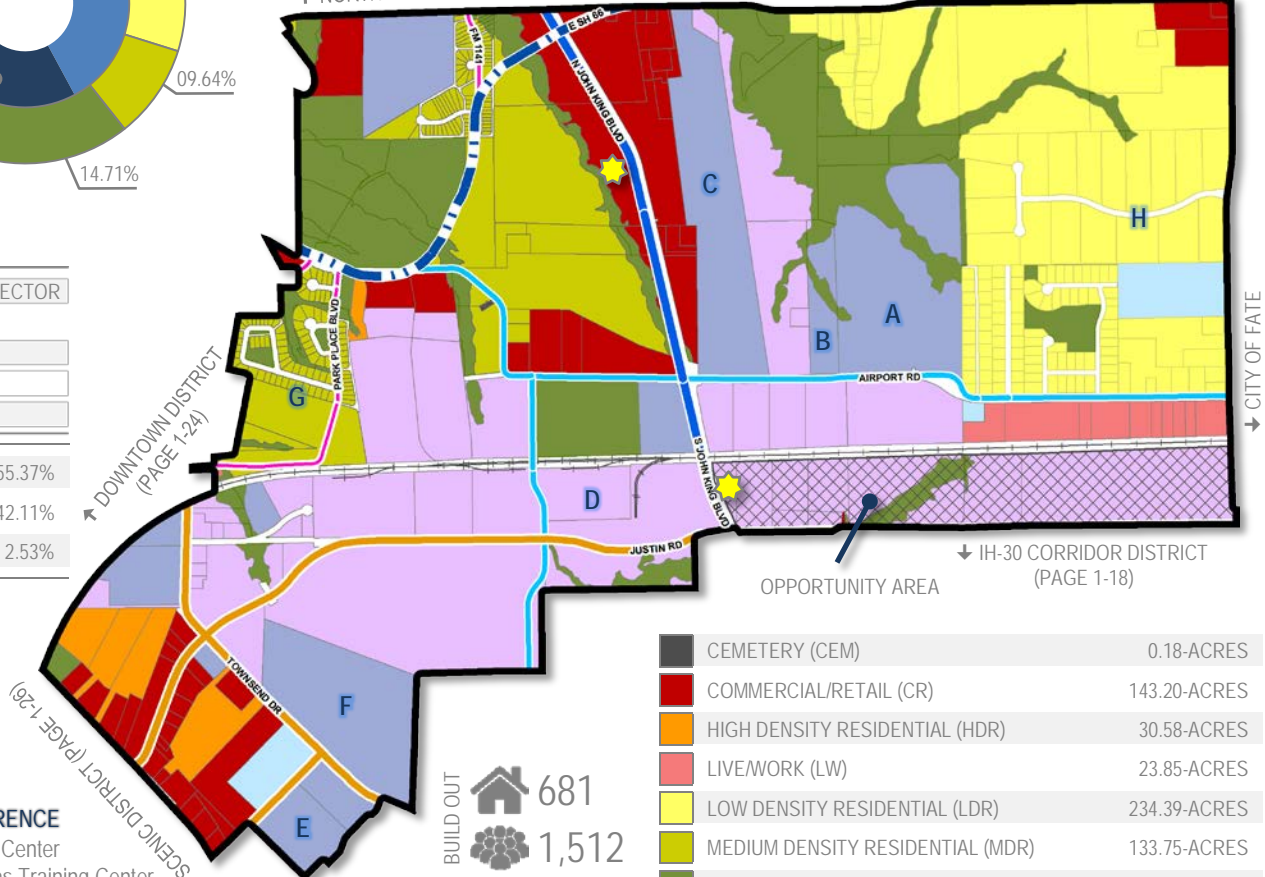
The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments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

John King Boulevard Trail Plan  
Rest Stop/Trailblazer Pylon



Category	Percentage
COMMERCIAL	55.37%
RESIDENTIAL	42.11%
MIXED USE	2.53%

↑ NORTHWEST RESIDENTIAL DISTRICT (PAGE 1-25)    ↑ NORTHEAST RESIDENTIAL DISTRICT (PAGE 1-23)



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

**BUILD OUT**

- House icon: 681
- Tree icon: 1,512

**% OF ROCKWALL**

- House icon: 1.10%
- Tree icon: 0.82%

**CURRENT**

- House icon: 220
- Tree icon: 488

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

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

**LEGEND:**

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

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

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

**LEGEND:**

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
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## PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

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

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Amanda Dailey for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

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



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

**SECTION 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>th</sup> DAY OF JANUARY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 10, 2024

2<sup>nd</sup> Reading: January 6, 2025

**Exhibit 'A':**  
*Location Map*

*Address: 205 Dial Lane*

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







**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

---

**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

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

**DATE:** December 16, 2024

**SUBJECT:** Z2024-054; Amendment to Planned Development District 9 (PD-9)

---

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

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

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

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



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

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

---

**TO:** Mayor and City Council

**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*

**FROM:** Bethany Ross; Planner

**DATE:** December 16, 2024

**SUBJECT:** Development Cases for Planned Development District 9 (PD-9)

---

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

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

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

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

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

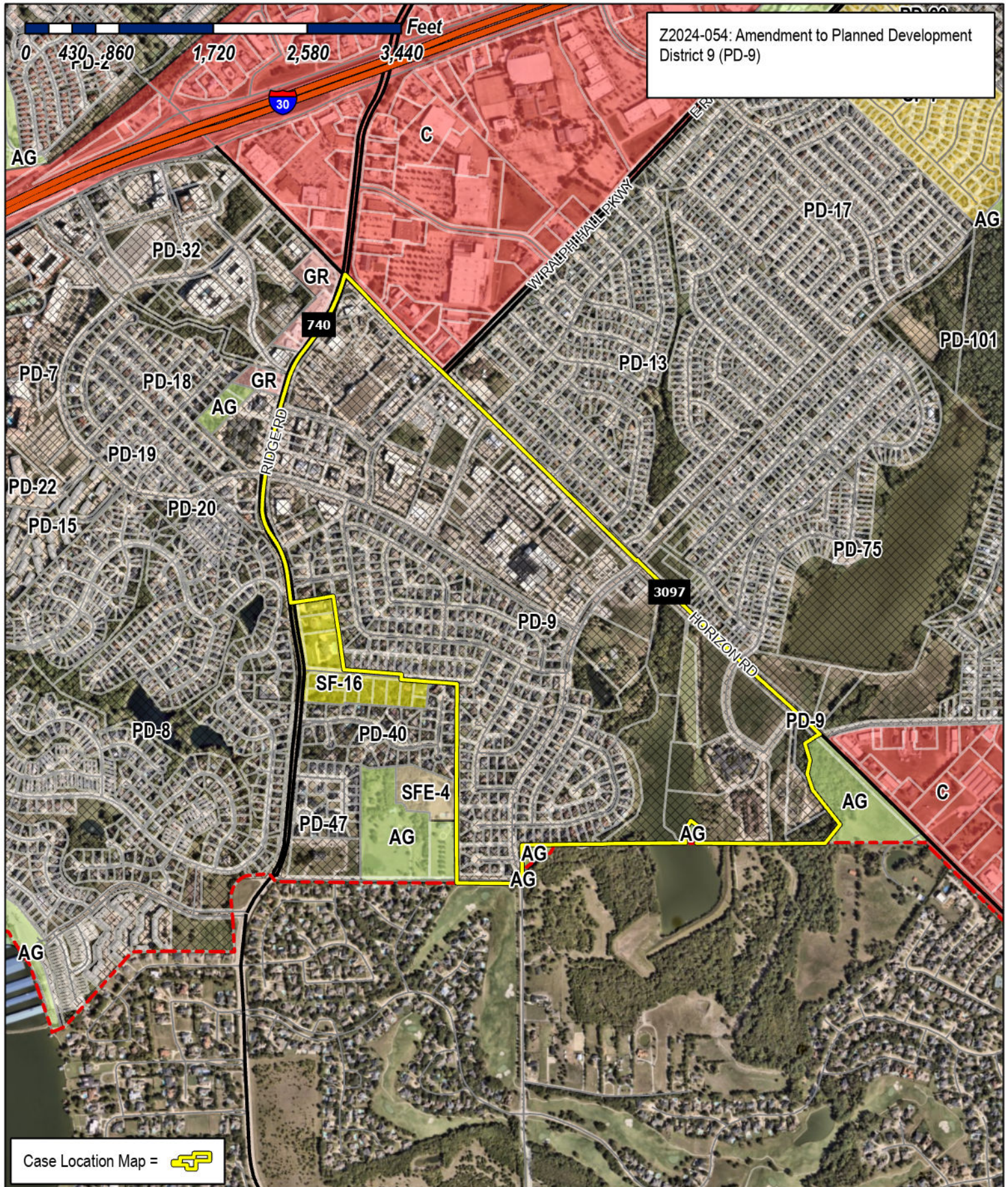
- JANUARY 20, 2024: [Case No. P2003-035] A replat was approved for Lots 10R1, 10R2, & 10R3, Block A, Horizon Ridge Addition.
- JANUARY 20, 2004: [Case No. SP2003-022] A site plan was approved for an *office building*.
- JULY 6, 2004: [Case No. P2004-022] A replat was approved for Lots 6 & 7, Block B,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



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

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

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



Z2024-054: Amendment to Planned Development District 9 (PD-9)

Case Location Map = 



# City of Rockwall

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

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

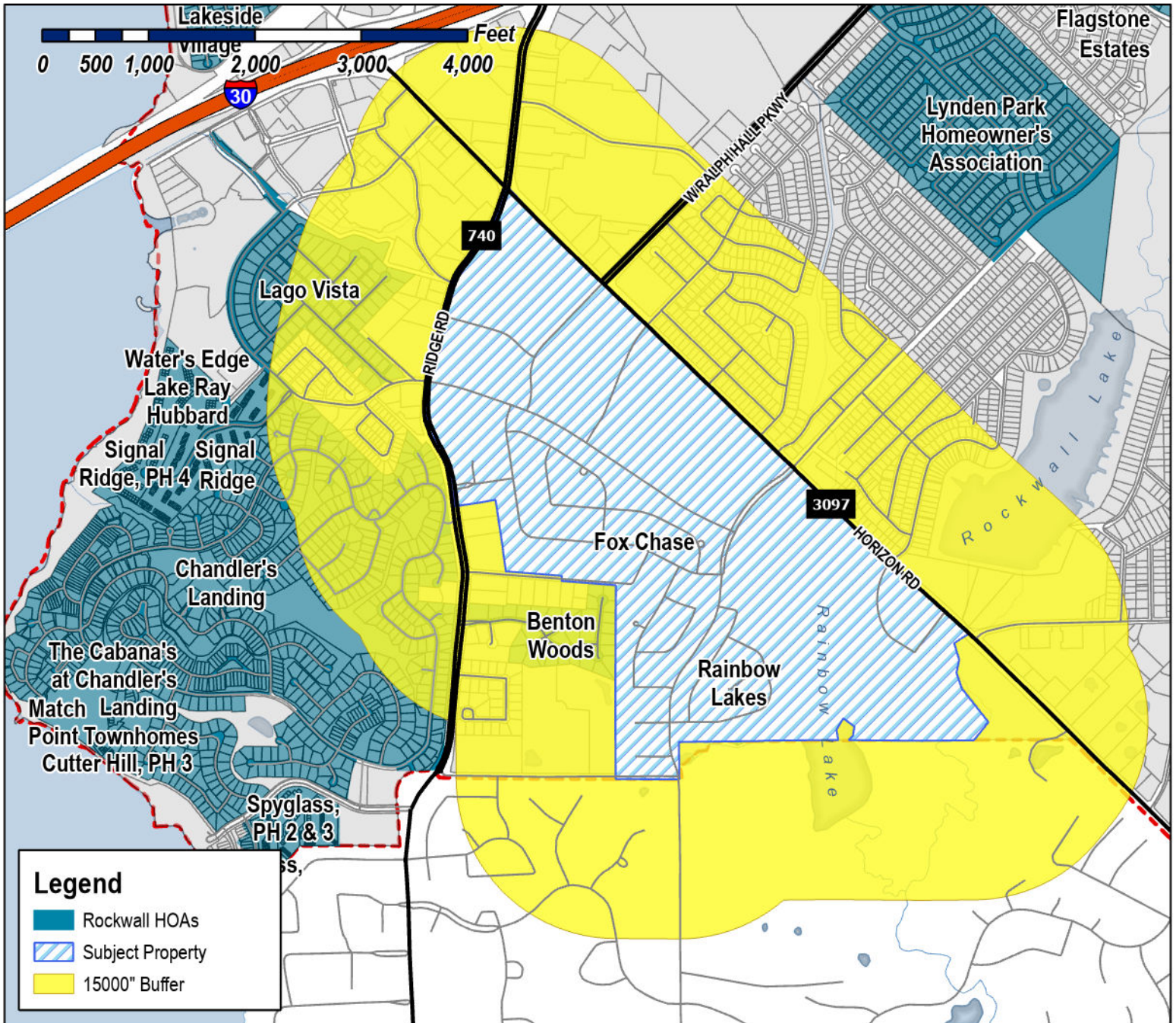




# City of Rockwall

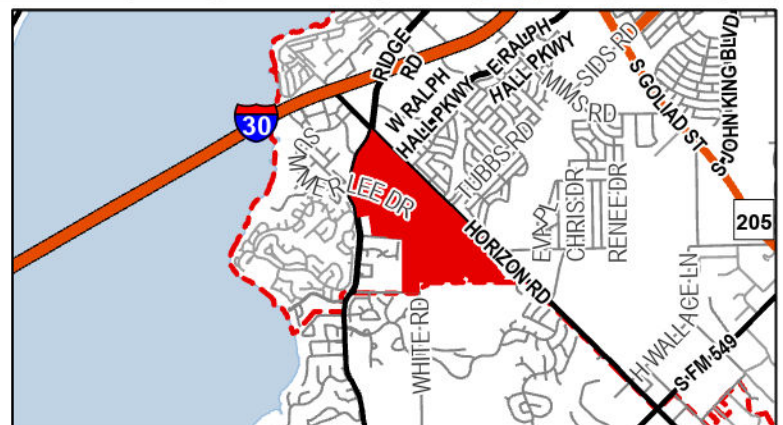
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**Case Number:** Z2024-054  
**Case Name:** Amendment to Planned Development District 9 (PD-9)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** Foxchase Subdivision

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



## Ross, Bethany

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**From:** Zavala, Melanie  
**Sent:** Wednesday, November 20, 2024 1:59 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2024-054]  
**Attachments:** Public Notice (P&Z) (11.18.2024).pdf; HOA Map (11.6.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2024-054: Amending PD-9**

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

Thank you,

*Melanie Zavala*

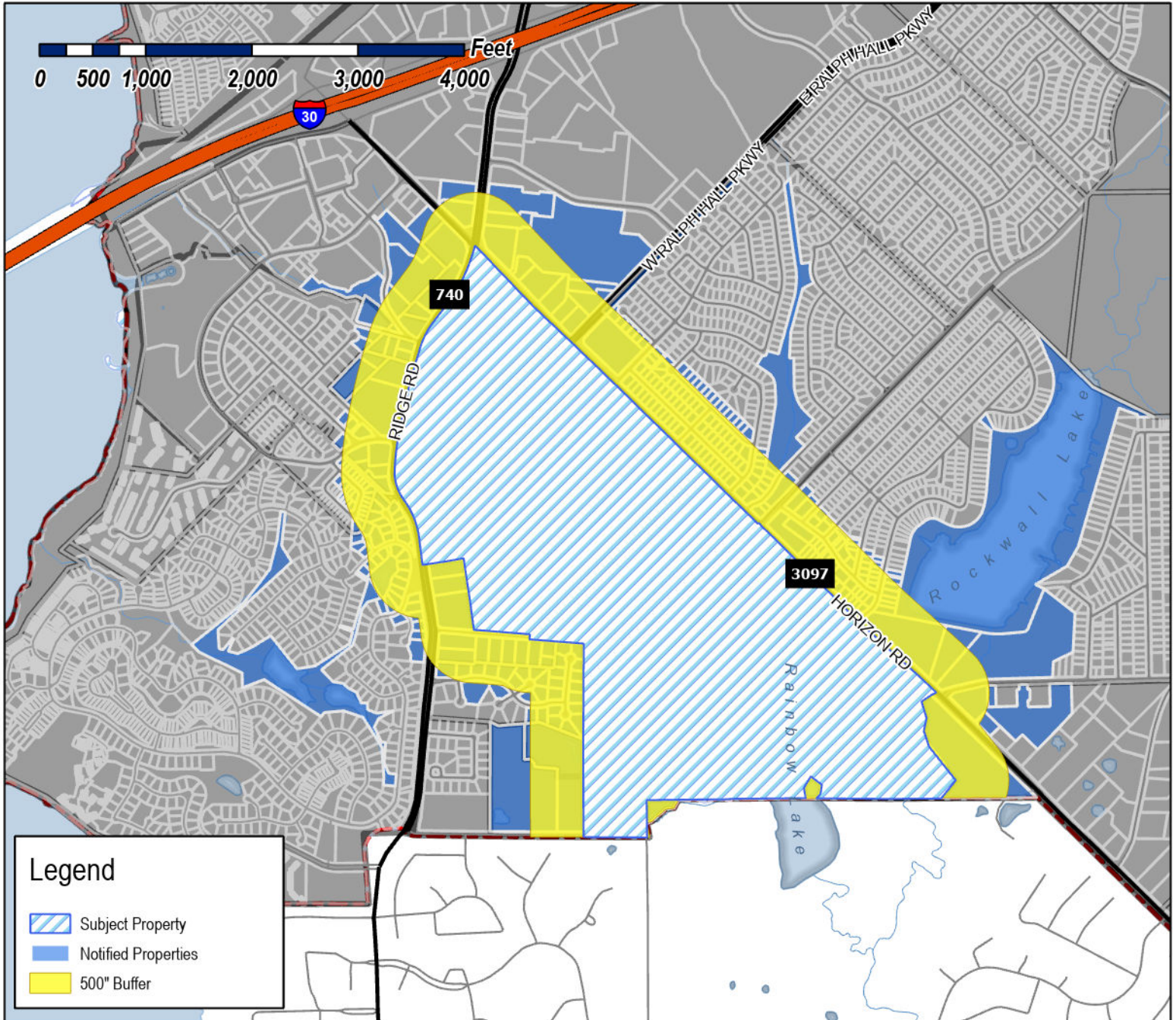
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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

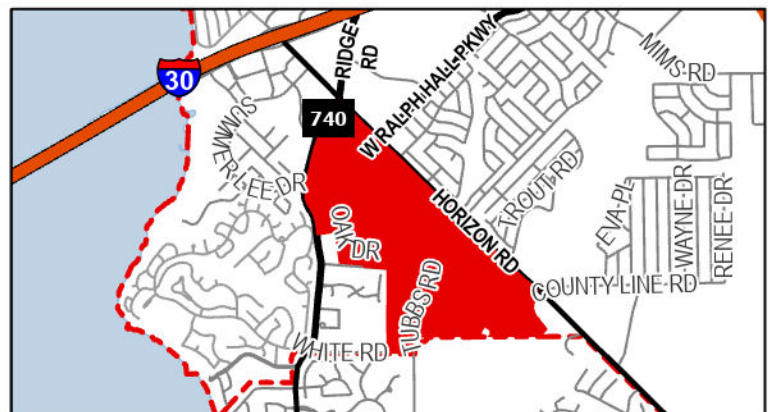
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**Case Number:** Z2024-054  
**Case Name:** Amendment to Planned Development District 9 (PD-9)  
**Case Type:** Zoning  
**Zoning:** Planned Development District 9 (PD-9)  
**Case Address:** Foxchase Subdivision

**Date Saved:** 11/6/2024

For Questions on this Case Call: (972) 771-7745



CHANDLERS LANDING COMMUNITY ASSOC  
1 COMMODORE PLAZA  
ROCKWALL, TX 75032

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

HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

LOWES HOME CENTERS INC  
1000 LOWES BLVD  
MOORESVILLE, NC 28117

RESIDENT  
1005 W RALPH HALL PKWY  
ROCKWALL, TX 75032

RESIDENT  
101 BROCKWAY DR  
ROCKWALL, TX 75032

RESIDENT  
101 FRANCE CT  
ROCKWALL, TX 75032

RESIDENT  
101 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

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

SHOCKLEY URIAH B  
101 OAKRIDGE DR  
ROCKWALL, TX 75032

MOULTON JENNIFER DEE  
101 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
1010 W RALPH HALL PKWY  
ROCKWALL, TX 75032

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

KROGER TEXAS LP  
1014 VINE STREET  
CINCINNATI, OH 45202

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

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

FUENTES MARIA E  
102 MULBERRY LN  
ROCKWALL, TX 75032

FUENTES MARIA E  
102 MULBERRY LN  
ROCKWALL, TX 75032

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

RESIDENT  
1020 W RALPH HALL PKWY  
ROCKWALL, TX 75032

HVCSG LLC  
1027 WOODBRIDGE PLACE  
HEATH, TX 75032

RESIDENT  
103 ALTHEA RD  
ROCKWALL, TX 75032

RESIDENT  
103 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
103 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

PARNELL TOMMY AND PATTI  
103 BROCKWAY DRIVE  
ROCKWALL, TX 75032

MORENO SUSAN C  
103 EASTERNER PL  
ROCKWALL, TX 75032

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

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

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149



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

TRISTAN DAVID  
103 OAKRIDGE DRIVE  
ROCKWALL, TX 75032

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

NEWMAN DONALD T  
104 FRANCES CT  
ROCKWALL, TX 75032

TREJO NICOLAS & MINDY  
104 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

GABRIEL KAY  
1040 TWIN BROOKS DRIVE  
GRAND PRAIRIE, TX 75051

GABRIEL KAY  
1040 TWIN BROOKS DRIVE  
GRAND PRAIRIE, TX 75051

RESIDENT  
105 BROCKWAY DR  
ROCKWALL, TX 75032

RESIDENT  
105 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
105 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

SCHUBERT LAURIE LEE  
105 EASTERNER PLACE  
ROCKWALL, TX 75032

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

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

HUGGS DENISE RAE  
105 MULBERRY LN  
ROCKWALL, TX 75032

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

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

RESIDENT  
106 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

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

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106 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
107 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

ORTIZ ADAN AND ANA  
107 BROCKWAY DR  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
108 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
108 MULBERRY LN  
ROCKWALL, TX 75032

SHARING SMILES LLC  
108 CRYSTAL CT  
RICHARDSON, TX 75081

HUMBLE BRIAN  
108 EASTERNER PLACE  
ROCKWALL, TX 75032

ROSEKRANS JOHN  
108 HOMESTEAD BLVD  
MILL VALLEY, CA 94941

GEIST JOANN  
108 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
109 BROCKWAY DR  
ROCKWALL, TX 75032

RESIDENT  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

RESIDENT  
109 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

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

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

MAXWELL CAROLE AND GARY  
110 EASTERNER PL  
ROCKWALL, TX 75032

GAITAN JOSE EFRAIN  
110 MAPLERIDGE DR  
ROCKWALL, TX 75032

CROWTHER CHAD ETHAN  
110 WINDMILL RIDGE DRIVE  
ROCKWALL, TX 75032

THE BELTRAN GROUP LLC  
1100 EDGEFIELD DR  
PLANO, TX 75075

ROYALAND PROPERTIES LLC  
11034 GRISSOM LANE  
DALLAS, TX 75229

RESIDENT  
111 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

LONG DAMON & HEIDI  
111 MAPLERIDGE DR  
ROCKWALL, TX 75032

HUCK AMBER L  
111 TROUT ST  
ROCKWALL, TX 75032

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

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

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

REDDEN TRAVIS  
1115 CONCAN DRIVE  
FORNEY, TX 75126

CHAKMAKJIAN ZAVEN C  
1118 NEWCASTLE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
112 MAPLERIDGE DR  
ROCKWALL, TX 75032

HARMON JIMMY R  
112 EASTERNER PL  
ROCKWALL, TX 75032

WILLIAMS KATHY S  
112 GLENN AVE  
ROCKWALL, TX 75087

UNRUH CASSIDY A  
112 WINDMILL RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
113 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

HEFFERNAN JOHN R  
113 BROCKWAY DR  
ROCKWALL, TX 75032

WILLIAMS GEORGE CRAIG  
113 MAPLERIDGE DRIVE  
ROCKWALL, TX 75032

MEEDER JEFFREY S  
1137 SKYLAR DR  
ROCKWALL, TX 75032

RESIDENT  
114 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
114 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
115 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
115 MULBERRY LN  
ROCKWALL, TX 75032

RESIDENT  
115 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

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

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

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116 BASS RD  
ROCKWALL, TX 75032

RESIDENT  
116 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

WYONT RONALD M  
116 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

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

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

JAMESON JANIE  
1164 SKYLAR DRIVE  
ROCKWALL, TX 75032

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

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1169 SKYLAR DR  
ROCKWALL, TX 75032

VILLARREAL SELINA NICOLE  
117 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

MITCHELL CASEY & DEANNA  
1175 SKYLAR DR  
ROCKWALL, TX 75032

ESCOBAR SERGIO & ANABEL  
118 ALTHEA RD  
ROCKWALL, TX 75032

PORTILLO LINDA FRANCES  
118 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

HAIL KATHLEEN  
1181 SKYLAR DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
119 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

CONFIDENTIAL  
1199 SKYLAR DR  
ROCKWALL, TX 75032

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

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

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

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

SONG CORPORATION  
1200 HORIZON RD  
ROCKWALL, TX 75032

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

RESIDENT  
1201 ARISTA RD  
ROCKWALL, TX 75032

RESIDENT  
1205 SKYLAR DR  
ROCKWALL, TX 75032

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

RESIDENT  
1207 ARISTA DR  
ROCKWALL, TX 75032

BELT JACKIE  
121 MULBERRY LN  
ROCKWALL, TX 75032

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

WINDELS R LEONARD  
1212 SKYLAR DRIVE  
ROCKWALL, TX 75032

RESIDENT  
1215 ARISTA DR  
ROCKWALL, TX 75032

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

GASTON RICHARD  
1217 SKYLAR DR  
ROCKWALL, TX 75032

MAXWELL GLENDA KAY  
1218 SKYLAR DR  
ROCKWALL, TX 75032

RESIDENT  
1220 HORIZON RD  
ROCKWALL, TX 75032

SUN T ENTERPRISES LLC  
1221 ARISTA RD  
ROCKWALL, TX 75032

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

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

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

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

ZOMER JOHN DAVID  
123 TROUT ST  
ROCKWALL, TX 75032

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

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

TYRELL ROBERT & KATHY  
127 BASS RD  
ROCKWALL, TX 75032

HERNANDEZ ERIKA  
127 MULBERRY LN  
ROCKWALL, TX 75032

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

RESIDENT  
128 BASS RD  
ROCKWALL, TX 75032

OJEDA ELIZABETH RODRIGUEZ  
128 ALTHEA RD  
ROCKWALL, TX 75032

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

RESIDENT  
130 PERCH RD  
ROCKWALL, TX 75032

RESIDENT  
1301 SUMMER LEE DR  
ROCKWALL, TX 75032

RESIDENT  
1306 SUMMER LEE  
ROCKWALL, TX 75032

RESIDENT  
131 MULBERRY LN  
ROCKWALL, TX 75032

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

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

WADE CHELSEA L  
133 ALTHEA ROAD  
ROCKWALL, TX 75032

PALMER CHRIS  
135 TROUT ST  
ROCKWALL, TX 75032

LOWDENT LLC  
1350 SUMMER LEE DR  
ROCKWALL, TX 75032

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

RESIDENT  
139 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
140 TROUT RD  
ROCKWALL, TX 75032

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

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

GUZMAN LUIS & YOLANDA  
142 ALTHEA RD  
ROCKWALL, TX 75032

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

RESIDENT  
1489 SHADY GROVE CIR  
ROCKWALL, TX 75032

RESIDENT  
149 LAKESIDE DR  
ROCKWALL, TX 75032

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

STOKES AARON  
15 KERIMORE COURT  
HEATH, TX 75032

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

WECHES LAND LTD  
1505 SUMMER LEE DR  
ROCKWALL, TX 75032

RESIDENT  
152 ALTHEA RD  
ROCKWALL, TX 75032

WILSON FAMILY TRUST  
15297 BOHLMAN RD  
SARATOGA, CA 95070

ALVARADO JOSE  
154 TROUT ST  
ROCKWALL, TX 75032

ALVARADO JOSE  
154 TROUT ST  
ROCKWALL, TX 75032

ALVARADO JOSE A  
154 TROUT ST  
ROCKWALL, TX 75032

KUTI EMMANUEL AND ESE  
157 LAKESIDE DRIVE  
ROCKWALL, TX 75032

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

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

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

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

RESIDENT  
164 ALTHEA RD  
ROCKWALL, TX 75032

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

RESIDENT  
165 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
166 TROUT RD  
ROCKWALL, TX 75032

BALLARD STEVE & ANNABETH  
17 SHADYDALE LANE  
ROCKWALL, TX 75032

YU JINWEN  
1701 PAYNE ST APT 2006  
DALLAS, TX 75201

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

RESIDENT  
174 TROUT DR  
ROCKWALL, TX 75032

ESPINOSA DAVID AND ERIN  
174 LAKESIDE DR  
ROCKWALL, TX 75032

LEMMOND BRENTON  
175 E INTERSTATE 30  
GARLAND, TX 75043

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

RESIDENT  
177 ALTHEA RD  
ROCKWALL, TX 75032

MAKARA MICHAEL AND LYNN  
179 LAKESIDE DR  
ROCKWALL, TX 75032

CROCHERON AVENUE LLC  
18 BEVERLY ROAD  
DOUGLSTON, NY 11363

RESIDENT  
182 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
188 ALTHEA RD  
ROCKWALL, TX 75032

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

DOSKOCIL PATRICK AND GLINDA  
19 SHADYDALE LN  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
199 ALTHEA RD  
ROCKWALL, TX 75032

RESIDENT  
199 LAKESIDE DR  
ROCKWALL, TX 75032

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

MASSEY WAYNE O ETUX  
200 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

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

COLLINS MARIANNE R  
201 MAPLERIDGE DR  
ROCKWALL, TX 75032

REED BRANDON  
201 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
202 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
202 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
202 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
203 MAPLERIDGE DR  
ROCKWALL, TX 75032

HENDERSON JORDAN  
203 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
204 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
204 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
205 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

RESIDENT  
206 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
206 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

LARUE PATRICIA  
207 MAPLERIDGE DR  
ROCKWALL, TX 75023

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

RESIDENT  
208 MAPLERIDGE DR  
ROCKWALL, TX 75032

CULEBRO EDGAR HAMED AND  
CLAUDIA ELVIRA JUAREZ VALDEZ  
208 ALTHEA RD

GONZALEZ MARIA A  
208 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
209 LAKESIDE DR  
ROCKWALL, TX 75032

RESIDENT  
209 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

RESIDENT  
21 SHADYDALE LN  
ROCKWALL, TX 75032

RODRIGUEZ ALICIA  
210 MAPLERIDGE DR  
ROCKWALL, TX 75032

NIEMEYER RYAN  
210 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
211 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RAMSAY ROSS  
211 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
212 MAPLERIDGE DR  
ROCKWALL, TX 75032

ROSSMAN CONNIE  
212 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

HERNANDEZ JOSE  
213 MAPLERIDGE DR  
ROCKWALL, TX 75032

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

RESIDENT  
214 MAPLERIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
214 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

YOUNG DANIEL JOSEPH  
214 STANFORD CT  
HEATH, TX 75032

PS5 PROPERTIES LLC  
2144 CORDERO RD  
DEL MAR, CA 92014

MORRIS KATE E  
215 MAPLERIDGE DR  
ROCKWALL, TX 75032

SMITH JACOB  
215 WINDMILL RIDGE  
ROCKWALL, TX 75032

RODRIGUEZ SUZANNA  
216 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

TURNER CYNTHIA J  
217 WINDMILL RIDGE  
ROCKWALL, TX 75032

HAYMAC VENTURES LLC  
218 CULLINS ROAD  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
220 ALTHEA RD  
ROCKWALL, TX 75032

RESIDENT  
220 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
221 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
222 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

RESIDENT  
223 ALTHEA RD  
ROCKWALL, TX 75032

RESIDENT  
223 WINDMILL RIDGE DR  
ROCKWALL, TX 75032

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

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

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

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

RESIDENT  
228 ROCKWALL PKWY  
ROCKWALL, TX 75032

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

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



RESIDENT  
230 LAKESIDE DR  
ROCKWALL, TX 75032

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

DICKINSON JIMMY AND BARBARA  
2317 FAIRWAY CIR  
ROCKWALL, TX 75032

RESIDENT  
232 ALTHEA RD  
ROCKWALL, TX 75032

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

RESIDENT  
235 ALTHEA RD  
ROCKWALL, TX 75032

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

LEMUS MIGUEL  
2381 FIELDCREST DRIVE  
ROCKWALL, TX 75032

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

RESIDENT  
2400 HORIZON RD  
ROCKWALL, TX 75032

RESIDENT  
242 ALTHEA RD  
ROCKWALL, TX 75032

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

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

TOVAR LUISIHNO  
245 ALTHEA RD  
ROCKWALL, TX 75032

RESIDENT  
2450 HORIZON RD  
ROCKWALL, TX 75032

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

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

ASTUMIAN SARA LYNN  
250 COUNTY ROAD 2504  
MINEOLA, TX 75773

RESIDENT  
2500 SUMMER LEE DR  
ROCKWALL, TX 75032

ALDI TEXAS LLC  
2500 WESTCOURT ROAD  
DENTON, TX 76207

NEW BLB CORPORATION  
2501 HORIZON RD  
ROCKWALL, TX 75032

CONFIDENTIAL  
25014 KIOWA CRK  
SAN ANTONIO, TX 78255

RESIDENT  
252 ALTHEA RD  
ROCKWALL, TX 75032

RESIDENT  
2525 HORIZON RD  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
2581 HORIZON RD  
ROCKWALL, TX 75032

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

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

RESIDENT  
264 ALTHEA RD  
ROCKWALL, TX 75032

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

RESIDENT  
265 ALTHEA RD  
ROCKWALL, TX 75032

PARVIN RHONDA  
27 SHADY DALE LN  
ROCKWALL, TX 75032

RESIDENT  
2700 SUMMER LEE  
ROCKWALL, TX 75032

TRAN JAY  
2701 CEDAR COURT  
ROCKWALL, TX 75032

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

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

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

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

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

HOWELL BRIAN AND KATHRYN  
2704 FOXCHASE LN  
ROCKWALL, TX 75032

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

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

ALBRECHT LAWRENCE & LINDA  
2709 CEDAR CT  
ROCKWALL, TX 75032

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

LUO JIAN AND KUN  
2711 CEDAR CT  
ROCKWALL, TX 75032

ARMSTRONG MARY B  
2713 CEDAR CT  
ROCKWALL, TX 75032

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

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

RESIDENT  
2805 HORIZON RD  
ROCKWALL, TX 75032

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

RESIDENT  
2850 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2855 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2860 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2861 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2865 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2890 RIDGE RD  
ROCKWALL, TX 75032

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

RESIDENT  
2901 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2910 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2911 RIDGE RD  
ROCKWALL, TX 75032

TOVAR LAURA  
2916 TANGLEGLEN DR  
ROCKWALL, TX 75032

RESIDENT  
2918 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2930 SOUTH RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2931 RIDGE RD  
ROCKWALL, TX 75032

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

RESIDENT  
2935 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
2945 LAGO VISTA LN  
ROCKWALL, TX 75032

PRINCE BARRY J  
2945 LAGO VISTA LN  
ROCKWALL, TX 75032

RESIDENT  
2951 RIDGE RD  
ROCKWALL, TX 75032

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

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

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

CONFIDENTIAL  
2954 OAK DR  
ROCKWALL, TX 75032

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

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

JORDAN WILLIAM  
2958 OAK DR  
ROCKWALL, TX 75032

BURBULYS PAUL D  
2959 OAK DR  
ROCKWALL, TX 75032

FRIZZELL BARBARA  
2960 OAK DRIVE  
ROCKWALL, TX 75032

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

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

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

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

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

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

RESIDENT  
2969 N HUNTERS GLEN  
ROCKWALL, TX 75032

RESIDENT  
2970 HORIZON RD  
ROCKWALL, TX 75032

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

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

LANE RICHARD ALLAN  
2971 OAK DRIVE  
ROCKWALL, TX 75032

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

BOURQUIN LAUREN  
2973 OAK DRIVE  
ROCKWALL, TX 75032

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

CHANCELLOR CINDY R  
2975 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

EVANS JENNIFER BEARD  
2975 OAK DR  
ROCKWALL, TX 75032

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

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

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

FOSTER DONNA JO  
2978 OAK DRIVE  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

DUNAWAY STEVEN FRANKLIN  
2981 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

CONFIDENTIAL OWNER  
2981 OAK DRIVE  
ROCKWALL, TX 75032

RESIDENT  
2982 OAK DR  
ROCKWALL, TX 75032

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

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

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

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

HENDRICKS MILLIE E  
2990 HUNTERS GLEN  
ROCKWALL, TX 75032

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

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

RESIDENT  
2994 HORIZON RD  
ROCKWALL, TX 75032

RESIDENT  
2995 HORIZON RD  
ROCKWALL, TX 75032

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

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

COUGHLIN BRIAN & KAREN  
2999 OAK DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
3000 HORIZON RD  
ROCKWALL, TX 75032

RESIDENT  
3001 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
3003 HORIZON RD  
ROCKWALL, TX 75032

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

HOYA CHARLOTTE G  
3006 OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3007 OAK DR  
ROCKWALL, TX 75032

EEEM ENTERPRISES LLC  
3009 N SPRING CT  
GARLAND, TX 75044

FAULKNER SCOTT  
301 WINTER PARK  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
3013 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
3014 RIDGE RD  
ROCKWALL, TX 75032

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

RESIDENT  
3015 OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3016 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
3018 RIDGE RD  
ROCKWALL, TX 75032

PEOPLES BILLY W  
302 S GOLIAD ST  
ROCKWALL, TX 75087

RESIDENT  
3020 RIDGE RD  
ROCKWALL, TX 75032

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

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

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

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

CONFIDENTIAL  
3021 RIDGE RD DR #198  
ROCKWALL, TX 75032

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

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

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

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

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

COOKS LESTER L  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

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

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

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

RESIDENT  
3035 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
305 WINTER PARK  
ROCKWALL, TX 75032

RESIDENT  
3060 RIDGE RD  
ROCKWALL, TX 75032

BARTELL RICKY J  
307 ROCKBROOK DR  
ROCKWALL, TX 75087

BARTELL RICKY J  
307 ROCKBROOK DR  
ROCKWALL, TX 75087

RESIDENT  
3085 RIDGE RD  
ROCKWALL, TX 75032

RESIDENT  
309 WINTER PARK  
ROCKWALL, TX 75032

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

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

RESIDENT  
3100 RIDGE RD  
ROCKWALL, TX 75032

VEAL JEREMY  
3101 BOURBON ST  
ROCKWALL, TX 75032

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

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

LYNN KELSIE  
3105 BOURBON STREET CIRCLE  
ROCKWALL, TX 75032

LIEBSCH MICHAEL JR  
3107 BOURBON STREET CIR  
ROCKWALL, TX 75032

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

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

BOWERS DENNIS & COLLEEN  
3108 OAK DR  
ROCKWALL, TX 75032

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

LONG SHAWN  
3110 BOURBON STREET CIR  
ROCKWALL, TX 75032

RESIDENT  
3111 BOURBON ST CIR  
ROCKWALL, TX 75032

RESIDENT  
3112 BOURBON ST CIR  
ROCKWALL, TX 75032

RESIDENT  
3113 BOURBON ST. CIR  
ROCKWALL, TX 75032

RESIDENT  
3114 BOURBON ST CIR  
ROCKWALL, TX 75032

RESIDENT  
3115 RIDGE RD  
ROCKWALL, TX 75032

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

MCMAHON SANDRA  
3115 OAK DR  
ROCKWALL, TX 75032

BEVAN MARILYN  
3116 OAK DR  
ROCKWALL, TX 75032

ANDERSON CLAUDIA  
3117 BOURBON STREET CIR  
ROCKWALL, TX 75032

KELBERT ERIC R  
3119 BOURBON STREET CIR  
ROCKWALL, TX 75032

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

RESIDENT  
3123 BOURBON ST CIR  
ROCKWALL, TX 75032

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

CHILDRESS SHERRY L  
3124 OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3125 RIDGE RD  
ROCKWALL, TX 75032

YORK MICHELLE  
3125 BOURBON STREET CIRCLE  
ROCKWALL, TX 75032

SLAUGHTER CATHY  
3127 BOURBON STREET CIR  
ROCKWALL, TX 75032

HOUSE CHRISTOPHER W  
3129 BOURBON STREET CIR  
ROCKWALL, TX 75032

MORTON JONNA  
313 ROCKBROOK  
ROCKWALL, TX 75087

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

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

MISHLER JEREMY & CHRISTI  
3131 OAK DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
3136 HORIZON RD  
ROCKWALL, TX 75032

DODSON GERELDENE  
3139 OAK DR  
ROCKWALL, TX 75032

RESIDENT  
3140 HORIZON RD  
ROCKWALL, TX 75032

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

CROWELL SHANNON P  
3142 BOURBON STREET CIRCLE  
ROCKWALL, TX 75032

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

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

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

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

RESIDENT  
3150 HORIZON RD  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
3164 HORIZON RD  
ROCKWALL, TX 75032

BELL CAROLYN  
317 WINTER PARK  
ROCKWALL, TX 75032

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

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

RESIDENT  
3185 S RIDGE RD  
ROCKWALL, TX 75032

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

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

CULLISON LLOYD AND REBECCA  
3198 OAK DR  
ROCKWALL, TX 75032

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

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

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

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

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

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

TINDALL CINDY P  
34 SHADY DALE LN  
ROCKWALL, TX 75032

RESIDENT  
3520 HORIZON  
ROCKWALL, TX 75032

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

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

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

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

RESIDENT  
3615 FM3097  
ROCKWALL, TX 75032

RESIDENT  
3775 FM3097  
ROCKWALL, TX 75032

RESIDENT  
38 SHADYDALE LN  
ROCKWALL, TX 75032

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

RESIDENT  
3835 FM3097  
ROCKWALL, TX 75032

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

RESIDENT  
3885 FM3097  
ROCKWALL, TX 75032

KELLY REX ALLEN  
3919 BETTY ST  
ROCKWALL, TX 75087

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

RESIDENT  
3935 FM3097  
ROCKWALL, TX 75032

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



RESIDENT  
3985 FM3097  
ROCKWALL, TX 75032

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

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

KRUGER KARIN  
400 CHAPARRAL LN  
ROCKWALL, TX 75032

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

RESIDENT  
4065 FM3097  
ROCKWALL, TX 75032

CASTILLO SILVIA  
4125 FM 3097  
ROCKWALL, TX 75032

RESIDENT  
4175 FM3097  
ROCKWALL, TX 75032

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

RESIDENT  
4215 FM3097  
ROCKWALL, TX 75032

RESIDENT  
4275 FM3097  
ROCKWALL, TX 75032

RESIDENT  
4325 FM3097  
ROCKWALL, TX 75032

RESIDENT  
4375 FM3097  
ROCKWALL, TX 75032

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

RESIDENT  
4425 FM3097  
ROCKWALL, TX 75032

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

RESIDENT  
4475 TUBBS RD  
ROCKWALL, TX 75032

RESIDENT  
4485 HORIZON RD  
ROCKWALL, TX 75032

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

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

KIRK MARGIE  
4566 STEEPLE CHASE LN  
ROCKWALL, TX 75032

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

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

HARGETT STEPHEN WAYNE  
46 SHADYDALE LN  
ROCKWALL TX, 75032

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

POWELL ALEAH D  
4609 STEEPLE CHASE LN  
ROCKWALL, TX 75032

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

RESIDENT  
4617 STEEPLE CHASE LN  
ROCKWALL, TX 75032

WATSON MATTHEW WAYNE  
4625 STEEPLE CHASE  
ROCKWALL, TX 75087

KHODAPARAST RAHIM & ROYA  
4630 PARKWOOD DR  
ROCKWALL, TX 75087

VEST DONALD R  
4633 PARKWOOD DR  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
4649 PARKWOOD DR  
ROCKWALL, TX 75032

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

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

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

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

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

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

RICHARDSON JIM & CAROL  
4690 PARKWOOD DR  
ROCKWALL, TX 75032

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

BICKLEY AMANDA  
4702 STEEPLE CHASE LN  
ROCKWALL, TX 75032

BICKLEY AMANDA  
4702 STEEPLE CHASE LN  
ROCKWALL, TX 75032

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

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

ENOCH PRESTON  
4705 GREENBRIAR CIR  
ROCKWALL, TX 75032

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

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

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

COLONNA DANIEL AND SANDRA  
4711 PARKWOOD DR  
ROCKWALL, TX 75032

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

RESIDENT  
4725 BENTON CT  
ROCKWALL, TX 75032

RESIDENT  
4726 STEEPLE CHASE LN  
ROCKWALL, TX 75032

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

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

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

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

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

LULE STEVEN & LEANNA  
4748 SECRET CV  
ROCKWALL, TX 75032

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

WALLER BENJAMIN E IV  
4752 SECRET CV  
ROCKWALL, TX 75032

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

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

CHRYSSICAS NICOLE AND JOHN  
4756 SECRET CV  
ROCKWALL, TX 75032

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

MCVANEY JEFFREY AND MORGAN  
4761 SECRET COVE  
ROCKWALL, TX 75032

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

BENNINGFIELD WILLIAM D  
4765 SECRET CV  
HEATH, TX 75032

LONG JOY  
4768 PARKWOOD DR  
ROCKWALL, TX 75032

GALLOWAY JONATHAN  
4768 SECRET COVE  
ROCKWALL, TX 75032

MEEK CHARMA  
4769 SECRET CV  
ROCKWALL, TX 75032

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

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

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

MASTROGIANNOPOULOS EMMANUEL AND  
RUBY  
4777 SECRET COVE  
ROCKWALL, TX 75032

LEE LARRY EDWARD  
4780 SECRET COVE  
ROCKWALL, TX 75032

JOHNSON MATTHEW  
4781 SECRET COVE  
ROCKWALL, TX 75032

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

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

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

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

SARAZEN RAEHELLA AND JOHN  
4792 SECRET COVE  
ROCKWALL, TX 75032

RESIDENT  
4793 SECRET COVE LN  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
4850 TUBBS RD  
ROCKWALL, TX 75032

RESIDENT  
4920 HORIZON RD  
ROCKWALL, TX 75032

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

RESIDENT  
5 SHADYDALE LN  
ROCKWALL, TX 75032

BLPT LLC  
5 BROCKFIELD CT  
HEATH, TX 75032

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

AJ SQUARED LLC  
5 TERRABELLA LN  
HEATH, TX 75032

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

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

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

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

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TR  
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR  
505 CARRIAGE TRAIL  
ROCKWALL, TX 75087

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

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

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

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

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

RESIDENT  
5108 YACHT CLUB DR  
ROCKWALL, TX 75032

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

RESIDENT  
52 SHADYDALE LN  
ROCKWALL, TX 75032

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

MERKEL STEPHANIE L  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

RESIDENT  
5206 YACHT CLUB DR  
ROCKWALL, TX 75032

METRY GREGORY K  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

RESIDENT  
5242 MEDICAL DR  
ROCKWALL, TX 75032

RESIDENT  
5250 MEDICAL DR  
ROCKWALL, TX 75032

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

NORTON JO ANN  
5303 YACHT CLUB DR  
ROCKWALL, TX 75032

RANSOM DEBRA POOVEY  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

MARTIN CAREN  
5305 YACHT CLUB DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
5335 FM3097  
ROCKWALL, TX 75032

LEATHERS TIMOTHY  
5335 COUNTY ROAD 597  
FARMERSVILLE, TX 75442

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

RESIDENT  
5399 FM3097  
ROCKWALL, TX 75032

RESIDENT  
54 SHADY DALE LN  
ROCKWALL, TX 75032

FEKADU HENOK  
5402 ONSET BAY DR  
ROWLETT, TX 75089

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

RAMOS JAIME & JUDITH  
5411 VICTOR ST  
DALLAS, TX 75214

RAMOS JAIME & JUDITH  
5411 VICTOR ST  
DALLAS, TX 75214

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

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

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

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

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

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

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

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

28 PLAZA LTD  
601 KILLARNEY  
RICHARDSON, TX 75201

BALDERAS VICTORIO AND  
SUSAN GAMEZ  
602 LAWRENCE  
HEATH, TX 75032

CHEN XIANSONG  
609 BELLHAVEN DR  
ALLEN, TX 75013

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

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

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

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

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

SAUDER WILLIAM MICHAEL TRAN  
646 FREED DR  
ROCKWALL, TX 75087

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

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

RESIDENT  
7 SHADYDALE LN  
ROCKWALL, TX 75032

RESIDENT  
7 SHADYDALE LN  
ROCKWALL, TX 75032

CASTRO RENE AND BETSY  
700 WINDSONG LN  
ROCKWALL, TX 75032

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

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

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

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

MANN DAVID & EVELYN  
717 WINDSONG LANE  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
728 WINDSONG LN  
ROCKWALL, TX 75032

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

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

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

CHM REAL ESTATE LLC  
740 WILFORD WAY  
HEATH, TX 75032

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

WATSON BARBARA  
743 MICAH DR  
ROCKWALL, TX 75032

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

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

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

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

RESIDENT  
750 RALPH HALL PKWY  
ROCKWALL, TX 75032

KROGER TEXAS LP  
751 FREEPORT PKWY  
COPPELL, TX 75019

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

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

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

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

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

KEYES JOANN  
755 WINDSONG LN  
ROCKWALL, TX 75087

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

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

SCHWERTNER RAY AND SHEILA  
756 WINDSONG LANE  
ROCKWALL, TX 75032

BROWN TOMMY & AMANDA  
757 VENUS CT  
ROCKWALL, TX 75032

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

RESIDENT  
760 RALPH HALL  
ROCKWALL, TX 75032

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

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

SAVAGE CLIFFORD & JEANA  
761 HUNTERS GLN  
ROCKWALL, TX 75032

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

GILLIGAN JASON & KIM  
763 WINDSONG LANE  
ROCKWALL, TX 75032

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

LEVINTON ETHAN AND HALEY  
765 VENUS COURT  
ROCKWALL, TX 75032

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

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

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

CUNNINGHAM RONNIE & NANCY  
768 WINDSONG LANE  
ROCKWALL, TX 75032

BROWN SANDRA MARIE  
770 HUNTERS GLEN  
ROCKWALL, TX 75032

GADSDEN CURTIS & MARSHA  
771 HUNTERS GLN  
ROCKWALL, TX 75032

FISHER DANA  
771 WINDSONG LANE  
ROCKWALL, TX 75032

PIRRONE GEORGE & LISA  
772 WINDSONG LANE  
ROCKWALL, TX 75032

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

PYTER EDWARD AND KAZIMIERA  
775 WINDSONG LN  
ROCKWALL, TX 75032

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

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

HOVENDEN DANETTE & DAVID  
779 HUNTERS GLEN  
ROCKWALL, TX 75032

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

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

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

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

SMITH LYLE AND IMELDA  
788 WINDSONG LN  
ROCKWALL, TX 75032

QUAN KRIS GENNIFER  
791 HUNTERS GLEN  
ROCKWALL, TX 75032

SIKES CAMERON & MEGAN  
791 WINDSONG LN  
ROCKWALL, TX 75032

NGUYEN TAMMY  
7910 SARAHVILLE DR  
DALLAS, TX 75252

NGUYEN TAMMY  
7910 SARAHVILLE DR  
DALLAS, TX 75252

KEYES CHRISTINA R  
792 WINDSONG LN  
ROCKWALL, TX 75032

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

CASTEEL GERALD & CATHERINE  
797 HUNTERS GLEN  
ROCKWALL, TX 75032

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

GOYAL SANJAY K  
8008 STRECKER LN  
PLANO, TX 75025

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

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

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

CARSE JOHN DANIEL  
808 TRUMPETER WAY  
ROCKWALL, TX 75032

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

CHRISTENSEN BRIAN & JENNIFER  
810 HUNTERS GLEN  
ROCKWALL, TX 75032

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

LD2020 LLC  
8111 PRESTON ROAD SUITE 225  
DALLAS, TX 75225

WILSON GLENN & ALLISON  
812 TRUMPETER WAY  
ROCKWALL, TX 75032

WARD ANNE AND EDWARD  
813 HUNTERS GLEN  
ROCKWALL, TX 75032

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

SOLARES MARIA E  
817 TRUMPETER WAY  
ROCKWALL, TX 75032

RESIDENT  
818 HUNTERS GLEN  
ROCKWALL, TX 75032

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

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

BUTLER CLAYTON E  
820 TRUMPETER WAY  
ROCKWALL, TX 75032

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

RESIDENT  
824 TRUMPETER WAY  
ROCKWALL, TX 75032

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

GILLEAN JULIA REBECCA  
825 TRUMPETER WAY  
ROCKWALL, TX 75032

BRADY LISA AND RALPH  
826 HUNTERS GLEN  
ROCKWALL, TX 75032



HAMMER MICHAEL AND AMANDA  
827 CANTERBURY DRIVE  
ROCKWALL, TX 75032

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

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

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

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

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

BOWNE BENJAMIN AND VALERIE  
831 HUNTERS GLEN  
ROCKWALL, TX 75032

LOAFMAN MELISSA & THOMAS  
831 TURQUOISE PT  
ROCKWALL, TX 75032

CARTER JEANNE  
832 TRUMPETER WAY  
ROCKWALL, TX 75032

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

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

SCOTT MARY ELIZABETH  
834 HUNTERS GLEN  
ROCKWALL, TX 75032

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

KERN JEFFREY  
835 CANTERBURY DR  
ROCKWALL, TX 75032

BEASLEY MARSHA G  
835 TURQUOISE POINT  
ROCKWALL, TX 75032

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

RESIDENT  
837 ELGIN CT  
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL  
837 HUNTERS GLEN  
ROCKWALL, TX 75032

REULER MARIA M  
837 TRUMPETER WAY  
ROCKWALL, TX 75032

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

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

BAXTER DOUGLAS & CINDY  
839 TURQUOISE PT  
ROCKWALL, TX 75032

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

FINLEY MATTHEW AND CHARITY  
841 TRUMPETER WAY  
ROCKWALL, TX 75032

HAYDEN VICKY  
842 CANTERBURY DRIVE  
ROCKWALL, TX 75032

BRISCOE JULIE  
842 HUNTERS GLEN  
ROCKWALL, TX 75032

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

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

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

STROTHER PHILLIP S  
843 TURQUOISE PT  
ROCKWALL, TX 75032

MAHMOUD HASSAN  
844 ELGIN COURT  
ROCKWALL, TX 75032

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

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

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

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

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

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

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

CARNES LINDA M  
850 HUNTERS GLN  
ROCKWALL, TX 75032

HESKETT RHEA  
850 STEEPLE CHASE COURT  
ROCKWALL, TX 75032

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

RESIDENT  
851 STEGER TOWNE DR  
ROCKWALL, TX 75032

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

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

RESIDENT  
856 ELGIN CT  
ROCKWALL, TX 75032

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

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

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

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

SALDANA FLOR  
8820 COUNTY RD 136  
TERRELL, TX 75161

RESIDENT  
890 ROCKWALL PKWY  
ROCKWALL, TX 75032

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

RESIDENT  
901 ROCKWALL PKWY  
ROCKWALL, TX 75032

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

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

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

RESIDENT  
906 ROCKWALL PKWY  
ROCKWALL, TX 75032

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

NELSON SANDRA  
908 BRIDLE PATH CT  
HEATH, TX 75032

RESIDENT  
909 ROCKWALL PKWY  
ROCKWALL, TX 75032

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

RESIDENT  
913 N HUNTERS GLEN  
ROCKWALL, TX 75032

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

RESIDENT  
920 ROCKWALL PKWY  
ROCKWALL, TX 75032

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

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

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

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

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

RESIDENT  
930 W RALPH HALL PKWY  
ROCKWALL, TX 75032

RESIDENT  
935 W RALPH HALL  
ROCKWALL, TX 75032

RESIDENT  
935 W RALPH HALL  
ROCKWALL, TX 75032

RESIDENT  
938 HUNTERS GLEN  
ROCKWALL, TX 75032

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

RESIDENT  
947 W RALPH HALL  
ROCKWALL, TX 75032

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

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

RESIDENT  
955 W RALPH HALL  
ROCKWALL, TX 75032

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

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

SCRITCHFIELD RICHARD AND JANE  
9605 WATERVIEW PKWY  
ROWLETT, TX 75089

RESIDENT  
965 W RALPH HALL  
ROCKWALL, TX 75032

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

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

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

RESIDENT  
990 W RALPH HALL PKWY  
ROCKWALL, TX 75032

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

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

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

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

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

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

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

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

HIGGINS DELANNE M  
P O BOX 1784  
ROCKWALL, TX 75087

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

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

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

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

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

LEJ PARTNERS LTD  
PO BOX 1499  
PROSPER, TX 75078

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

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

FOX CHASE DEVELOPMENT CORP  
PO BOX 369  
ROCKWALL, TX 75087

FOX CHASE DEVELOPMENT CORP  
PO BOX 369  
ROCKWALL, TX 75087

AMERICAN NATIONAL BANK THE  
PO BOX 40  
TERRELL, TX 75160

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

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

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

YANDELL TRUE & DAVID  
PO BOX 477  
ROCKWALL, TX 75087

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

HOUZZ ROCK, LLC  
PO BOX 670  
ROCKWALL, TX 75087

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

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

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

HAMILTON DIRECT LLC  
PO BOX 849  
ROCKWALL, TX 75087

GRUBBS DAVID G  
PO BOX 852  
ROCKWALL, TX 75087

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

# PUBLIC NOTICE



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

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

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

## Z2024-054: Zoning Change Amending PD-9

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

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

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

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



November 18, 2024

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

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

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

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

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

#### WHY AM I GETTING THIS NOTICE?

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

#### DOES THIS CHANGE MY PROPERTY'S ZONING?

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

#### WHEN CAN I LEARN MORE ABOUT THIS AMENDMENT?

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

Sincerely,

Bethany Ross  
Planner  
City of Rockwall Planning and Zoning Department

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

Please place a check mark on the appropriate line below:

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

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

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

Name: Albert Christian

Address: 821 Trumpeter Way, Rock wall, Texas 75032-5857

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

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

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-054

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME Justin Holland

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

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

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

**PLEASE CHECK ALL THAT APPLY.**

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

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

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



# PUBLIC NOTICE



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

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

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

## Z2024-054: Zoning Change Amending PD-9

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

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

Please place a check mark on the appropriate line below:

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

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

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

Name: *Kevin T. Mark*

Address: *2962 Oak Drive Rockwall, TX 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

ORDINANCE NO. 73-49

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

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

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

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

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

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

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

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

TRACT I.

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

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

TRACT II.

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

BEGINNING at a point on the South R.O.W. line of F.M. 3097, said point being located South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R.O.W. line;

THENCE: Along said South R.O.W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;

THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;

THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:

South 13° 22' 03" East 116.17 feet;  
South 18° 26' 06" East 47.43 feet;  
South 14° 02' 10" West 123.69 feet;  
South 20° 13' 29" East 101.24 feet;  
South 10° 18' 17" East 55.90 feet;  
South 36° 26' 40" East 404.01 feet;  
South 42° 42' 34" West 176.91 feet;  
South 33° 41' 24" West 108.16 feet;  
North 77° 54' 19" West 71.58 feet;  
South 61° 41' 57" West 73.82 feet;  
South 84° 17' 22" West 50.24 feet;  
South 62° 06' 10" West 96.17 feet; and South 60 feet more

or less to the existing North City Limits of the City of Heath;

THENCE: West along said existing North City Limit Line 960 feet more or less to a point in Rainbow Lake;

THENCE: North 44° 45' East 224.00 feet;  
North 09° 30' East 87.00 feet;  
North 52° 15' West 130.00 feet;  
South 32° 05' West 126.00 feet;  
South 09° 00' East 109.00 feet;  
South 76° 00' West 59.00 feet;  
North 23° 45' West 125.00 feet;  
North 53° 45' West 107.00 feet;  
North 00° 15' West 107.00 feet;  
North 72° 45' East 88.00 feet;  
North 06° 45' West 218.00 feet;  
North 89° 45' East 126.00 feet;  
North 06° 30' East 43.00 feet;  
North 47° 00' West 92.00 feet;  
North 43° 00' East 180.00 feet;  
North 07° 30' West 118.00 feet;  
North 75° 30' West 250.00 feet;  
North 19° 15' West 103.00 feet;  
North 75° 00' East 211.00 feet;  
North 43° 00' West 146.00 feet;  
North 04° 45' East 195.00 feet;  
North 70° 00' West 122.00 feet;  
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;

THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

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

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

(\* plus or minus, more or less)

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

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

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

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

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

APPROVED:

Darryl Myers  
MAYOR

ATTEST:

Janice Williams  
CITY SECRETARY

APPROVED AS TO FORM:

Robert L. Hillard  
CITY ATTORNEY

VILLAGE CENTER  
SITE  
26.5 ± NET  
SHOPPING, OFFICES, ETC.

GARDEN APTS.  
257 ± AC.

SINGLE FAMILY

CLUSTER SINGLE FAMILY HOMES

CLUSTER SINGLE FAMILY HOMES

RAINBOW LAKE

(APPROX.) ROCKWALL CITY LIMITS  
(APPROX.) HEATH CITY LIMITS

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

ROCKWALL - DATA

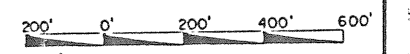
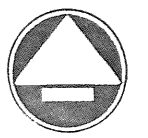
	AREA	PERCENTAGE OF ACREAGE	DWELLING UNITS	DU. / AC.
TOTAL AREA	265.7 ± AC.			
TOTAL DWELLING UNITS			1072	
NO. OF DWELLING UNITS / AC				4.0
SHOPPING	26.5 ± AC.	10.2 %		
GARDEN APARTMENT	25.7 ± AC.	9.8 %	360	14.0
TOWN HOMES	47.6 ± AC.	17.9 %	381	8.0
CLUSTER HOMES	42.0 ± AC.	15.8 %	168	4.0
SINGLE FAMILY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

F.M. ROAD NO. 740

PRELIMINARY MASTER PLAN  
FOR  
**PLANNED COMMUNITY DEVELOPMENT**  
ROCKWALL COUNTY  
A.S.D. CORPORATION

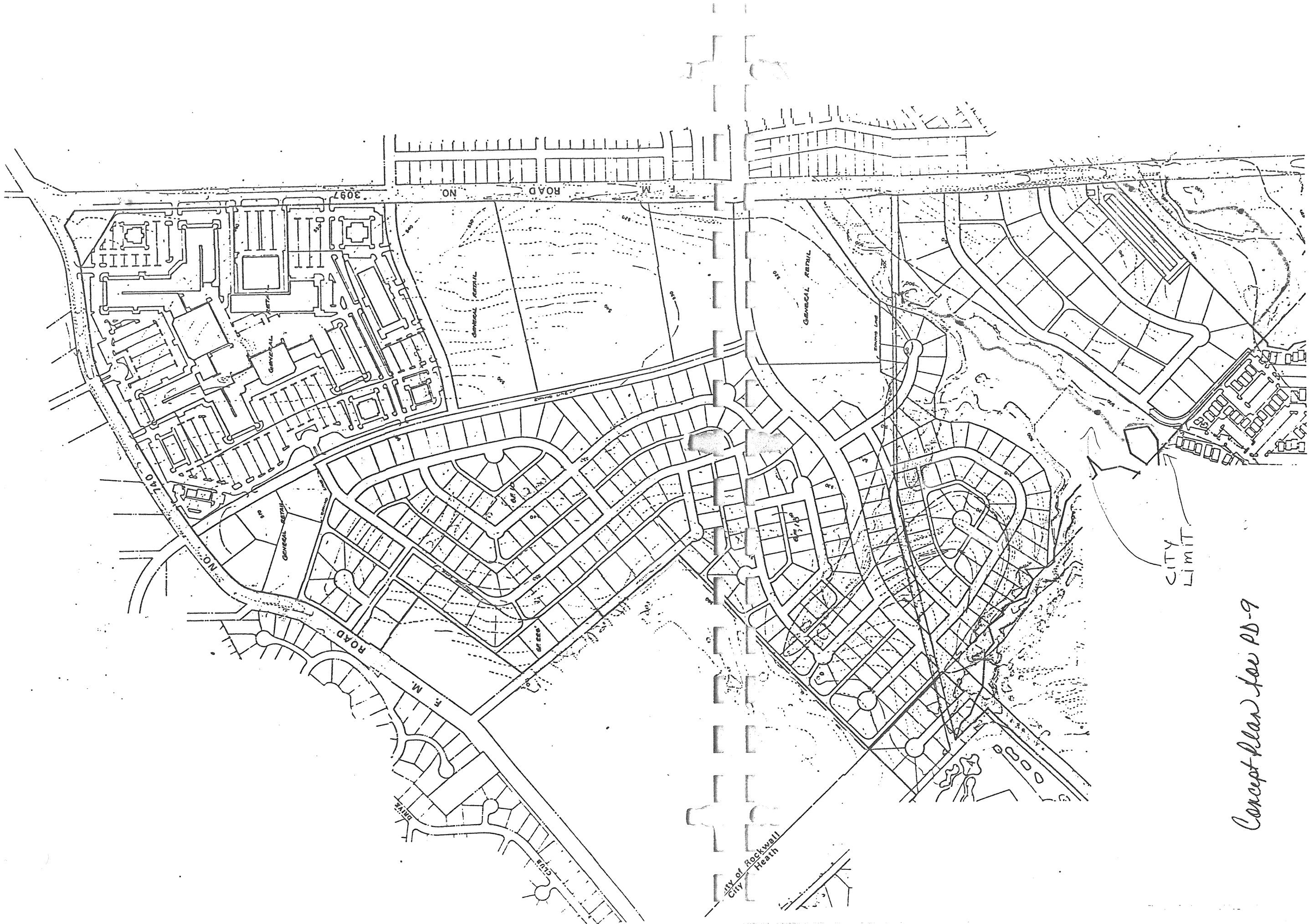
*Ordinance 13-49*

PD-9



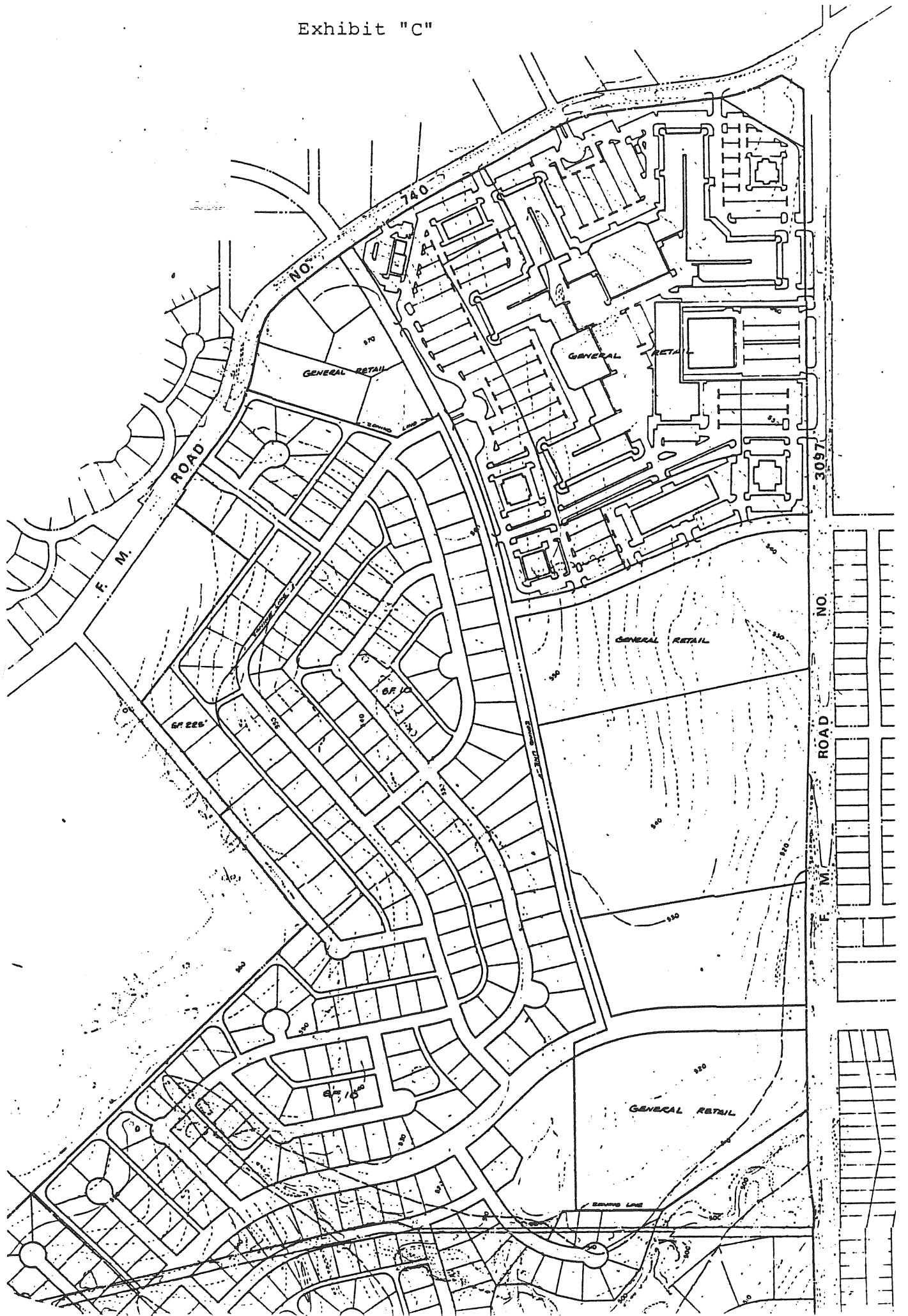
PROCTOR-BOWERS & ASSOCIATES  
Landscape Architects - Planning Consultants  
2731 LEMMON AVENUE EAST DALLAS, TEXAS





City of Rockwall  
City Health

*Concept Plan for PD-9*



**AN ORDINANCE  
OF THE CITY OF  
ROCKWALL, TEXAS**

ORDINANCE NUMBER 73-49

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

**TRACT I**

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

THENCE: South 82° 36' West along the lot line between Lots 4 and 5 of said addition a distance of 350 feet to a point for a corner in the Easterly R. O. W. line of F. M. Road 740;  
THENCE: Following said Easterly R. O. W. line, North 70° 24' West a distance of 319.06 feet, along a curve to the left an arc distance of 40 feet more or less to the present City Limit Line of the City of Rockwall;  
THENCE: Following said existing City Limit line, South 80° 20' East a distance of 918 feet and North 320° 30' East a distance of 1680 feet more or less to the PLACE OF BEGINNING and containing 188.5 acres of land more or less.

**TRACT II**

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

3097, said point being located South 44° 37' East, 467.6 feet;  
South 43° 01' 32" East, 900.35 feet;  
South 44° 37' East, 1,000 feet;  
South 51° 44' 30" East, 201.56 feet and South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R. O. W. Line;  
THENCE: A long said South R. O. W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner;  
THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner;  
THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows:  
South 13° 22' 03" East 116.17 feet;  
South 18° 26' 06" East 47.43 feet;  
South 14° 02' 10" West 123.69 feet;  
South 20° 13' 29" East 101.24 feet;  
South 10° 18' 17" East 55.90 feet;  
South 36° 26' 40" East 404.01 feet;  
South 42° 42' 34" West 176.91 feet;  
South 33° 41' 24" West 108.16 feet;

North 77° 54' 19" West 71.58 feet;  
South 61° 41' 57" West 73.82 feet;  
South 84° 17' 22" West 50.24 feet;  
South 62° 06' 10" West 96.17 feet; and South 60 feet more or less to the existing North City Limits of the City of Heath;  
THENCE: West along said existing North City Limit line 960 feet more or less to a point in Rainbow Lake;  
THENCE: North 44° 45' East 224.00 feet;  
North 09° 30' East 87.00 feet;  
North 52° 15' West 130.00 feet;  
South 32° 05' West 126.00 feet;  
South 09° 00' East 109.00 feet;  
South 76° 00' West 59.00 feet;  
North 23° 45' West 125.00 feet;  
North 53° 45' West 107.00 feet;  
North 00° 15' West 107.00 feet;  
North 72° 45' East 88.00 feet;  
North 06° 45' West 218.00 feet;  
North 89° 45' East 126.00 feet;  
North 06° 30' East 43.00 feet;  
North 47° 00' West 92.00 feet;  
North 43° 00' East 130.00 feet;  
North 07° 30' West 118.00 feet;  
North 75° 30' West 250.00 feet;  
North 19° 15' West 103.00 feet;  
North 75° 00' East 211.00 feet;  
North 43° 00' West 146.00 feet;  
North 04° 45' East 195.00 feet;  
North 70° 00' West 122.00 feet;  
North 01° 30' East 220.00 feet to a point in the Westerly line of a public road;

THENCE: North 46° 19' 31" East a distance of 510.0 feet more or less to the PLACE OF BEGINNING and containing 53.6 acres of land more or less.

PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO HUNDRED DOLLARS (\$200.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

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

APPROVED:

Harry F. Myers, Mayor

ATTEST:

Galen Williams, City Secretary  
(ITC)

BEGINNING at the Point of Intersection of the present Southeast City Limit Line with the South R. O. W. line of F. M. Road 3097;  
THENCE: Follow said South R. O. W. line South 44° 37' East, 467.6 feet; South 43° 01' 32" East, 900.35 feet; South 44° 37' East, 1,000 feet; South 51° 44' 30" East, 201.56 feet; South 44° 37' East, 53.06 feet from the Point of Intersection of the City Limit Line (as extended March 6, 1961) with said South R. O. W. Line; THENCE: A long said South R. O. W. line South 44° 37' 38" East a distance of 339.63 feet; along the arc of a curve 218.56 feet and South 46° 47' 38" East a distance of 823.15 feet to a point for a corner; THENCE: South 58° 33' 35" West 55.88 feet to a point for a corner; THENCE: In a Southerly direction along the meanders of Buffalo Creek as follows: South 13° 22' 03" East 116.17 feet; South 18° 26' 06" East 47.43 feet; South 14° 02' 10" West 123.69 feet; South 20° 13' 29" East 101.24 feet; South 10° 18' 17" East 55.90 feet; South 36° 26' 40" East 404.01 feet; South 42° 42' 34" West 176.91 feet; South 33° 41' 24" West 108.16 feet;

East, 467.6 feet; South 430  
01' 32" East, 900.35 feet;  
South 449' 37" East 1,000 feet;  
South 510' 44" 30" East, 201.56  
feet and South 449' 37" East,  
53.06 feet to the Westerly line  
of a County road.  
THENCE: Following said Westerly  
line South 46° 19' 31" West,  
1525.63 feet; South 65° 38' 39"  
West, 76.35 feet; South 40° 53'  
25" West, 100.9 feet; South 30°  
48' 15" West, 125.28 feet and  
South 32° 49' 05" West a dis-  
tance of 900 feet more or less  
to the present North City Limit  
line of the City of Heath.  
THENCE: Following said North  
City Limit line, West a distance  
of 445 feet to a point for corner;  
THENCE: North 01° 40' 02" East  
a distance of 1560 feet more or  
less to the South line of a 50'  
wide access road easement  
(known as Shadydale Lane);  
THENCE: With said South line,  
North 84° 32' 49" West a dis-  
tance of 642.85 feet to a point  
for a corner;  
THENCE: Crossing said easement,  
North 06° 00' 11" East 50 feet  
to a point for a corner on the  
North line of said easement;  
THENCE: With said North line,  
North 84° 32' 49" West a dis-  
tance of 526.33 feet to a point  
for a corner, same being the  
Southwest corner of Lot 1, Block  
"B" of Highland Acres Addition;  
THENCE: Following said addition  
line North 7° 24' West a dis-  
tance of 678.54 feet to a point  
for a corner at the Southeast  
corner of Lot 5, Block B of said  
addition;

ORDINANCE NO. 86-55

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO GRANT A ZONING CHANGE AND AMEND THE PRELIMINARY PLAN FOR "PD-9" MORE FULLY DESCRIBED HEREIN; PROVIDING SPECIAL CONDITIONS; REPEALING ORDINANCE NO. 73-49; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending the zoning map of the City of Rockwall so as to approve a zoning change and change in the preliminary plan for "PD" Planned Development District Number 9 on the property described in Exhibit "A".

Section 2. That Planned Development District Number 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended

and as amended hereby, provided that the granting of Planned Development District No. 9 to the above described tract of land is subject to the following special conditions:

- A. Prior to issuance of any building permit in Planned Development District No. 9 a comprehensive development plan shall be filed with the Planning and Zoning Commission, and after hearing, the City Council shall approve a final development plan, which shall be filed and included as Exhibit "B" and made a part of this ordinance for all purposes. Such development plan shall set forth in detail the requirements for ingress and egress to the property, public or private streets or drives, with adequate right-of-way to conform to the Thoroughfare Plan of the City of Rockwall, sidewalks, utilities, drainage, parking space, height of buildings, maximum lot coverage, yards and open spaces, screening walls or fences and other development and protective requirements considered necessary by the City Council so as to create a reasonable transition to and protection of the adjacent property.
- B. All development of property covered by Planned Development District No. 9 shall be in accordance with the provisions of this ordinance and the finally approved comprehensive development plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.
- C. Development of Planned Development No. 9 shall be in conformance with the approved preliminary plan shown on Exhibit "B" and shall be regulated by the area requirements in Exhibit "C". Area requirements not specifically addressed in this ordinance shall be regulated by the requirements set forth in the "GR", "SF-10", and "O" classifications as applicable to the land uses approved under this ordinance.

Section 3. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of ONE THOUSAND DOLLARS (\$1,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance


or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That ordinance No. 73-49 and all other ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 16th day of June, 1986.

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

BY: *Virginia F. Jarrett*

1st reading 6-9-86

2nd reading 6-16-86

SINGLE FAMILY

SF-10

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 5 and 6, and being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;  
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:  
 South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;  
 South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;  
 South 45° 31' 22" East a distance of 802.41 feet to the Point of Beginning;  
 THENCE: Continuing along said Southwesterly line as follows: South 45° 31' 22" East a distance of 196.87 feet to a point for a corner; and South 52° 42' 43" East a distance of 134.10 feet to a point for a corner;  
 THENCE: South 6° 24' 04" West a distance of 1811.29 feet to a point for a corner in a branch and on the Southerly line of Tract 7;  
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: South 18° 44' West a distance of 170.0 feet; South 89° 43' West a distance of 208.3 feet; South 59° 32' West a distance of 274.4 feet; and South 45° 25' West a distance of 32.8 feet to said City Limits line;  
 THENCE: Westerly a distance of 71.3 feet along said City Limits line to its intersection with said branch;  
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 50° 49' West a distance of 102.5 feet; South 7° 11' West a distance of 63.9 feet; and South 67° 56' West a distance of 5.4 feet to said City Limits line;  
 THENCE: Westerly a distance of 172.0 feet along said City Limits line to its intersection with said branch;  
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 65° 38' West a distance of 27.6 feet; South 81° 29' West a distance of 37.9 feet; South 10° 13' West a distance of 6.2 feet to said City Limits line;  
 THENCE: Westerly a distance of 96.5 feet along said City Limits line to its intersection with said branch;  
 THENCE: Along said branch and the Southerly line of Tract 7 as follows: North 82° 45' West a distance of 7.5 feet; and South 28° 34' West a distance of 1.1 feet to said City Limits line;  
 THENCE: Westerly a distance of 912.5 feet along said City Limits line to a point for a corner on the West line of said Tract 6;  
 THENCE: North 0° 41' 42" East a distance of 1482.21 feet along said West line to a point for a corner;  
 THENCE: Traversing said Tract 5 & 6 as follows: South 85° 31' 09" East a distance of 50.00 feet to a point for a corner; North 4° 28' 51" East a distance of 220.00 feet to a point for a corner; North 85° 31' 09" West a distance of 787.79 feet to the point of curvature of a circular curve to the right having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; North 8° 22' 20" West a distance of 604.10 feet to a point for a corner; and South 81° 37' 40" West a distance of 546.19 feet to a point for a corner on the Easterly line of F.M. 740;  
 THENCE: Along the Easterly line of F.M. 740 as follows: North 8° 22' 20" West a distance of 119.80 feet to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet; and Along said curve an arc distance of 203.95 feet;  
 THENCE: Traversing said tracts as follows: North 62° 35' 43" East a distance of 588.16 feet to a point for a corner; North 18° 25' 30" East a distance of 10.00 feet to the point of curvature of a circular curve to the right having a central angle of 15° 09' 27", a radius of 2614.27 feet, and a chord that bears South 63° 59' 47" East a distance of 689.59 feet; Along said curve an arc distance of 691.60 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; South 62° 35' 20" East a distance of 296.89 feet to a point for a corner; South 77° 45' 55" East a distance of 173.73 feet to a point for a corner; South 45° 31' 22" East a distance of 638.11 feet to a point for a corner; North 44° 24' 40" East a distance of 334.49 feet to a point for a corner; and North 10° 28' 38" East a distance of 662.77 feet to the Point of Beginning and Containing 112.786 Acres of Land.



SINGLE FAMILY

SF-12.5

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;  
 THENCE: North 8° 22' 20" West a distance of 314.80 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;  
 THENCE: Along said curve and said Easterly line an arc distance of 203.95 feet to a point for a corner;  
 THENCE: Leaving said Easterly line and traversing said Tract 5 as follows: North 62° 35' 43" East a distance of 588.16 feet; and North 18° 25' 30" East a distance of 10.00 feet to the Point of Beginning;  
 THENCE: Continuing to traverse said Tract 5 as follows: North 18° 25' 30" East a distance of 180.00 feet to a point for a corner on a circular curve to the right having a central angle of 15° 09' 27", a radius of 2794.27 feet, and a chord that bears South 63° 59' 47" East a distance of 737.07 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 56° 25' 03" East a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 6° 10' 17", and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; South 62° 35' 20" East a distance of 453.91 feet to a point for a corner on a circular curve to the left having a central angle of 9° 03' 08", a radius of 855.00 feet, and a chord that bears South 22° 53' 06" West a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 77° 45' 55" West a distance of 173.73 feet to a point for a corner; North 62° 35' 20" West a distance of 296.89 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 1035.00 feet; Along said curve an arc distance of 111.48 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2614.27 feet; Along said curve an arc distance of 691.60 feet to the Point of Beginning and Containing 9.935 Acres of Land.

Harold L. Evans, Consulting Engineer  
February 24, 1986

SINGLE FAMILY

SF-22.5

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;  
THENCE: North 8° 22' 20" West a distance of 195.00 feet to a point for a corner;  
THENCE: Leaving said Easterly line and traversing said Tracts 5 and 6 as follows:  
North 81° 37' 40" East a distance of 546.19 feet to a point for a corner; South 8° 22' 20" East a distance of 604.10 feet to the point of curvature of a circular curve to the left having a central angle of 77° 08' 49" and a radius of 175.00 feet; Along said curve an arc distance of 235.63 feet to a point for a corner; South 85° 31' 09" East a distance of 787.79 feet to a point for a corner; South 4° 28' 51" West a distance of 220.00 feet to a point for a corner; and North 85° 31' 09" West a distance of 50.00 feet to a point for a corner at the North corner of Tract 6 as described in the above mentioned deed;  
THENCE: Along the Southerly lines and Westerly lines of said Tract 5 as follows:  
North 85° 31' 09" West a distance of 515.68 feet to a point for a corner; North 5° 01' 51" East a distance of 50.00 feet to a point for a corner; North 85° 31' 09" West a distance of 523.38 feet to a point for a corner; and North 8° 22' 20" West a distance of 678.54 feet to a point for a corner; and South 81° 37' 40" West a distance of 351.19 feet to the Point of Beginning and Containing 9.862 Acres of Land.

Harold L. Evans, Consulting Engineer  
February 24, 1986

GENERAL RETAIL

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, said being the most Northerly corner of the herein described tract;  
THENCE: Along the Southwesterly right-of-way of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;  
THENCE: Leaving said line of F.M. 3097 and traversing said tract as follows: South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; South 44° 24' 40" West a distance of 334.49 feet to a point for a corner; South 45° 31' 22" West a distance of 638.11 feet to the point of curvature of a circular curve to the right having a central angle of 9° 03' 08", a radius of 855.00 feet and a chord that bears North 22° 53' 06" East a distance of 134.94 feet; Along said curve an arc distance of 135.08 feet to a point for a corner; North 62° 35' 20" West a distance of 453.91 feet to the point of curvature of a circular curve to the right having a central angle of 6° 10' 17" and a radius of 855.00 feet; Along said curve an arc distance of 92.09 feet to a point for a corner; North 56° 25' 03" West a distance of 1149.08 feet to the point of curvature of a circular curve to the left having a central angle of 15° 09' 27" and a radius of 2794.27 feet; Along said curve an arc distance of 739.22 feet to a point for a corner; South 18° 25' 30" West a distance of 190.00 feet to a point for a corner; and South 62° 35' 43" West a distance of 588.16 feet to a point for a corner on the Easterly line of F.M. 740, said point being on a circular curve to the left having a central angle of 5° 09' 03", a radius of 613.99 feet, and a chord that bears North 29° 58' 48" West a distance of 55.18 feet;  
THENCE: Along the Easterly line of F.M. 740 as follows: Along said curve an arc distance of 55.20 feet to a point for a corner; North 32° 33' 20" West a distance of 165.29 feet to the point of curvature of a circular curve to the right having a central angle of 38° 47' 00" and a radius of 247.93 feet; Along said curve an arc distance of 167.82 feet to a point for a corner; North 6° 13' 40" East a distance of 199.88 feet to the point of curvature of a circular curve to the right having a central angle of 9° 33' 00" and a radius of 3780.17 feet; Along said curve an arc distance of 630.07 feet to a point for a corner; North 15° 46' 40" East a distance of 394.23 feet to the point of curvature of a circular curve to the right having a central angle of 21° 50' 00" and a radius of 533.69 feet; Along said curve an arc distance of 203.37 feet to a point for a corner; North 37° 36' 40" East a distance of 408.71 feet to the point of curvature of a circular curve to the left having a central angle of 19° 16' 00" and a radius of 613.69 feet; Along said curve an arc distance of 206.36 feet to a point for a corner; North 18° 20' 40" East a distance of 69.72 feet to a point for a corner; and North 74° 40' 57" East a distance of 103.42 feet to the Point of Beginning and Containing 115.228 Acres of Land.

Harold L. Evans, Consulting Engineer  
February 24, 1986

OFFICE/WAREHOUSE

STATE OF TEXAS  
COUNTY OF ROCKWALL

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;  
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:  
 South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;  
 South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;  
 South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument;  
 and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;  
 THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 48' 43" East a distance of 643.15 feet to the East corner of said Tract 3;  
 THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;  
 THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;  
 THENCE: Along said branch and the Southerly lines of said Tract 3 as follows:  
 North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;  
 THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;  
 THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;  
 THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

Harold L. Evans, Consulting Engineer

February 24, 1986



Permitted Uses:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.
2. In addition to those defined, include the following:
  - a) Light Assembly with or without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 10,000 square feet.
  - b) Furniture Store with front showroom and warehouse storage within the same building or similar business.
  - c) Hardware Store with showroom and warehouse storage within the same building or similar business.
  - d) Pastery Shop with cooking facilities within the same building or similar business.
  - e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.
  - f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.
  - g) Small Business Office with or without showroom, with or without warehouse storage within the same building.
3. Other uses similar related to any within item 1 or 2 and those which may be included in special use permit.

P.D. 9 - WHITTLE DEVELOPMENT  
AREA REQUIREMENTS

Product: (S.F.-10) Single Family Residential District  
Minimum 10,000 Square Feet.

1. Minimum lot area - 10,000 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a) Internal lot - 6 feet
  - b) Side yard abutting street - 15 feet
  - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each

P.D. 9 - WHITTLE DEVELOPMENT  
AREA REQUIREMENTS

Product: (S.F. - 12.5) Single Family Residential District  
Minimum 12,500 Square Feet.

1. Minimum lot area - 12,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,500 square feet
4. Minimum lot frontage on a public street - 60 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 20 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a) Internal lot - 6 feet
  - b) Side yard abutting street - 15 feet
  - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from the public right-of-way for rear and side yard - 18 feet
11. Maximum building coverage as a percent of lot area - 35 percent
12. Maximum height of structures - 36 feet
13. Minimum number of off-street parking spaces (excluding garage) - 2 each



P.D. 9 - WHITTLE DEVELOPMENT  
AREA REQUIREMENTS

Product: (S.F.-22.5) Single Family Residential District  
Minimum 22,500 Square Feet.

1. Minimum lot area - 22,500 square feet
2. Maximum number of single family detached units per lot - 1 each
3. Minimum square footage per dwelling unit - 1,800 square feet
4. Minimum lot frontage on a public street - 80 feet
5. Minimum lot depth - 100 feet
6. Minimum depth of front setback - 25 feet
7. Minimum depth of rear setback - 10 feet
8. Minimum width of side setback -
  - a) Internal lot - 8 feet
  - b) Side yard abutting street - 15 feet
  - c) Abutting an arterial - 20 feet
9. Minimum distance between separate buildings on the same parcel of land or lot - 10 feet
10. Minimum length of driveway pavement from public right-of-way for rear and side yard - 20 feet
11. Maximum building coverage as a percentage of area - 35 percent
12. Maximum height of structures - 36 feet
13. Maximum number of paved off-street parking spaces (excluding garage) - 2 each

P.D. 9 - WHITTLE DEVELOPMENT  
AREA REQUIREMENTS

Product: General Retail District

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 60 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 20 feet
5. Minimum width of side setback -
  - a) Without fire wall - 15 feet
  - b) With fire wall - 0 feet
  - c) Abutting residential - 20 feet
  - d) Abutting an arterial - 20 feet
  - e) Abutting other streets - 15 feet
6. Minimum depth of rear setback -
  - a) Abutting non-residential with fire wall - 0 feet
  - b) Abutting residential without fire wall - 20 feet
7. Minimum distance between detached buildings on same parcel of land or lot -
  - a) Without fire wall - 15 feet
  - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
  - a) Structures - non-combustible - 100 percent
  - b) Exterior building facing masonry - 90 percent
9. Maximum building coverage percent of lot - 40 percent
10. Maximum amount of impervious coverage - 90 percent
11. Minimum amount of landscape by lot area - 10 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 120 feet
14. Maximum number of entrances -
  - a) Arterial - 1 per 200 feet
  - b) Collector - 1 per 100 feet
  - c) Local - 1 per 50 feet

P.D. 9 - WHITTLE DEVELOPMENT  
AREA REQUIREMENTS

Product: Office Warehouse (OFW) - (39.555 Acres)

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
  - a) Without fire retardant wall - 6 feet
  - b) With fire retardant wall - 0 feet
  - c) Abutting residential zoned property - 20 feet
  - d) Abutting arterial from right-of-way - 25 feet
  - e) Abutting other streets - 20 feet
6. Minimum depth of rear setback -
  - a) Abutting non-residential property with fire wall - 0 feet
  - b) Without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
  - a) Without fire wall - 15 feet
  - b) With fire wall - 0 feet
8. Minimum requirement for construction materials -
  - a) Structures - non-combustible - 100 feet <sup>10</sup>
  - b) Exterior buildings facing masonry - 90 percent
10. Maximum amount of impervious coverage - 80 percent
11. Minimum amount of landscaping - 20 percent
12. Maximum floor area ratio - 2:1
13. Maximum height of structures - 60 feet
14. Maximum number of entrances -
  - a) On arterial (street frontage) - 1 per 200 feet
  - b) On collector (street frontage) - 1 per 100 feet
  - c) On local street frontage - 1 per 50 feet

ORDINANCE NO 87-30

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO AMEND ORDINANCE 86-55, SO AS TO AMEND THE LAND USES AND AREA REQUIREMENTS APPROVED IN THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; ATTACHING THE APPROVED REVISIONS AS EXHIBIT "B"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and Ordinance 86-55 as heretofore amended, be, and the same is hereby amended by amending the approved land uses and approved development criteria for the Office/Warehouse tract as described in Exhibit "A". That said amended land uses and development criteria are attached hereto as Exhibit "B" and made a part hereof for all purposes.

SECTION 2. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That Planned Development District No. 9 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the amendment of the approved preliminary plan for Planned Development District No. 9 shall affect only the property shown thereon and said property shall be limited to the uses, density, area, setback and

other requirements set forth thereon, subject to the following special conditions:

a. That the amended and approved land uses and development criteria attached hereto as Exhibit "B", and made a part hereof shall control the development of Planned Development District No. 9 and any and all such development shall be in strict accordance with such development criteria.

b. No substantial change in development of "PD-9" shall be permitted except after obtaining approval of the change of such development through amendment of this site plan or other changes in the Comprehensive Zoning Ordinance applicable to Planned Development District No. 9 in the manner required for changes or amendments to the Comprehensive Zoning Ordinance.

c. All other area requirements for each use not specifically covered in the Development Criteria attached as Exhibit "B" shall be as required in the least restrictive zoning district in the Comprehensive Zoning Ordinance in which such use is allowed.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, and as amended hereby, and upon conviction shall be punished by a fine not to exceed the sum of One Thousand Dollars (\$1,000.00) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 5. This ordinance shall become effective from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED by the City Council of the City of Rockwall, Texas, on the 1st day of June, 1987.

ATTEST:

APPROVED

  
\_\_\_\_\_

  
\_\_\_\_\_  
Mayor

1st reading 5/18/87  
2nd reading 6/1/87

## PERMITTED USES:

1. All those as defined in the Rockwall Comprehensive Zoning Ordinance under Office District, Ordinance #83-23, adopted May 16, 1983.
2. In addition to those defined, include the following:
  - a) Light Assembly with without front showroom and with or without warehouse storage within the same building. Maximum area restricted to 30,000 square feet.
  - b) Furniture Store with front showroom and warehouse storage within the same building or similar business.
  - c) Hardware Store with showroom and warehouse storage within the same building or similar business.
  - d) Pastery Shop with cooking facilities within the same building or similar business.
  - e) Warehouse and Office Combination for terminal establishment and distribution point. Maximum area up to 25,000 square feet - area increases considered under conditional use permit or similar business.
  - f) Wholesale Trade or Accessory Outlets with or without showroom and with or without warehouse storage within the same building or similar business.
  - g) Small Business Office with or without showroom, with or without warehouse storage within the same building.
  - h) Manufacturer and assembly of electrical wiring harnesses for irrigation systems with or without accessory warehouse storage.
3. Other uses similarly related to any within item 1 or 2 and those which may be included in special use permit.

TODAY NO OFFICE = GR

OFFICE/WAREHOUSE

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;  
THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:  
South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;  
South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;  
South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument;  
and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;  
THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 38' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;  
THENCE: South 2° 18' 48" West a distance of 1158.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;  
THENCE: Westerly along said City Limits line a distance of 829.06 feet, more or less to a point for corner in a branch;  
THENCE: Along said branch and the Southerly lines of said Tract 3 as follows:  
North 43° 44' East a distance of 60.1 feet; North 8° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;  
THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;  
THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;  
THENCE: North 6° 24' 04" East a distance of 1811.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

## TRACT A

(Shall include the following described property less the acreage described in tract B)

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tracts 3 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097;  
 THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows: South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument; South 44° 03' 00" East a distance of 900.21 feet to a concrete highway monument; South 45° 31' 22" East a distance of 999.27 feet to a concrete highway monument; and South 52° 42' 43" East a distance of 134.10 feet to the Point of Beginning;  
 THENCE: Continuing along said Southwesterly line as follows: South 52° 42' 43" East a distance of 67.16 feet to a point for a corner; South 45° 30' 43" East a distance of 391.20 feet to the point of curvature of a circular curve to the left having a central angle of 2° 10' 00" and a radius of 5779.58 feet; Along said curve an arc distance of 218.56 feet to a point for a corner; and South 47° 40' 43" East a distance of 643.15 feet to the East corner of said Tract 3;  
 THENCE: South 2° 10' 48" West a distance of 1150.04 feet along the East line of said Tract 3 to a point for a corner on the Southerly City Limits line of the City of Rockwall;  
 THENCE: Westerly along said City Limits line a distance of 029.06 feet, more or less to a point for corner in a branch;  
 THENCE: Along said branch and the Southerly lines of said Tract 3 as follows: North 43° 44' East a distance of 60.1 feet; North 4° 29' East a distance of 87.0 feet; North 53° 16' West a distance of 130.0 feet; North 31° 04' West a distance of 126.0 feet; and South 10° 01' East a distance of 101.5 feet to said City Limits line;  
 THENCE: Westerly a distance of 65.9 feet along said City Limits line to its intersection with said branch;  
 THENCE: Along said branch and the Southerly lines of said Tract 3 and Tract 7 as follows: South 24° 46' West a distance of 100.6 feet; North 54° 46' West a distance of 107.0 feet; North 1° 16' West a distance of 107.0 feet;  
 THENCE: North 6° 24' 04" East a distance of 1011.29 feet leaving said branch to the Point of Beginning and Containing 39.592 Acres of Land.

## TRACT B

STATE OF TEXAS  
 COUNTY OF ROCKWALL

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of that certain tract of land described as Tract 3 in deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at the intersection of the Southeast line of a County Road with the Southwest line of F.M. 3097, a variable width right-of-way, and at the North corner of said Tract 3;  
 THENCE: South 45° 38' 43" East a distance of 111.49 feet with the Southwest line of F.M. 3097 to an iron rod set at the Point of Beginning;  
 THENCE: South 45° 38' 43" East a distance of 188.14 feet continuing with said Southwest line to an iron rod set at the point of curvature of a circular curve to the left having a central angle of 0° 36' 48", a radius of 5779.58 feet, and a chord that bears South 45° 57' 07" East a distance of 61.86 feet;  
 THENCE: Along said curve and continuing with said Southwest line an arc distance of 61.86 feet to an iron rod set for a corner on an intersecting circular curve to the left having a central angle of 52° 49' 33", a radius of 250.00 feet, and a chord that bears South 18° 01' 04" West a distance of 272.42 feet;  
 THENCE: Along said curve an arc distance of 230.50 feet to an iron rod set for a corner;  
 THENCE: South 8° 23' 43" East a distance of 525.93 feet to an iron rod set for a corner;  
 THENCE: South 81° 36' 17" West a distance of 250.00 feet to an iron rod set for a corner;  
 THENCE: North 8° 23' 43" West a distance of 525.93 feet to an iron rod set for a corner at the point of curvature of a circular curve to the right having a central angle of 52° 45' 00", a radius of 500.00 feet, and a chord that bears North 17° 58' 47" East a distance of 444.24 feet;  
 THENCE: Along said curve an arc distance of 460.33 feet to the Point of Beginning and Containing 217,800 Square Feet or 5.0000 Acres of Land.



PD-9 - WHITTLE DEVELOPMENT  
AREA REQUIREMENTS

PRODUCT: OFFICE WAREHOUSE (OFW) - 39.555 Acres

1. Minimum site size - 6,000 square feet
2. Minimum site frontage - 50 feet
3. Minimum site depth - 100 feet
4. Minimum depth of front setback - 25 feet
5. Minimum width of side setback -
  - a) without fire retardant wall - 6 feet
  - b) with fire retardant wall - 0 feet
  - c) abutting residential zoned property - 20 feet
  - d) abutting arterial from right-of-way - 25 feet
  - e) abutting other streets - 20 feet
6. Minimum depth of rear setback -
  - a) abutting non residential property with fire wall - 0 feet
  - b) without fire retardant wall - 20 feet
7. Minimum distance between detached buildings on the same parcel of land or lot -
  - a) without fire wall - 15 feet
  - b) with fire wall - 0 feet
8. Minimum requirement for construction materials -
  - a) structures - non-combustible - 100%
  - b) exterior buildings facing masonry - 90%
9. Maximum amount of impervious coverage - 95%
10. Minimum amount of landscaping - TRACT A- (Described in attachment A-20%  
TRACT B- (Described in Attachment A-12.9%  
In Addition to the minimum % required  
in tract B, all adjacent street parkway  
shall be permanently landscaped.
11. Maximum floor area ratio - 2:1
12. Maximum height of structures - 60 feet
13. Maximum number of entrances -
  - a) on arterial (street frontage) - 1 per 200 feet
  - b) on collector (street frontage) - 1 per 100 feet
  - c) on local street frontage - 1 per 50 feet

ORDINANCE NO. 88-13

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO INCLUDE GARDEN CENTERS AS APPROVED USES UNDER "PD-9" PLANNED DEVELOPMENT DISTRICT NO. 9; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "C" of Ordinance 86-55 as follows: (wording in " " indicates additions):

Exhibit "C"

Product: General Retail District "including garden centers as approved uses".

Section 2. That the above described tract of land shall be used only in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, by including garden center uses as approved uses under "PD-9" Planned Development District No. 9.

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication

shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 2nd day of May, 1988.

APPROVED:

*J. R. Miller*  
Mayor

ATTEST:

By *[Signature]*

1st Reading 4/18/88  
2nd Reading 5/2/88

ORDINANCE NO. 88-20

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, TEXAS AS HERETOFORE AMENDED AND ORDINANCE 86-55 TO AMEND THE PRELIMINARY PLAN FOR "PD-9" PLANNED DEVELOPMENT DISTRICT NO.9; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a change in the preliminary plan for "PD-9" has been requested by Whittle Development to change the land use from "SF-12.5" TO "SF-10" on the property described in Exhibit "A" and relocate the amenities from the property described in Exhibit "B" to the property described in Exhibit "D" attached hereto; and

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

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

Section 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same is hereby amended by amending Exhibit "B" of Ordinance 86-55 as follows:

- a. Changing the zoning designation from "SF-12.5" to "SF-10" on the 1.7 acre tract of land as shown on Exhibit "B" and further described in Exhibit "A"
- b. Removing the 7 acre amenities area as shown on Exhibit "B", and
- c. Locating a 3.5 acre public park as shown on the revised concept plan attached hereto as Exhibit "C" and as further described on Exhibit "D"

Section 2. That the above described tracts of land shall be used on in the manner and for the purpose authorized by the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, by relocating the amenities area and changing the zoning designation from "SF-12.5" to "SF-10" on the tract of land described in Exhibit "A".

Section 3. Any person, firm, or corporation violating the provisions of this ordinance shall be subject to the same penalty as provided for in the

Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended and as amended hereby, and upon conviction shall be punished by fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000) for each offense, and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance shall remain in full force and effect.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed,, and all other ordinances of the City of Rockwall no in conflict with the provisions of this ordinance shall remain in full force and effect.

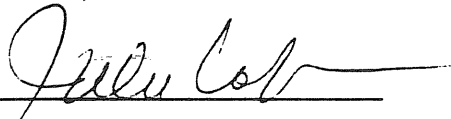
Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED THIS 6th DAY OF June, 1988

APPROVED;

  
\_\_\_\_\_  
Mayor

ATTEST;

By   
\_\_\_\_\_

1st reading 5/16/88  
2nd reading 6/6/88

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5;

THENCE: North  $8^{\circ} 22' 20''$  West a distance of 314.80 feet along said Easterly line to the beginning of a circular curve to the left;

THENCE: Along said curve having a central angle of  $19^{\circ} 01' 57''$ , a radius of 613.99 feet, a tangent length of 102.93 feet, for an arc length of 203.95 feet;

THENCE: North  $62^{\circ} 35' 43''$  East a distance of 300.00 feet to the Point of Beginning;

THENCE: North  $62^{\circ} 35' 43''$  East a distance of 299.60 feet to a point for a corner;

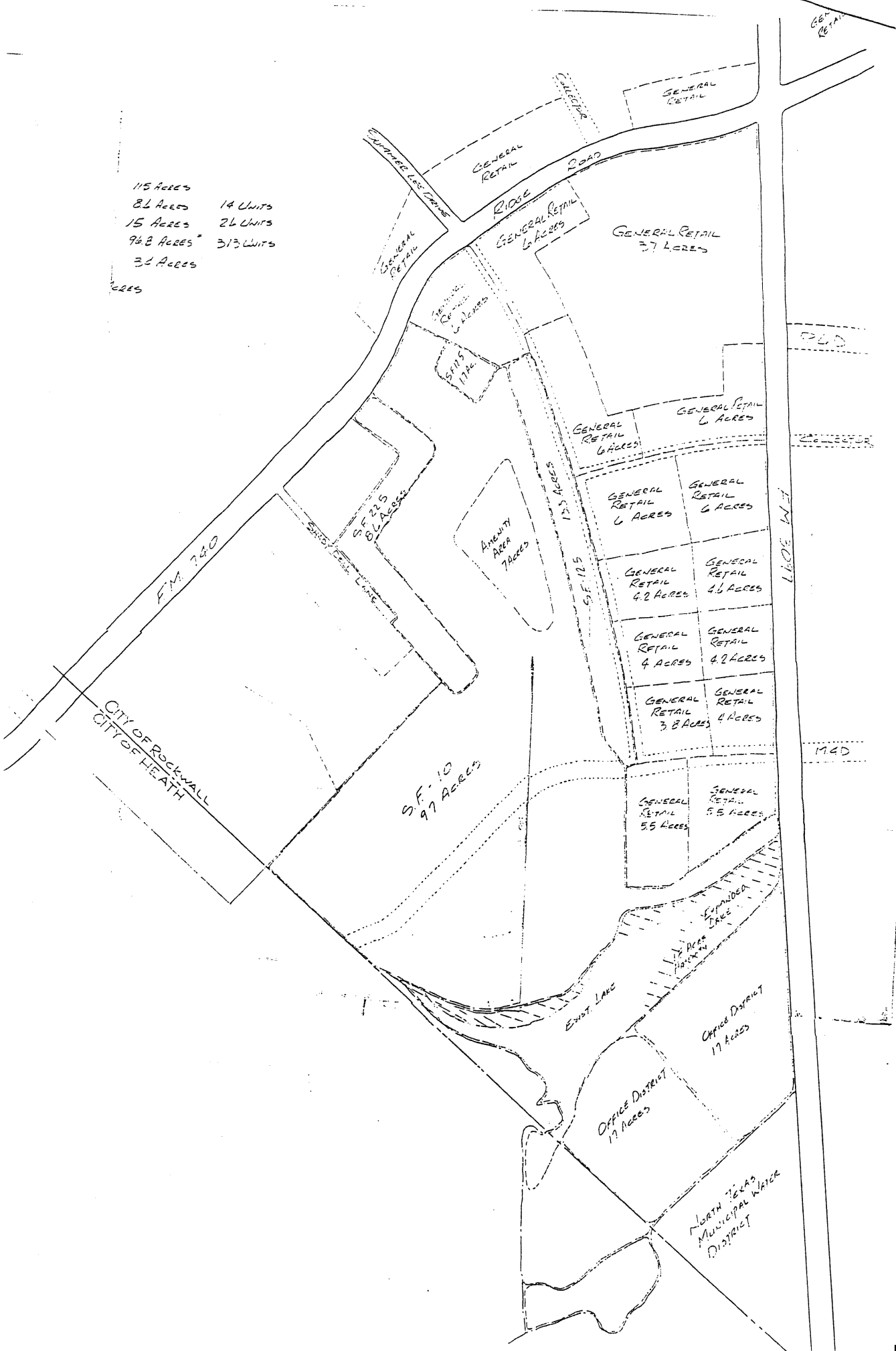
THENCE: South  $27^{\circ} 24' 17''$  East a distance of 247.17 feet to a point for a corner;

THENCE: South  $62^{\circ} 35' 43''$  West a distance of 299.60 feet to a point for a corner;

THENCE: North  $27^{\circ} 24' 17''$  West a distance of 247.17 feet to the Point of Beginning and Containing 1.700 Acres of Land.

area designated as SF-12.5 to be amended to SF-10

115 Acres  
 81 Acres 14 Units  
 15 Acres 26 Units  
 94.8 Acres 313 Units  
 31 Acres







PARK

STATE OF TEXAS  
COUNTY OF ROCKWALL

EXHIBIT "D"

BEING a tract of land situated in Rockwall County, Texas, part of the E. Teal Survey, Abstract No. 207, being part of Tract 5 and 7, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a concrete highway right-of-way marker found for the Easterly Southeast corner of the intersection of Farm to Market Road 740 and F.M. 3097, same being the most Northerly corner of the herein described tract;

THENCE: Along the Southwesterly line of Farm to Market Road 3097 as follows:

South 45° 35' 20" East a distance of 2225.71 feet to a concrete highway monument;

South 44° 03' 08" East a distance of 900.21 feet to a concrete highway monument;

South 45° 31' 22" East a distance of 802.41 feet to a point for a corner;

THENCE: Leaving said Southwesterly line as follows:

South 10° 28' 38" West a distance of 662.77 feet to a point for a corner; and

South 44° 24' 40" West a distance of 334.49 feet to the Point of Beginning;

THENCE: South 44° 24' 40" West a distance of 47.00 feet to a point for a corner;

THENCE: South 20° 02' 12" East a distance of 126.71 feet to the point of curvature of a circular curve to the right having a central angle of 32° 17' 34", a radius of 375.00 feet, and a chord that bears South 84° 30' 18" West a distance of 208.57 feet;

THENCE: Along said curve an arc distance of 211.36 feet to a point for a corner;

THENCE: North 79° 20' 55" West a distance of 264.95 feet to the point of curvature of a circular curve to the left having a central angle of 6° 24' 51", a radius of 955.00 feet, and a chord that bears North 4° 37' 05" East a distance of 106.85 feet;

THENCE: Along said curve an arc distance of 106.91 feet to a point for a corner;

THENCE: North 1° 24' 40" East a distance of 214.65 feet to the point of curvature of a circular curve to the right having a central angle of 15° 00' 00", a radius of 800.00 feet, and a chord that bears North 8° 54' 40" East a distance of 208.84 feet;

THENCE: Along said curve an arc distance of 209.44 feet to a point for a corner;

THENCE: South 45° 31' 22" East a distance of 576.34 feet to the Point of Beginning and Containing 164,371 Square Feet or 3.7734 Acres of Land.

area to be designated as park

Harold L. Evans & Associates  
March 29, 1988

ORDINANCE NO. 95-17

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ORDINANCE NO. 86-55 OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO CHANGE THE AREA REQUIREMENTS IN PLANNED DEVELOPMENT 9, SHOWN AS PART OF EXHIBIT "C", ; PROVIDING SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance 86-55 of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance and Exhibit "C" of Ordinance No. 86-55 of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended so as to approve an amendment to the area requirements of PD-9 Exhibit "C" as follows:

8. Minimum requirements for construction materials
  - a. All structural materials for new buildings greater than 5,000 square feet in floor area, or additions of more than 40% of the existing floor area or exceeding 5,000 square feet, shall consist of 100% non-combustible materials.
  - b. All structural materials for new buildings 5,000 square feet or less in floor area, and any additions to existing buildings 40% or less than the existing floor area and 5,000 square feet or less may consist of combustible materials rated a minimum of one-hour fire resistive on all walls, floors and ceilings.

- c. Exterior walls - Each exterior wall shall consist of 90% masonry materials as defined in the comprehensive zoning ordinance.

Section 2. That Planned Development District No. 9, shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby, provided that the granting of these changes to Planned Development District No. 9 and are subject to the following special conditions:

- A. All development of property covered by Planned Development District No. 9, shall be in accordance with the provisions of this ordinance and the finally approved site plan and list of approved uses, and no substantial change in the development shall be permitted except after obtaining approval of the changes and amendments to the Comprehensive Zoning Ordinance.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.


Section 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 5th day of June,  
1995.

APPROVED:

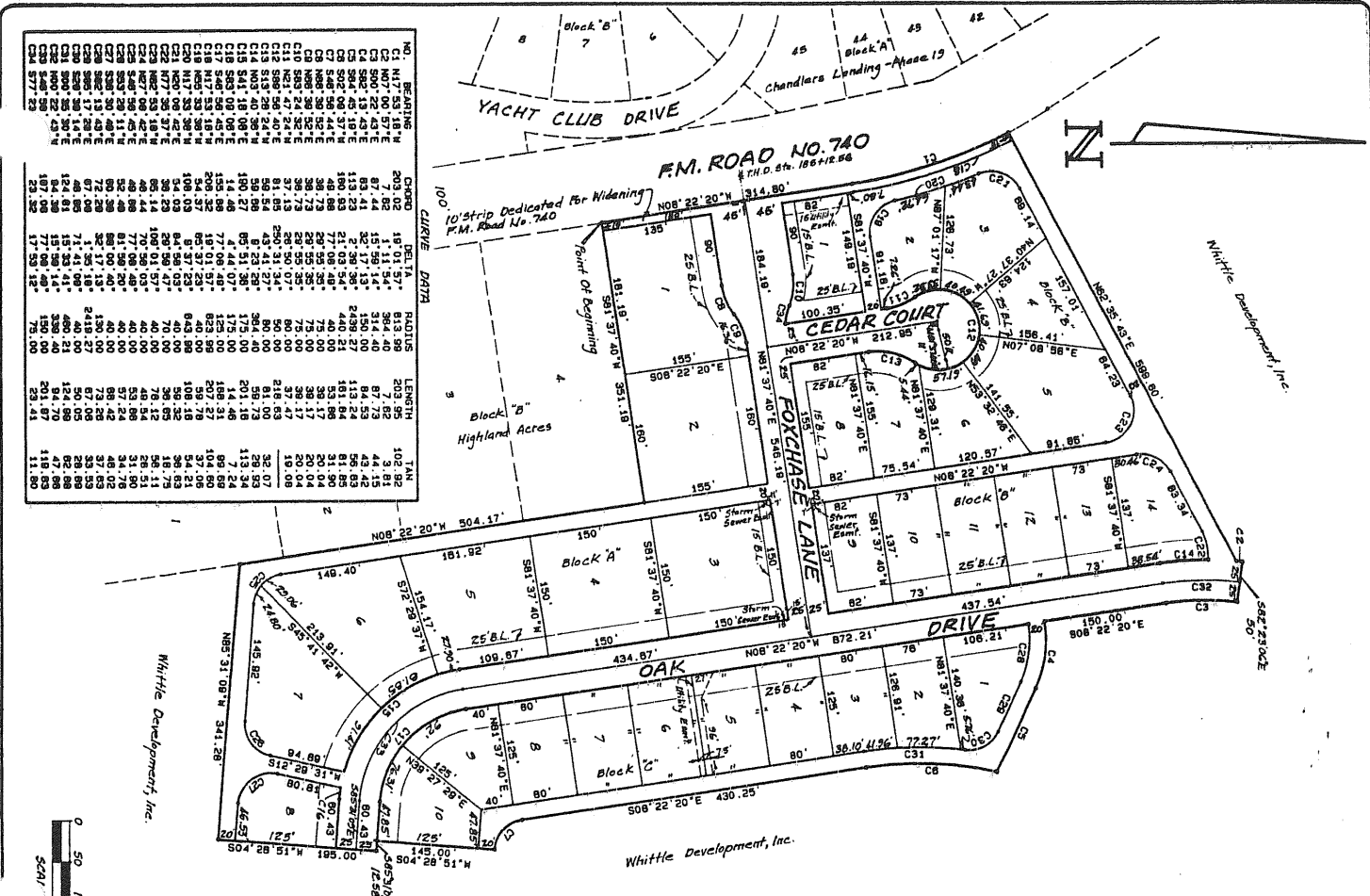
  
\_\_\_\_\_  
Mayor

George R. Hatfield

ATTEST:

By:   
Stacey Robbins, City Secretary

1st reading 5/15/95  
2nd reading 6/5/95



NO.	BEARING	CHORD	DELTA	RAIUS	LENGTH	TAN.
C1	N17°53'15"E	209.02	19.01	53.98	209.82	102.82
C2	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C3	S90°02'43"E	87.44	15.56	14.4	87.73	44.15
C4	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C5	S90°02'43"E	87.44	15.56	14.4	87.73	44.15
C6	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C7	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C8	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C9	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C10	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C11	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C12	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C13	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C14	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C15	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C16	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C17	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C18	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C19	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C20	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C21	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C22	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C23	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C24	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C25	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C26	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C27	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C28	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C29	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C30	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C31	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C32	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C33	S89°02'43"E	87.44	15.56	14.4	87.73	44.15
C34	S89°02'43"E	87.44	15.56	14.4	87.73	44.15

LOT	Sq. Ft.	Lot	Sq. Ft.	Lot	Sq. Ft.
1	25,536	1	12,678	1	11,430
2	28,800	2	10,701	2	10,073
3	22,500	3	18,182	3	10,027
4	22,500	4	12,303	4-8	10,000
5	22,500	5	11,187	9	10,750
6	10,000	6	10,725	10	10,751

STATE OF TEXAS  
COUNTY OF ROCKWALL  
OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc., is the owner of a tract of land situated in Rockwall County, Texas, part of the E. Trail Survey, Abstract No. 207, being part of Tract 5, as recorded in Volume 184, Page 490, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod on the Easterly line of F.M. 740 at the most Northerly Southwest corner of said Tract 5 and at the Northwest corner of Lot 4, Block B of Highland Acres as recorded in Slide A, Page 51, Plat Records, Rockwall County, Texas; to THENCE: North 8° 32' 20" West a distance of 718.86 feet along said Easterly line to the point of curvature of a circular curve to the left having a central angle of 19° 01' 57" and a radius of 613.99 feet;

THENCE: Along said curve and said Easterly line an arc distance of 703.95 feet to an iron rod for a corner;

THENCE: North 62° 35' 43" East a distance of 599.60 feet to an iron rod for a corner on a circular curve to the right having a central angle of 1° 11' 54", a radius of 364.48 feet and a chord that bears North 7° 00' 57" East a distance of 7.67 feet;

THENCE: Along said curve an arc distance of 4.68 feet to an iron rod for a corner;

THENCE: Along said curve an arc distance of 5.68 feet to an iron rod for a corner;

THENCE: Along said curve an arc distance of 87.73 feet to an iron rod for a corner;

THENCE: South 8° 32' 20" East a distance of 156.00 feet to an iron rod for a corner on a circular curve to the right having a central angle of 32° 17' 13", a radius of 156.00 feet, and a chord that bears South 82° 13' 43" East a distance of 83.41 feet;

THENCE: Along said curve an arc distance of 84.53 feet to an iron rod for a corner at the point of compound curvature of a circular curve to the right having a central angle of 2° 33' 36", a radius of 2439.27 feet, and a chord that bears South 6° 45' 19" East a distance of 113.23 feet;

THENCE: Along said curve an arc distance of 113.23 feet to an iron rod for a corner on a circular curve to the left having a central angle of 21° 03' 54", a radius of 440.21 feet and a chord that bears South 2° 09' 37" West a distance of 160.53 feet;

THENCE: South 8° 32' 20" East a distance of 430.25 feet to an iron rod for a corner at the point of curvature of a circular curve to the left having a central angle of 77° 08' 49", a radius of 40.00 feet, and a chord that bears South 46° 56' 48" East a distance of 49.88 feet;

THENCE: Along said curve an arc distance of 53.86 feet to an iron rod for a corner;

THENCE: South 4° 28' 51" West a distance of 145.00 feet to an iron rod for a corner;

THENCE: South 85° 31' 09" East a distance of 12.56 feet to an iron rod for a corner;

THENCE: South 4° 28' 51" West a distance of 195.00 feet to an iron rod for a corner;

THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the West line of Block B of Highland Acres;

THENCE: North 85° 31' 09" West a distance of 341.28 feet to an iron rod for a corner on the West line of said Tract 5 and on the West line of Block B of Highland Acres;

THENCE: South 81° 37' 49" West a distance of 351.19 feet to the Point of Beginning and Containing 14,356 Acres of Land.

HAROLD L. EVANS  
CONSULTING ENGINEER  
2331 GUS THOMASSON RD. SUITE 02  
DALLAS, TEXAS 75228  
PHONE (214) 328-8133

FOXCHASE - PHASE ONE  
EDWARD TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
WHITTLE DEVELOPMENT, INC.  
100 COUNTRY CLUB DRIVE, HEATH, TEXAS 7508



ORDINANCE NO. 01-43

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE (ORD. NO. 83-23) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED AND ORDINANCE NO. 86-55, TO PERMIT A FOUR-PUMP GASOLINE CONVENIENCE STORE AS AN ACCESSORY TO A RETAIL GROCERY FACILITY AS AN APPROVED USE UNDER "PD-9", PLANNED DEVELOPMENT DISTRICT NO. 9; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to the City of Rockwall Comprehensive Zoning Ordinance has been requested by the Regency Realty Corporation to provide for the general provision and requirements for an amendment to Ordinance No. 86-55 so as to approve the use of a four-pump gasoline convenience store as an accessory to a retail grocery facility on property described on Exhibit A attached hereto and made a part hereof; and

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

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

**Section 1.** That the Comprehensive Zoning Ordinance, as heretofore amended, be and the same is hereby amended by the approval of an amendment to the planned development to allow a four-pump gasoline convenience store as an accessory to a retail grocery facility in the "PD-9", Planned Development District, on property as described on Exhibit A attached hereto and made a part hereof.

**Section 2.** That the tract of land described on Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval shall affect only the property as heretofore described and said property shall be limited to the uses, density, area, setback and other requirements set forth herein.

**Section 3.** That development on property described on Exhibit "A" shall include the use  
*2001-12-Z/PD Gasoline sales facility  
FM 740 and FM 3097*

of a four-pump gasoline convenience store as an accessory to a grocery retail facility with the following conditions:


1. That the area requirements conform to the PD-9, Planned Development District (Ordinance No. 86-55).
2. That the fuel center be limited to four pumps.
3. That no free standing pole sign be allowed.
4. That no incidental display be allowed, including vending machines.
5. That the building materials conform to Exhibit "B".
6. That the fuel center be manned at all times during operating hours. The fuel center shall not operate unmanned.
7. Additional road work to be performed on FM 3097 and FM 740 to conform to Exhibit "C". Construction for road work will start within 45 days after the following conditions have been met:
  - a. Filing of the plat.
  - b. Relocation of utilities by the local provider.
  - c. Approval of construction drawings by TXDOT and other governmental authorities.
  - d. Issuance of TXDOT permit for construction of the roadwork.

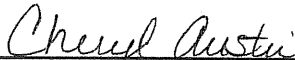
**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

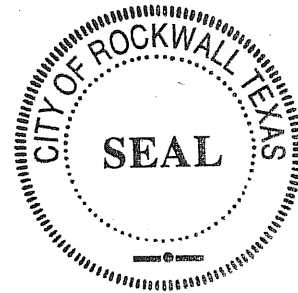
**Section 5.** If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 6.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 17th day of September, 2001.

  
\_\_\_\_\_  
APPROVED  
Terry Raulston, Mayor Pro Tem

  
\_\_\_\_\_  
ATTEST, Cheryl Austin  
City Secretary  
1st Reading 9/4/01  
2nd Reading 9/17/01





**EXHIBIT "A"**

**ZONING EXHIBIT  
0.861 ACRE TRACT  
ROCKWALL, TEXAS**

Being a 0.861 acre tract situated in the City of Rockwall, Rockwall County, Texas, being out of the E. Teal Survey, Abstract No. 207, said tract being more particularly described as follows:

**COMMENCING** at a ½-inch iron road found for corner of the southwest line of said F.M. Road No. 3097, a 100 foot right-of-way at this point, said point being at the southeasterly corner of a 7.5 foot strip of land dedicated for widening of said F.M. Road No. 3097 as shown by plat of Lot 1, Block A, of Mr. M. Addition, an addition of the City of Rockwall, according to the map thereof dated October 9, 1987 and recorded in Cabinet C, Page 24, of the Plat Records of Rockwall County, Texas;

**THENCE** along the southwest line of said F.M. Road 3097 the following:

South 45°37'17" East, a distance of 374.66 feet to a point found for corner, same point being the **POINT OF BEGINNING**;

South 45°37'17" East, a distance of 268.00 feet to a point found for corner;

**THENCE** South 44°22'43" West, a distance of 140.00 feet to a point found for corner;

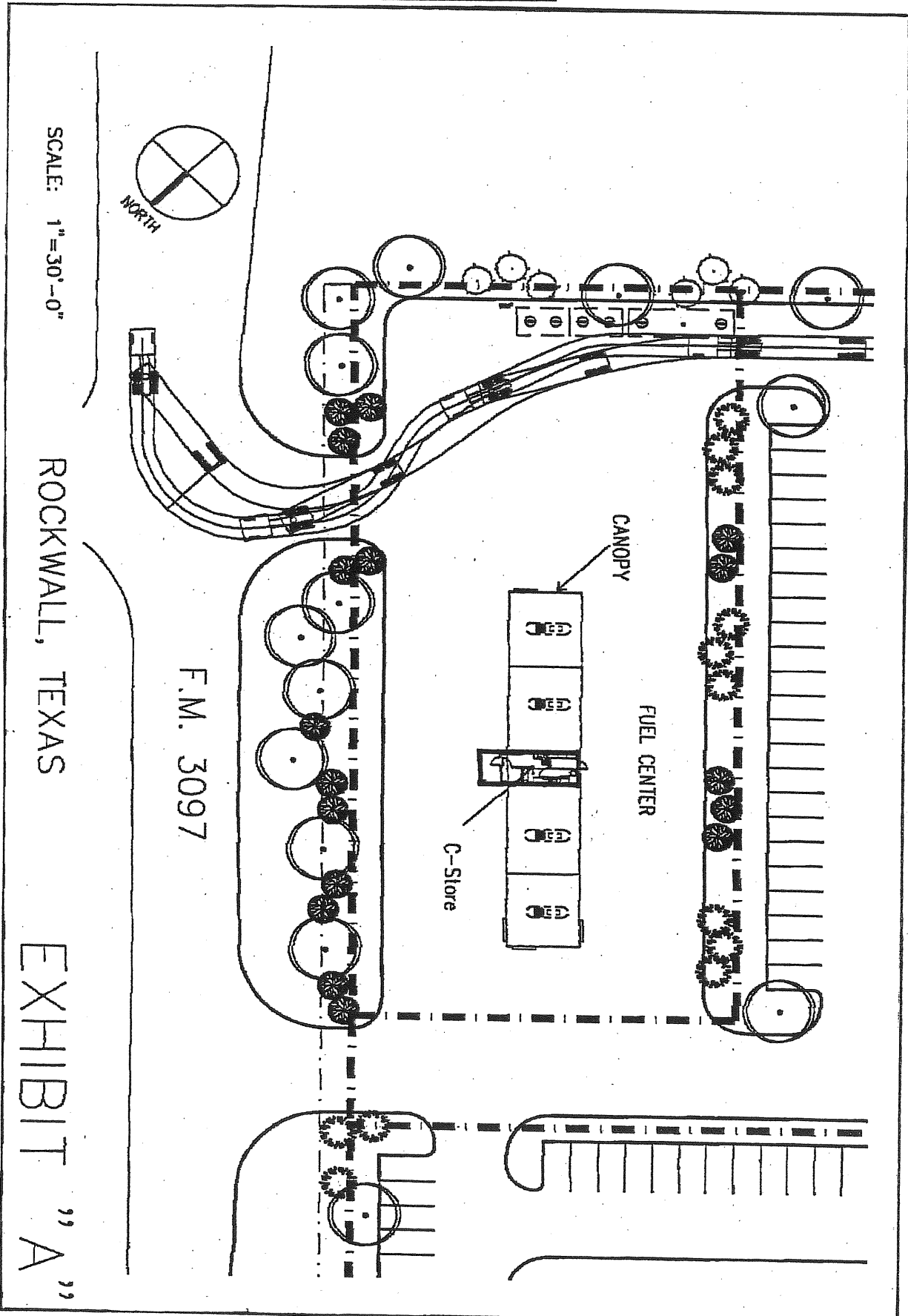
**THENCE** North 45°37'17" West, a distance of 268.00 feet to a point found for corner;

**THENCE** North 44°22'43" East, a distance of 140.00 feet to the **POINT OF BEGINNING**;

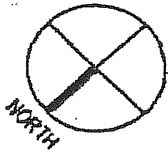
**CONTAINING** a computed are of 37,520 square feet or 0.861 acres of land.



**EXHIBIT "A"**



SCALE: 1"=30'-0"

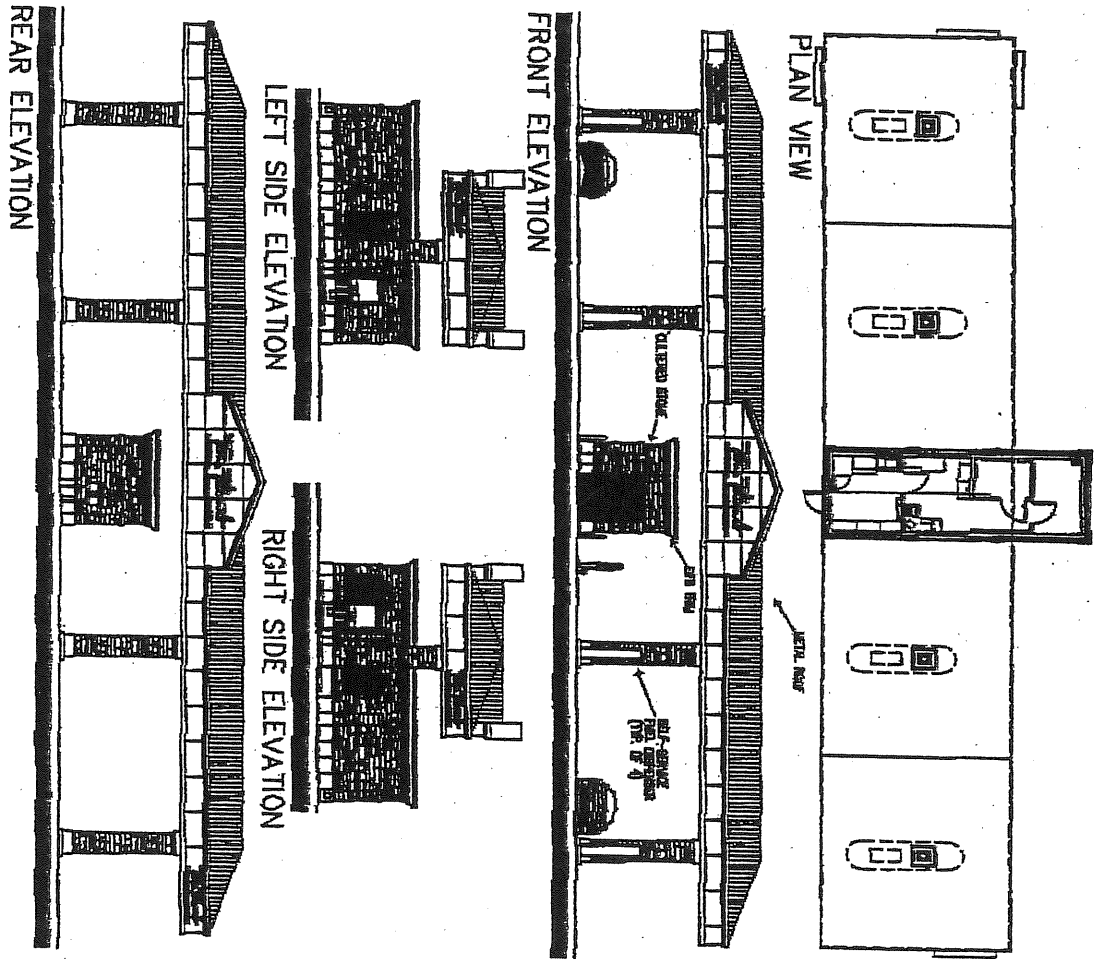


ROCKWALL, TEXAS

F.M. 3097

EXHIBIT "A"

**EXHIBIT "B"**



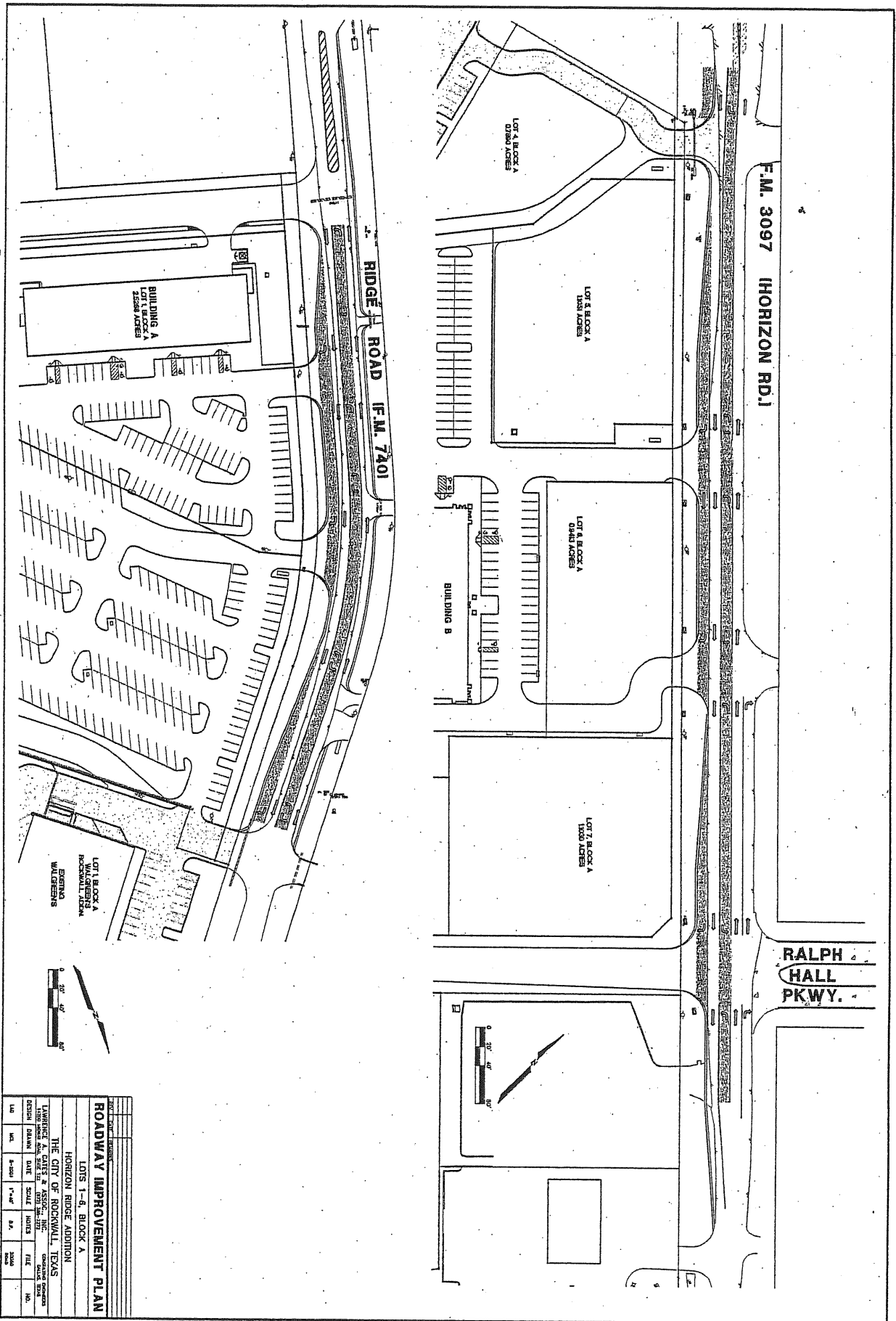
SCALE: 1/16" = 1'-0"

ROCKWALL, TEXAS

EXHIBIT "B"

8/10/2001

**EXHIBIT "C"**

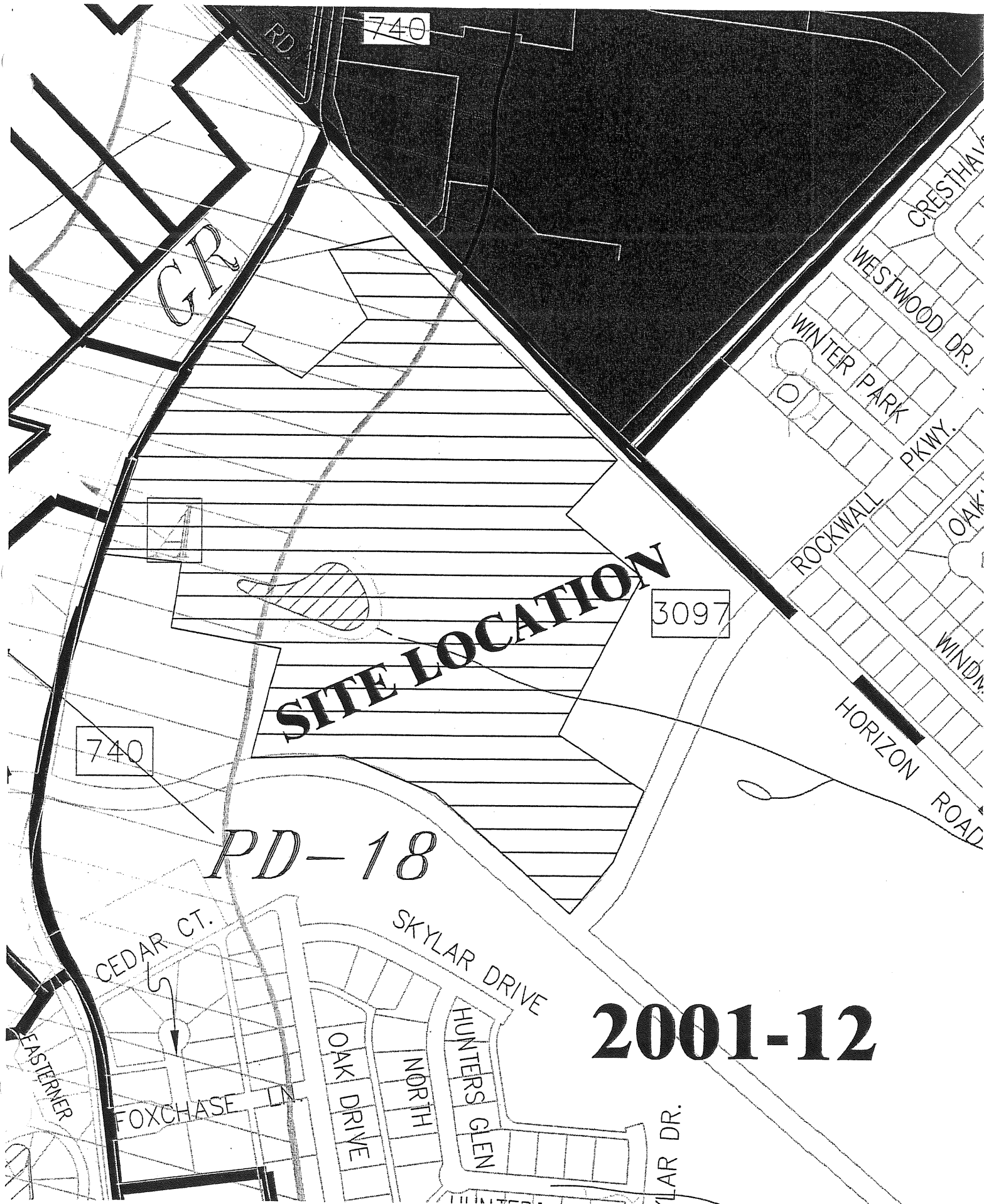


<b>ROADWAY IMPROVEMENT PLAN</b> LOTS 1-6, BLOCK A HORIZON RIDGE ADDITION THE CITY OF ROCKWALL, TEXAS									
DESIGN	DATE	SCALE	NO.	FILE	NO.	DATE	NO.	FILE	NO.
DESIGN	DATE	SCALE	NO.	FILE	NO.	DATE	NO.	FILE	NO.
DESIGN	DATE	SCALE	NO.	FILE	NO.	DATE	NO.	FILE	NO.

01-12- PD-9 – Amendment  
to allow gas station

(1 of 1)

EXHIBIT "C"



**2001-12**

CITY OF ROCKWALL

ORDINANCE NO. 04-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM "A", AGRICULTURAL TO "PD-9", PLANNED DEVELOPMENT NO. 9 DISTRICT, FOR A 36.5427-ACRE TRACT BEING A PORTION OF THE RAINBOW LAKE ESTATES ADDITION AND ALL OF TRACTS 4-1 AND 4-3, ABSTRACT 207, AND MORE FULLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

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

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

**Section 1.** That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning for a tract of land containing 36.5427-acres being a portion of the Rainbow Lake Estates Addition and Tracts 4-1 and 4-3 of the E. Teal Survey, Abstract 207, and more fully described herein as Exhibit "A", City of Rockwall, Rockwall County, Texas, from "A", Agricultural District to "PD-9", Planned Development No. 9 District, and;

**Section 2.** That the property described herein shall be used only in the manner and for the purposes provided for in **§2.3 – (SF-10) SINGLE FAMILY RESIDENTIAL DISTRICT** of the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and the following conditions shall apply:

1. Development of vacant land south of Foxchase Phase 6 and Rainbow Lake Estates shall include a 5-ft landscape buffer and screening element along the Tubbs Road extension and White Road.

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

**Section 4.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 5.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Subdivision Regulations of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

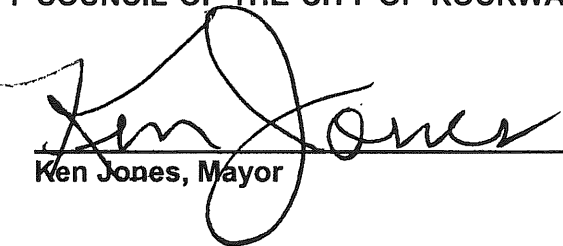
**Section 6.** That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5<sup>th</sup> day of January, 2004.**

**ATTEST:**

  
\_\_\_\_\_  
Dorothy Brooks, City Secretary

  
\_\_\_\_\_  
Ken Jones, Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Pete Eckert, City Attorney



**1<sup>st</sup> Reading: December 15, 2003**

**2<sup>nd</sup> Reading: January 5, 2004**



**Exhibit "A"**  
**Legal Description**

STATE OF TEXAS  
COUNTY OF ROCKWALL

Being a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, including a part of an addition known as Rainbow Lake Estates recorded in Cabinet D, Slide 344; a part of Tract 7, as described in Deed recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas; and a 1.8652 acre tract described in Deed to Whittle Development, recorded in Volume 269, Page 45; and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the center of Rainbow Road, a County road, at a corner of the City Limits of the City of Rockwall and at the North corner of said Tract 7;

THENCE, With the meanders of Brockway Branch a tributary of Buffalo Creek), the East lines of said Tract 7, and said City Limits line as follows:

South 00°06' 21" East a distance of 183.00 feet;  
South 71°36' 01" East a distance of 122.00 feet;  
South 03°08' 59" West a distance of 195.00 feet;  
South 44°36' 01" East a distance of 146.00 feet;  
South 73°23' 59" West a distance of 211.00 feet;  
South 20°51' 01" East a distance of 103.00 feet;  
South 77°06' 01" East a distance of 250.00 feet;  
South 9°06' 01" East a distance of 118.00 feet;  
South 41°23' 59" West a distance of 180.00 feet;  
South 48°36' 01" East a distance of 92.00 feet;  
South 04°53' 59" West a distance of 43.00 feet;  
South 88°08' 59" West a distance of 126.00 feet;  
South 08°21' 01" East a distance of 218.00 feet; and  
South 71°08' 59" West a distance of 87.98 feet to the North corner of a tract of land conveyed to Thomas W. Jones et al by Deed recorded in Volume 166, Page 410, Deed Records, Rockwall County, Texas;

THENCE, Along the Northeast lines of said Jones Tract and continuing along said City Limits Line as follows:

South 01°25' 42" East a distance of 107.53 feet;  
South 54°55' 42" East a distance of 106.99 feet; and  
South 24°55' 42" East a distance of 100.58 feet to a point on the common City Limits line of the City of Rockwall and the City of Heath;

THENCE, South 89°25' 57" West a distance of 634.45 feet along said Heath City Limit line to a point in a dry wash and on the Southerly lines of said Tract 7;

THENCE, In a Westerly direction with the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:

South 45°15' 18" West a distance of 22.28 feet;  
North 83°12' 42" West a distance of 43.70 feet; and  
North 50°58' 42" West a distance of 15.58 feet to a point on the previously mentioned Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 92.46 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limits line to a point in said dry wash and said southerly lines;

**Exhibit "A"**  
**Legal Description**

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:  
South 67°46' 18" West a distance of 99.50 feet; and  
North 65°47' 42" West a distance of 87.65 feet to a point on said Heath City Limits line;

THENCE, South 89°25' 57" West a distance of 63.51 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point in said dry wash and said Southerly Lines;

THENCE, With the meanders of said dry wash and the Southerly lines of said Tract 7 as follows:  
South 10°03' 18" West a distance of 12.88 feet; and  
North 82°54' 42" West a distance of 94.99 feet to a point on said Heath City Limits Line;

THENCE, South 89°25' 57" West a distance of 325.59 feet, leaving said dry wash and said Southerly lines of Tract 7, along said Heath City Limit line to a point on the projected line of the original West line of White Road;

THENCE, South 00°22' 56" East a distance of 353.97 feet along said projected line of the original White Road to a point at the Eastward projection of the South right-of-way line of White Road;

THENCE, North 89°33' 15" West a distance of 583.26 feet along the south right-of-way line of White Road, to a point being a projection of the west line of said Whittle Development tract;

THENCE, North 00°02' 30" West a distance of 343.69 feet to a point being the southwest corner of an addition known as Foxchase Phase Six recorded in Cabinet D, Slides 335-336;

THENCE, North 89°25' 57" East a distance of 525.72 feet to a point within the right-of-way of Tubbs Road, also being a point on the existing Rockwall City Limits line and within the original Rainbow Road;

THENCE, North 31°41' 03" East a distance of 955.02 feet, along Rockwall City Limits line within the said Rainbow Lake Estates Addition to a point for a corner;

THENCE, North 45°08' 44" East a distance of 1131.97 feet continuing with said Rockwall City Limits line to the Point of Beginning and containing approximately 36.5427 acres (1,591,800.58 sf) of land.

CITY OF ROCKWALL

ORDINANCE NO. 11-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT, SPECIFICALLY TO ALLOW FOR A PROPOSED FUEL CENTER IN CONJUNCTION WITH THE EXISTING KROGER STORE LOCATED ON LOT 18, BLOCK A, HORIZON RIDGE ADDITION, BEING 7.1779-ACRES AND LOCATED AT 2935 RIDGE ROAD, AND MORE SPECIFICALLY SHOWN IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to (PD-9) Planned Development No. 9 District has been requested by Christina Konrad of Kroger Texas LP, specifically to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

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

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

**Section 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District to allow for a proposed fuel center in conjunction with the existing Kroger store located on Lot 18, Block A, Horizon Ridge Addition, being 7.1779-acres and located at 2935 Ridge Road, City and County of Rockwall, Texas, and more specifically shown in Exhibit "A"; and

**Section 2.** That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the conditions set forth in (PD-9) Planned Development No. 9 District, as heretofore amended, and as amended herein by granting of this approval, and shall be subject to the following conditions:

1. The development shall strictly adhere to the approved concept plan (Exhibit A), landscape plan (Exhibit B) and building elevations (Exhibit C).
2. The construction of the "Right-in/Right-out" raised median as shown on concept plan (Exhibit A) shall commence within twelve (12) months of the issuance of building permit for the fuel center.

3. No outside display of merchandise shall be permitted within or around the proposed fuel center, except for the ice machine as shown on the concept plan and elevations, which shall be painted to match the exterior materials of the adjacent kiosk. However, the grocery store shall continue to display merchandise as permitted under the City's "incidental display" requirements of the Unified Development Code.
4. No seasonal sales of merchandise or other special event (e.g. Christmas tree sales, Valentine's Day tent sale) that would result in a further reduction of the required parking spaces shall be allowed on the property, unless specifically permitted on a case-by-case basis by the City Council.

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

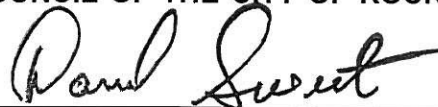
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**Section 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 5<sup>th</sup> day of July, 2011.**



David Sweet, Mayor

**ATTEST:**

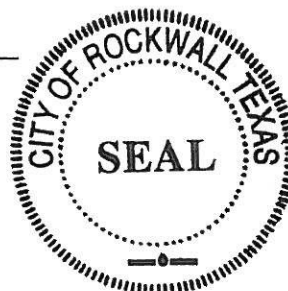


Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**



Pete Eckert, City Attorney



1st Reading: 06-20-11  
2nd Reading: 07-05-11

# Exhibit "A" Kroger Fuel (PD-9 Amendment)



**PARKING DATA**

**SHOPPING CENTER & FUEL STATION**

EXISTING SHOPPING CENTER BUILDING SF: 178,778  
 PARKING REQUIRED: 263 (14 SPACES PER 1000 SF PER KROGER)  
 EXISTING PARKING: 314 SPACES

FUEL STATION SF: 118 SF  
 PARKING REQUIRED: 1 SPACE PER 100 SF  
 PARKING ADDED AFTER RESTRICTIONS: 3 SPACES  
 PARKING REQUIRED: 1 SPACE (1 SPACE PER 100 S.F.)  
 TOTAL PARKING REQUIRED WITH FUEL: 268 SPACES  
 TOTAL PARKING PROVIDED WITH FUEL: 268 SPACES



**SITE PLAN INFO**

EXISTING ZONING: PD-9  
 PROPOSED ZONING: PD-9  
 SITE AREA: 37,169.33 SQ. FT.  
 FUEL STATION: 118 SF (KROGER)  
 BUILDING HEIGHT: 19 FT (CANOPY)

OWNER:  
 THE KROGER CO  
 IRVING, TX 75062  
 CONTACT: JARED SIECZAK  
 TEL: 972-765-6081

ENGINEER:  
 GEL ENGINEERING  
 4000 SUGAR GROVE BLVD., #316  
 STAFFORD, TX 77478  
 TEL: 281-494-0369 FAX: 281-494-0371

**HORIZON RIDGE ADDITION**  
**LOT 18, BLOCK A**

DATE	BY	APP. BY	SCALE	DATE
01-08-11	LM	LM	1/8" = 10'	01-08-11
01-08-11	LM	LM	1/8" = 10'	01-08-11
01-08-11	LM	LM	1/8" = 10'	01-08-11

**KROGER SW-375 FUEL CENTER**

**GEL ENGINEERING ASSOCIATES, INC.**

ENGINEERS  
 4000 SUGAR GROVE BLVD., #316  
 STAFFORD, TX 77478  
 TEL: 281-494-0369 FAX: 281-494-0371

**SITE PLAN**  
 2838 RIDGE ROAD  
 ROCKWALL, TEXAS

F-7524

1 OF 1 SHEET NO. 01-23-11  
 01-23-11  
 01-23-11  
 01-23-11



Exhibit "C"  
Kroger Fuel (PD-9 Amendment)

**Kroger**  
The Kroger Co.  
1000 East Third Street  
Cincinnati, OH 45202  
Tel: 513-763-1000

**CDA Architects**  
Kroger American Locations  
2000 East Third Street  
Cincinnati, OH 45202  
Tel: 513-763-1000

**FUEL STATION SW-575**  
2835 RIDGE ROAD  
ROCKWALL, TEXAS

**A200**  
EXTERIOR ELEVATIONS  
DATE: \_\_\_\_\_  
PROJECT: \_\_\_\_\_  
SCALE: AS SHOWN

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FINISHED BY
1	DISPENSER	BLACK	DISPENSER MANUFACTURER	DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
2	PRICE SIGN	WHITE	PRICE SIGN MANUFACTURER	PRICE SIGN MANUFACTURER	PRICE SIGN MANUFACTURER
3	DISPENSER BASE	CONCRETE	CONCRETE MANUFACTURER	CONCRETE MANUFACTURER	CONCRETE MANUFACTURER
4	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
5	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
6	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
7	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
8	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
9	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
10	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
11	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
12	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
13	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
14	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
15	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
16	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
17	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
18	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
19	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER
20	DISPENSER MASONRY	MASONRY	MASONRY MANUFACTURER	MASONRY MANUFACTURER	MASONRY MANUFACTURER

EXTERIOR FINISH LEGEND:	EXTERIOR MATERIALS BY %:
1. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 75% BY EXCLUSIVES (SLABS), 25% BY (FRONT)
2. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
3. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
4. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
5. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
6. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
7. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
8. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
9. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
10. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
11. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
12. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
13. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
14. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
15. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
16. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
17. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
18. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
19. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)
20. WEATHER RESISTANT CONCRETE PRODUCT.	FRONT ELEVATION: 25% BY (FRONT), 75% BY (FRONT)

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CITY OF ROCKWALL

ORDINANCE NO. 13-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. 04-38) OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO AMEND (PD-9) PLANNED DEVELOPMENT NO. 9 DISTRICT AND ORDINANCE 86-55, SO AS TO AMEND THE RESIDENTIAL STANDARDS AND CHANGE THE ZONING FROM (SF-22.5) SINGLE FAMILY RESIDENTIAL DISTRICT TO (SF-12.5) SINGLE FAMILY RESIDENTIAL DISTRICT FOR A 4.96-ACRE PORTION OF (PD-9) PLANNED DEVELOPMENT DISTRICT NO. 9, AND BEING IDENTIFIED AS TRACTS 4-13 & 4-14, EDWARD TEAL SURVEY, ABSTRACT 207 AND LOCATED EAST OF THE INTERSECTION OF RIDGE ROAD AND SHADY DALE LANE, AND MORE SPECIFICALLY SHOWN AS EXHIBIT "B" (BOUNDARY SURVEY); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an amendment to (PD-9) Planned Development No. 9 District has been requested by John P. Allender of Architexas and on behalf of Greener City Group, Inc., to amend the residential standards and change the zoning from (SF-22.5) Single Family Residential District to (SF-12.5) Single Family Residential District for a 4.96-acre portion of (PD-9) Planned Development District No. 9, and being identified as tracts 4-13 & 4-14 of the Edward Teal Survey, Abstract 207 and located east of the intersection of Ridge Road and Shady Dale Lane, City and County of Rockwall, Texas, and more specifically shown in Exhibit "B" (Boundary Survey) of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and;

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

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

**Section 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended by approval of an amendment to (PD-9) Planned Development No. 9 District so as to change the zoning from a (SF-22.5) Single Family Residential District to a (SF-12.5) Single Family Residential District for the *Subject Property*; and;

**Section 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in the Unified Development Code (Ord. No. 04-38) of the City of Rockwall and to the (SF-12.5) *Single Family Residential District* standards set forth in (PD-9) Planned



Development No. 9 District, as heretofore amended, and as amended herein by granting of this zoning change, and as may be amended in the future, and;

1. That the development shall strictly adhere to the standards as established in the (SF-12.5) Single Family Residential District referred to as the P.D. 9 – Shady Dale Lane Development Area Requirements attached hereto as Exhibit “A”.

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

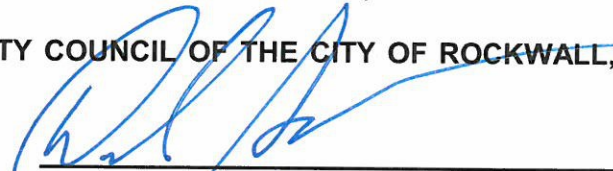
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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

**Section 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.


**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 4th day of November, 2013.**

  
\_\_\_\_\_  
David Sweet, Mayor

ATTEST:

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Frank Garza, City Attorney

1st Reading: October 21, 2013

2nd Reading: November 4, 2013

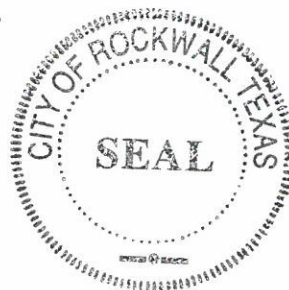


EXHIBIT "A"

P.D. 9 – SHADY DALE LANE DEVELOPMENT  
AREA REQUIREMENTS

Product: (S.F. – 12.5) Single Family Residential District  
Minimum 12,500 Square Feet.

1. Minimum lot area – 12,500 square feet
  2. Maximum number of single family detached units per lot – 1 each
  3. Minimum square footage per dwelling unit – 2,000 square feet
  4. Minimum lot frontage on public street – 75 feet
  5. Minimum lot depth – 160 feet
  6. Minimum depth of front setback – 20 feet
  7. Minimum depth of rear setback – 10 feet
  8. Minimum width of side setback –
    - a) Internal lot – 6 feet
    - b) Side yard abutting street – 15 feet
    - c) Abutting an arterial – 20 feet
  9. Minimum distance between separate buildings on the parcel of land or lot – 10 feet
  10. Minimum length of driveway pavement from the public right-of-way for rear and side yard – 18 feet
  11. Maximum building coverage as percent of lot area – 35 percent
  12. Maximum height of structures – 36 feet
  13. Minimum number of off-street parking spaces (excluding garage) – 2 each
-



CITY OF ROCKWALL

ORDINANCE NO. **25-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CONSOLIDATE THE REGULATING ORDINANCES OF THE PLANNED DEVELOPMENT DISTRICT, BEING A 307.57-ACRE TRACT OF LAND SITUATED WITHIN THE E TEAL SURVEY, ABSTRACT NO. 207, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall has initiated an amendment to the Planned Development District 9 (PD-9) for the purpose of consolidating the regulating ordinances [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*].

**WHEREAS**, Planned Development District 9 (PD-9) is a 307.57-acre tract of land situated within the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and which is more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 9 (PD-9) [*Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*] and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 73-49, 86-55, 87-30, 88-13, 88-20, 95-17, 01-43, 04-02, 11-31, & 13-43*;

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** The Homeowner's Association (HOA) shall be responsible for the maintenance of all common areas, screening walls and features, landscape areas, deed restriction enforcement, and all other functions required to maintain the quality of the development.

**SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 9.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF JANUARY, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 16, 2024

2<sup>nd</sup> Reading: January 6, 2025

DRAFT  
ORDINANCE  
12.16.2024

**Exhibit 'A':**  
**Legal Description**

**BEING** 307.57 acres of land situated in Abstract 207, E. Teal Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

**BEGINNING** in the center of the intersection of Horizon Rd (FM3097) and Ridge Rd, (NAD83 Texas State Plane GPS Coordinate (Grid): E 2,591,264.736, N 7,013,506.983 Feet);

- 1 **THENCE** South 42°-42'-40" East, along the center of Horizon Road, a distance of 796.38 feet to a point;
- 2 **THENCE** South 45°-17'-46" East, continuing along said centerline, a distance of 1067.835 feet to a point;
- 3 **THENCE** South 44°-34'-21" East, a distance of 1870.922 feet to a point;
- 4 **THENCE** South 44°-49'-17" East, a distance of 1399.251 feet to a point;
- 5 **THENCE** South 46°-51'-8" East, a distance of 481.716 feet to a point;
- 6 **THENCE** South 46°-42'-30" East, a distance of 258.877 feet for a corner;
- 7 **THENCE** South 57°-1'-39" West, a distance of 111.082 feet to a point;
- 8 **THENCE** South 3°-49'-47" West, a distance of 337.364 feet to a point;
- 9 **THENCE** South 80°-0'-50" West, a distance of 32.893 feet to a point;
- 10 **THENCE** South 40°-15'-7" East, a distance of 532.823 feet to a point;
- 11 **THENCE** South 60°-15'-43" West, a distance of 620.808 feet for a corner;
- 12 **THENCE** North 88°-24'-50" West, along the Southern City Limits line of the City of Rockwall, a distance of 842.312 feet to a point;
- 13 **THENCE** North 89°-38'-21" West, continuing along said City Limits line, a distance of 1438.136 for a corner;
- 14 **THENCE** South 0°-17'-52" West, a distance of 0.253 feet to a point;
- 15 **THENCE** South 0°-15'-51" West, a distance of 227.577 feet to a point;
- 16 **THENCE** South 0°-47'-17" West, a distance of 123.607 feet for a corner;
- 17 **THENCE** North 88°-31'-26" West, a distance of 598.278 feet for a corner;
- 18 **THENCE** North 0°-44'-41" East, along the West line of the Foxchase Addition, a distance of 348.465 feet to a point;
- 19 **THENCE** North 1°-2'-26" East, a distance of 351.601 feet to a point;
- 20 **THENCE** North 1°-20'-59" East, a distance of 1122.141 for a corner;
- 21 **THENCE** North 84°-24'-12" West, a distance of 513.729 feet for a corner;
- 22 **THENCE** North 6°-36'-59" East, a distance of 48.053 feet for a corner;
- 23 **THENCE** North 84°-19'-46" West, a distance of 528.673 feet for a corner;
- 24 **THENCE** North 7°-8'-19" West, a distance of 680.962 feet for a corner;
- 25 **THENCE** South 81°-59'-27" West, a distance of 392.733 feet for a corner;
- 26 **THENCE** North 5°-54'-11" West, generally following the Centerline of Ridge Rd, a distance of 252.075 feet to the beginning of a curve;
- 27 **THENCE** along said curve to the left having an angle of 27°-0'-51" and a radius of 759.035 feet with a chord distance of 354.568 feet and a chord bearing of North 19°-11'-18" West, to the beginning of a curve;
- 28 **THENCE** along said curve to the left having an angle of 3°-50'-26" and a radius of 974.115 feet with a chord distance of 65.281 feet and a chord bearing of North 33°-37'-15" West, to the beginning of a curve;
- 29 **THENCE** along said curve to the right having an angle of 36°-52'-27" and a radius of 438.264 feet with a chord distance of 277.213 feet and a chord bearing of North 13°-29'-36" West, to the beginning of a curve;
- 30 **THENCE** along said curve to the right having an angle of 3°-29'-57" and a radius of 4,089.283 feet with a chord distance of 249.711 feet and a chord bearing of North 6°-45'-24" East, to a point;
- 31 **THENCE** North 11°-48'-52" East, a distance of 245.242 feet to a point;
- 32 **THENCE** North 13°-45'-2" East, a distance of 282.517 feet to a point;
- 33 **THENCE** North 17°-1'-45" East, a distance of 347.78 feet to the beginning of a curve;
- 34 **THENCE** along said curve to the right having an angle of 22°-5'-10" and a radius of 792.43 feet with a chord distance of 303.575 feet and a chord bearing of North 26°-26'-2" East, to a point;
- 35 **THENCE** North 38°-42'-35" East, a distance of 116.194 feet to a point;
- 36 **THENCE** North 37°-33'-44" East, a distance of 226.689 feet to the beginning of a curve;
- 37 **THENCE** along said curve to the left having an angle of 16°-48'-35" and a radius of 1687.504 feet with a chord distance of 493.314 feet and a chord bearing of North 24°-11'-9" East, to the POINT OF BEGINNING AND CONTAINING 307.57 acres of land (13,397,751.98 square feet) more or less.

Exhibit 'B':  
Survey

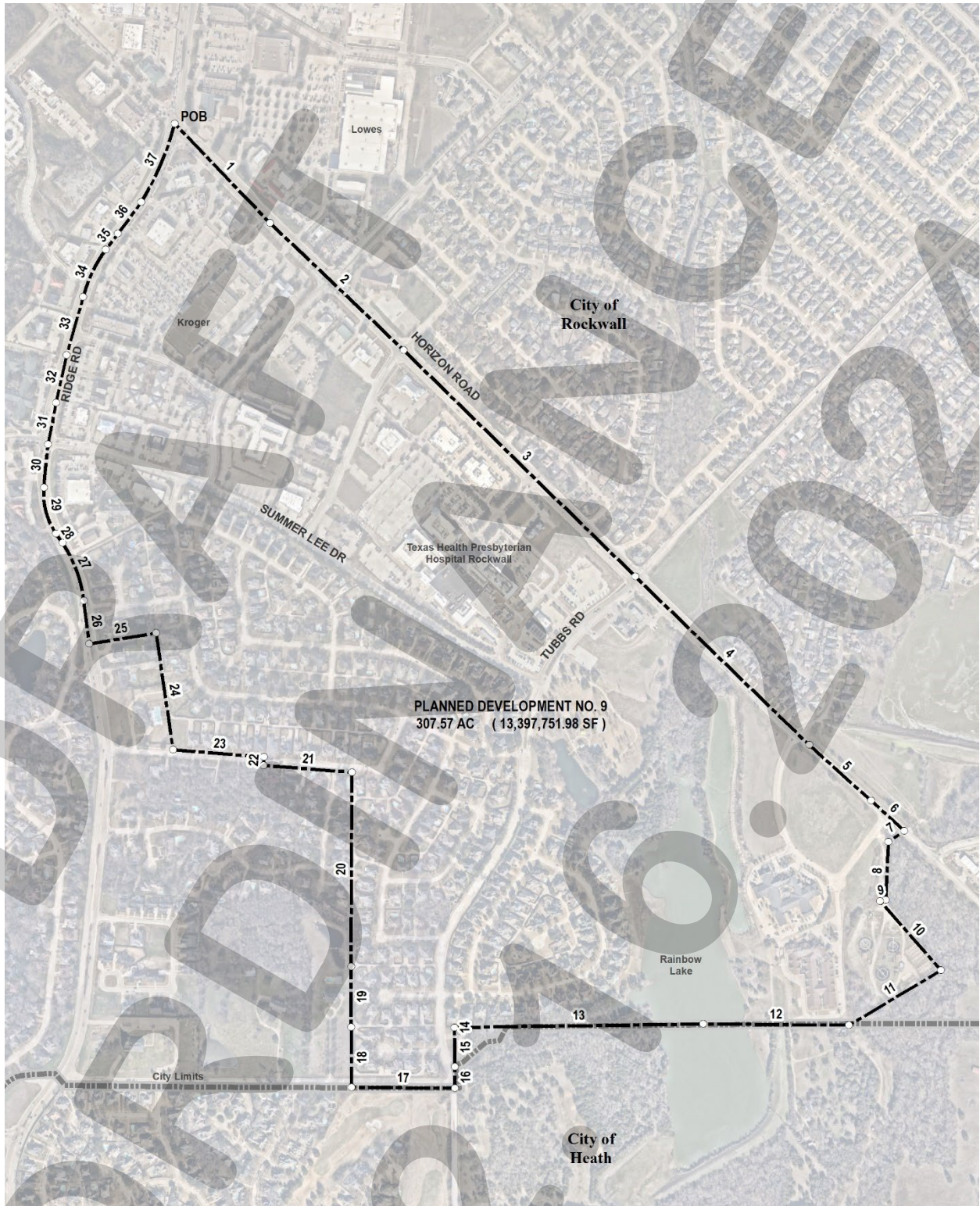
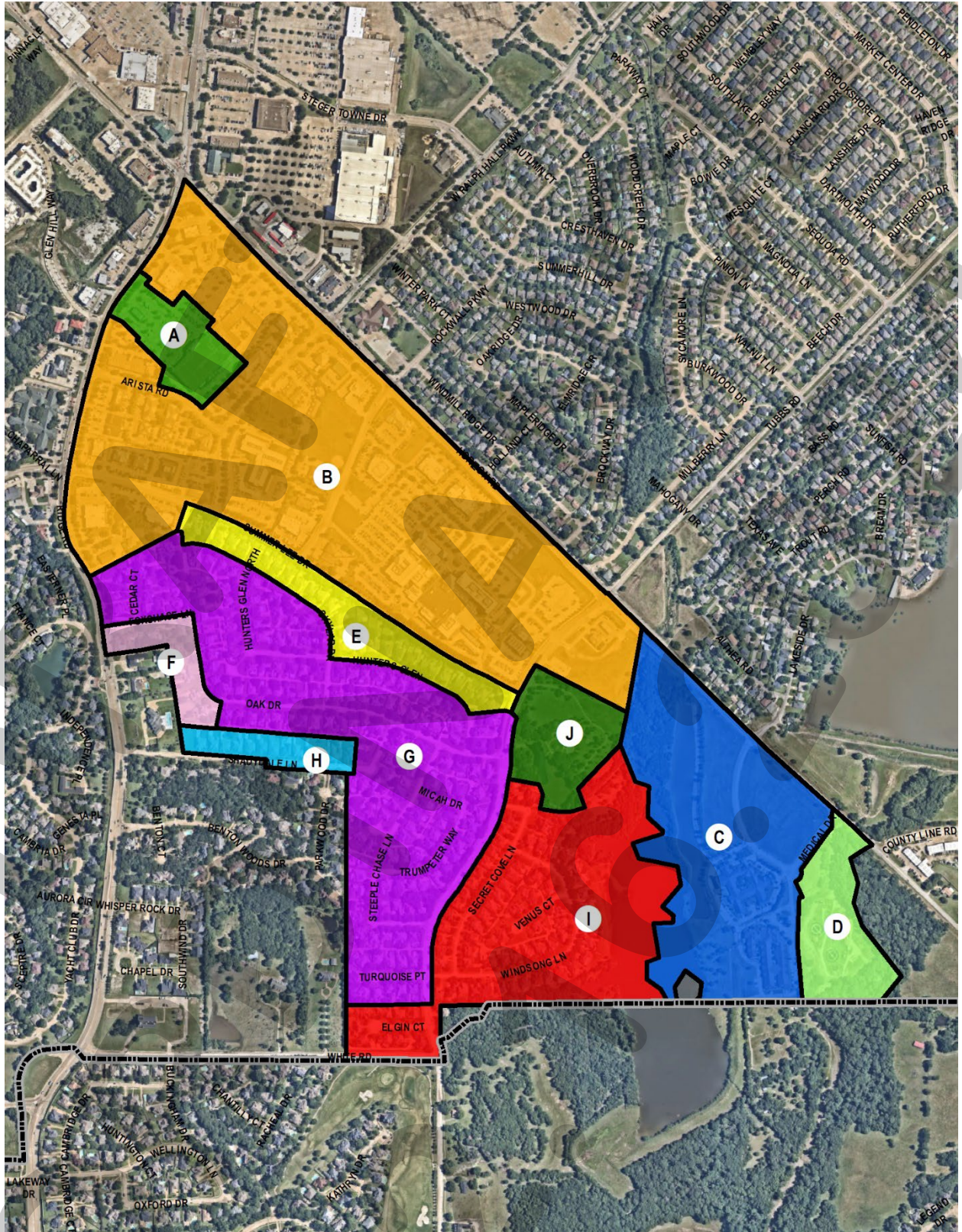




Exhibit 'C':  
Concept Plan

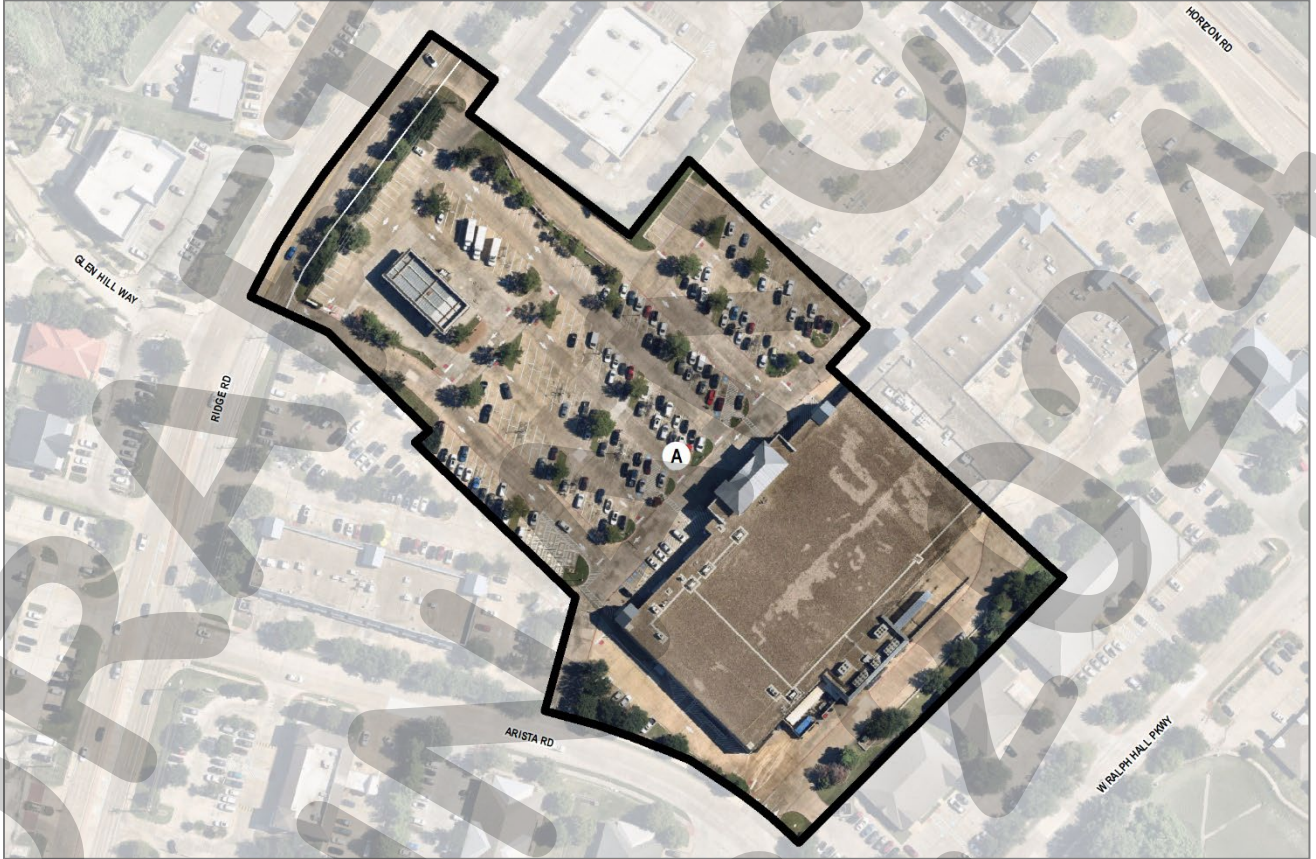


**Exhibit 'D':**  
*Density and Development Standards*

(1) TRACT A. [Ordinance 11-31]

(A) Concept Plan. All development of *Tract A* shall conform with the *Concept Plan* depicted in *Figure 1*.

**FIGURE 1. CONCEPT PLAN FOR TRACT A**



(A) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract A* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- RETAIL STORE WITH GASOLINE SALES THAT HAS TWO (2) OR LESS DISPENSERS (I.E. A MAXIMUM OF FOUR [4] VEHICLES) <sup>(1) & (2)</sup>

**NOTES:**

- (1) NO OUTSIDE DISPLAY OF MERCHANDISE SHALL BE PERMITTED WITHIN OR AROUND THE PROPOSED FUEL CENTER, EXCEPT FOR THE ICE MACHINE AS SHOWN IN *EXHIBIT 'E'* OF THIS ORDINANCE, WHICH SHALL BE PAINTED TO MATCH THE EXTERIOR MATERIALS OF THE ADJACENT KIOSK; HOWEVER, THE GROCERY STORE SHALL CONTINUE TO DISPLAY MERCHANDISE AS PERMITTED UNDER THE CITY'S *INCIDENTAL DISPLAY* REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC).
- (2) NO SEASONAL SALES OF MERCHANDISE OR OTHER SPECIAL EVENT (E.G. *CHRISTMAS TREE SALES, VALENTINE'S DAY TENT SALE*) THAT WOULD RESULT IN A FURTHER REDUCTION OF THE REQUIRED PARKING SPACES SHALL BE ALLOWED ON THE PROPERTY, UNLESS SPECIFICALLY PERMITTED ON A *CASE-BY-CASE* BASIS THROUGH THE *SEASONAL OUTDOOR DISPLAY* POLICIES OF THE CITY OF ROCKWALL OR BY THE CITY COUNCIL.

**Exhibit 'D':  
Density and Development Standards**

(B) Density and Development Standards. The development of *Tract A* -- as depicted in Exhibits 'C' & 'E' of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract A* shall conform to the standards depicted in *Table 1*, which are as follows:

**TABLE 1: LOT DIMENSIONAL REQUIREMENTS**

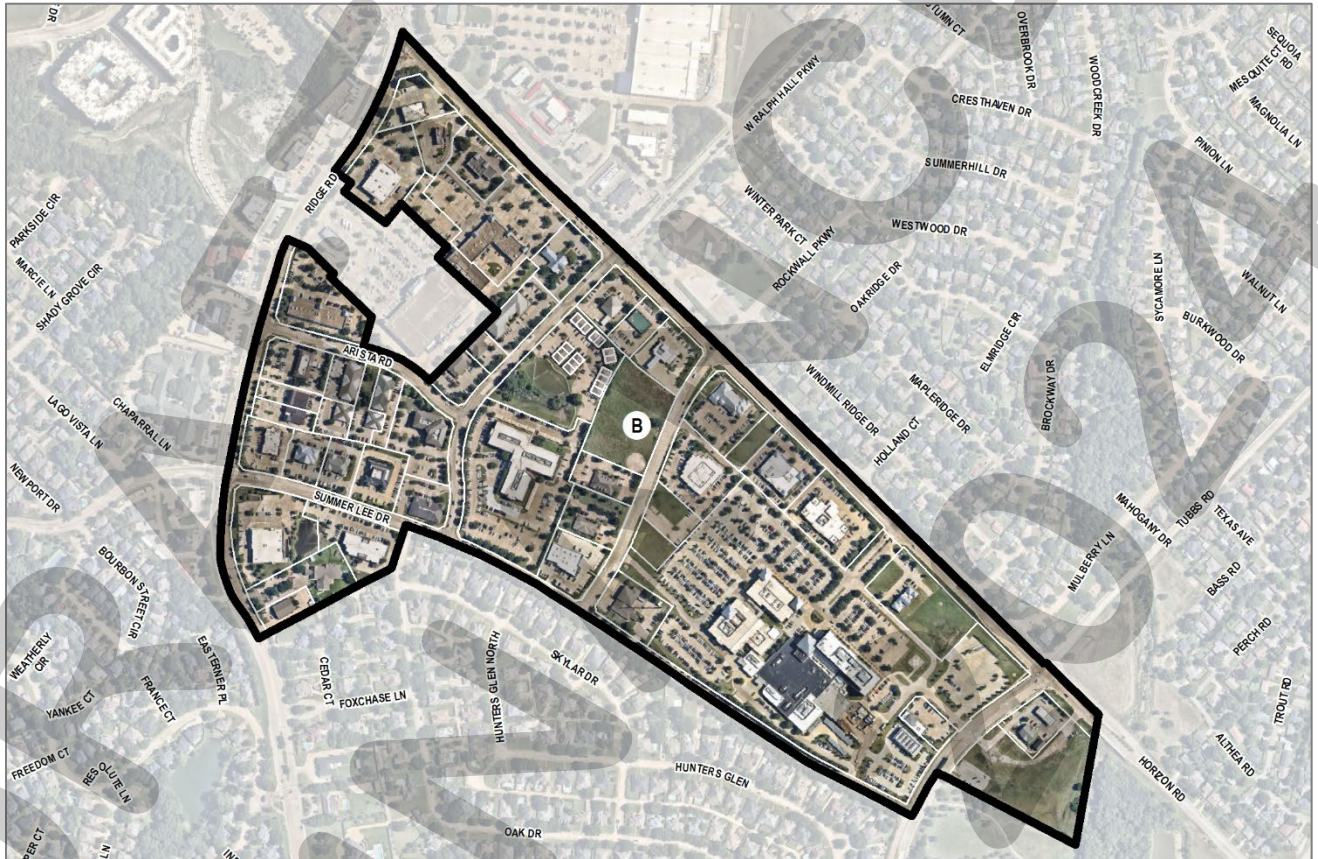
MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM BUILDING COVERAGE	40%
MAXIMUM IMPERVIOUS COVERAGE	90%
MINIMUM AMOUNT OF LANDSCAPED AREAS	10%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	120'
MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)	1/200'
MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)	1/100'
MAXIMUM NUMBER OF ENTRANCES (LOCAL)	1/50'

**Exhibit 'D':  
Density and Development Standards**

(2) TRACT B. [Ordinance 86-55]

(A) Concept Plan. All development of *Tract B* shall conform with the *Concept Plan* depicted in *Figure 2*.

**FIGURE 2. CONCEPT PLAN FOR TRACT B**



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract B* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract B* shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK WITHOUT A FIRE WALL	15'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'

**Exhibit 'D':  
Density and Development Standards**

<i>MINIMUM SIDE YARD SETBACK ABUTTING RESIDENTIAL</i>	20'
<i>MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL</i>	20'
<i>MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET</i>	15'
<i>MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL</i>	0'
<i>MINIMUM REAR YARD SETBACK ABUTTING RESIDENTIAL WITHOUT A FIRE WALL</i>	20'
<i>MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL</i>	15'
<i>MINIMUM BUILDING SEPERATION WITH A FIRE WALL</i>	0'
<i>MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS</i>	100%
<i>MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE</i>	90%
<i>MAXIMUM BUILDING COVERAGE</i>	40%
<i>MAXIMUM IMPERVIOUS COVERAGE</i>	90%
<i>MINIMUM AMOUNT OF LANDSCAPED AREAS</i>	10%
<i>MAXIMUM FLOOR AREA RATIO</i>	2:1
<i>MAXIMUM HEIGHT OF STRUCTURES</i>	120'
<i>MAXIMUM NUMBER OF ENTRANCES (ARTERIAL)</i>	1/200'
<i>MAXIMUM NUMBER OF ENTRANCES (COLLECTOR)</i>	1/100'
<i>MAXIMUM NUMBER OF ENTRANCES (LOCAL)</i>	1/50'

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ORDINANCE  
12.16.2024

**Exhibit 'D':**  
*Density and Development Standards*

(3) TRACT C. [Ordinance 87-30]

(A) Concept Plan. All development of *Tract C* shall conform with the *Concept Plan* depicted in *Figure 3*.

**FIGURE 3. CONCEPT PLAN FOR TRACT C**



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract C* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- LIGHT ASSEMBLY WITH OR WITHOUT FRONT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING. THE MAXIMUM BUILDING SHALL BE RESTRICTED TO 30,000 SF.
- FURNITURE STORE WITH FRONT SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- HARDWARE STORE WITH SHOWROOM AND WAREHOUSE STORAGE WITHIN THE SAME BUILDING OR SIMILAR BUSINESS.
- PASTRY SHOP WITH COOKING FACILITIES WITHIN IN THE SAME BUILDING OR SIMILAR BUSINESS.
- OFFICE WITH WAREHOUSE/DISTRIBUTION CENTER. THE MAXIMUM BUILDING AREA SHALL BE 25,000 SF. A SPECIFIC USE PERMIT (SUP) MAY BE APPROVED FOR INCREASED BUILDING AREA OR TO ALLOW A SIMILAR LAND USE.
- WHOLESALE TRADE OR ACCESSORY OUTLETS WITH OR WITHOUT SHOWROOM AND WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.

**Exhibit 'D':  
Density and Development Standards**

- SMALL BUSINESS OFFICE WITH OR WITHOUT SHOWROOM, WITH OR WITHOUT WAREHOUSE STORAGE WITHIN THE SAME BUILDING.
- MANUFACTURER AND ASSEMBLY OF ELECTRICAL WIRING HARNESSSES FOR IRRIGATION SYSTEMS WITH OR WITHOUT ACCESSORY WAREHOUSE STORAGE.

(C) Density and Development Standards. The development of *Tract C* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract C* shall conform to the standards depicted in *Table 3*, which are as follows:

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE	50'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK WITHOUT FIRE WALL	6'
MINIMUM SIDE YARD SETBACK WITH A FIRE WALL	0'
MINIMUM SIDE YARD SETBACK ABBUTTING RESIDENTIAL	20'
MINIMUM SIDE YARD SETBACK ABUTTING AN ARTERIAL	25'
MINIMUM SIDE YARD SETBACK ADJACENT TO A STREET	20'
MINIMUM REAR YARD SETBACK ABUTTING NON-RESIDENTIAL WITH A FIRE WALL	0'
MINIMUM REAR YARD SETBACK WITHOUT A FIRE WALL	20'
MINIMUM BUILDING SEPERATION WITHOUT A FIRE WALL	15'
MINIMUM BUILDING SEPERATION WITH A FIRE WALL	0'
MINIMUM PERCENTAGE OF NON-COMBUSTIBLE MATERIALS	100%
MINIMUM PERCENTAGE OF MASONRY MATERIALS OF EACH BULIIDNG FAÇADE	90%
MAXIMUM IMPERVIOUS COVERAGE	95%
MINIMUM AMOUNT OF LANDSCAPED AREAS	20%
MAXIMUM FLOOR AREA RATIO	2:1
MAXIMUM HEIGHT OF STRUCTURES	60'
MAXIMUM NUMBER OF ENTRANCES ON ARTERIAL	1/200'
MAXIMUM NUMBER OF ENTRANCES ON COLLECTOR	1/100'
MAXIMUM NUMBER OF ENTRANCES ON LOCAL STREET	1/50'

**Exhibit 'D':  
Density and Development Standards**

(4) TRACT D. [Ordinance No. 73-49]

(A) Concept Plan. All development of *Tract D* shall conform with the *Concept Plan* depicted in *Figure 4*.

**FIGURE 4. CONCEPT PLAN FOR TRACT D**



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract D* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following additional land uses shall be permitted *by-right*:

- MUNICIPALLY OWNED OR CONTROLLED FACILITIES, UTILITIES, AND USES (INCLUDES UTILITIES WITH A FRANCHISE UTILITY AGREEMENT WITH THE CITY OF ROCKWALL)

(C) Density and Development Standards. The development of *Tract D* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a General Retail (GR) District as required by Subsection 04.04, *General Retail (GR) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.



**Exhibit 'D':  
Density and Development Standards**

(5) TRACT E. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract E* shall conform with the *Concept Plan* depicted in *Figure 5*.

**FIGURE 5. CONCEPT PLAN FOR TRACT E**



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract E* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract E* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract E* shall conform to the standards depicted in *Table 4*, which are as follows:

**TABLE 4: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'

**Exhibit 'D':**  
*Density and Development Standards*

<i>MINIMUM BUILDING SEPARATION</i>	10'
<i>MINIMUM LENGTH OF DRIVEWAY PAVEMENT <sup>(1)</sup></i>	18'
<i>MAXIMUM BUILDING COVERAGE</i>	35%
<i>MAXIMUM HEIGHT OF STRUCTURES</i>	36'
<i>MAXIMUM NUMBER OF PAVED OFF-STREET PARKING <sup>(2)</sup></i>	2

**NOTES:**

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

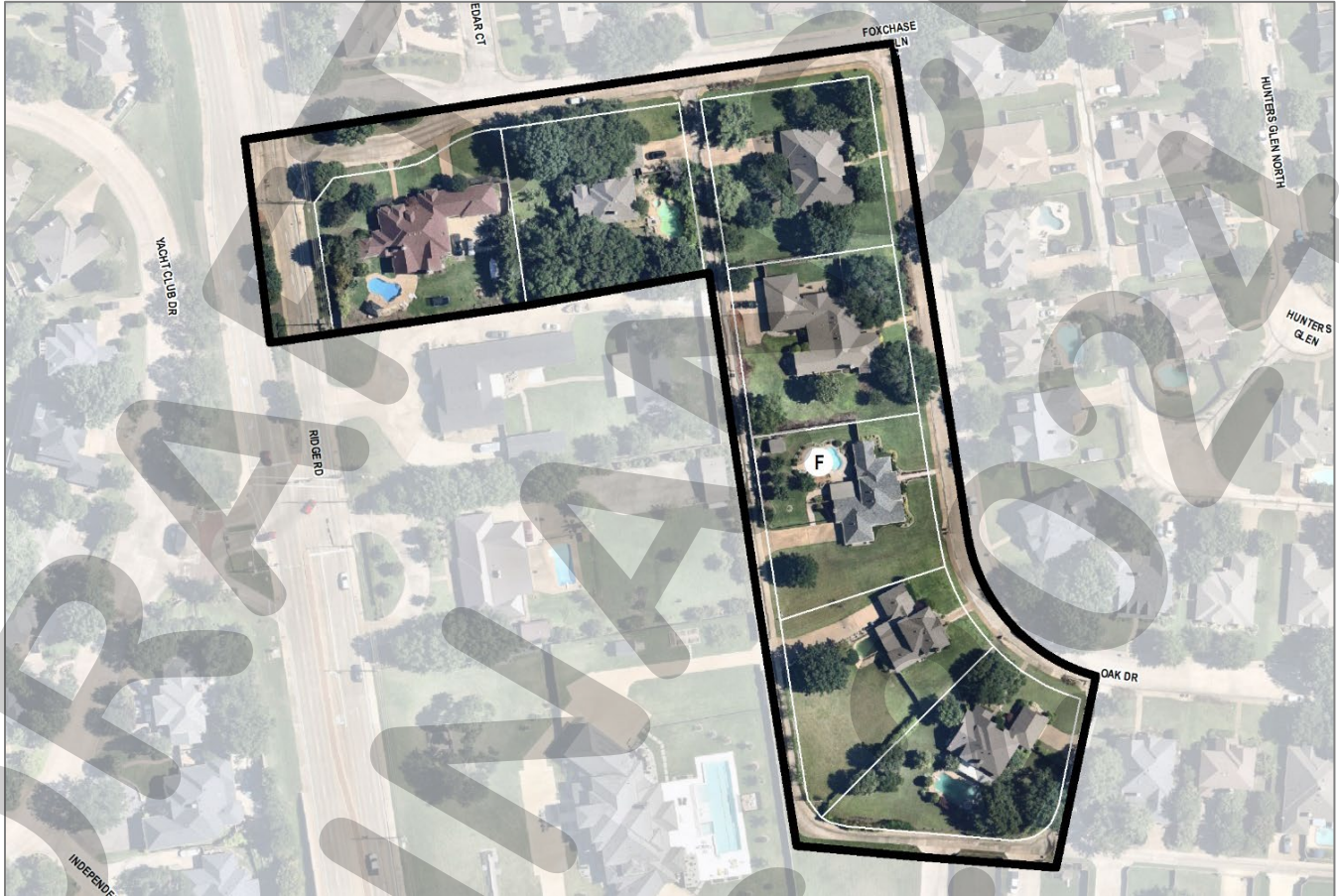
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ORDINANCE  
12.16.2024

**Exhibit 'D':  
Density and Development Standards**

(6) TRACT F. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract F* shall conform with the *Concept Plan* depicted in *Figure 6*.

**FIGURE 6. CONCEPT PLAN FOR TRACT F**



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract F* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract F* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract F* shall conform to the standards depicted in *Table 5*, which are as follows:

**TABLE 5: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	22,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,800 SF

**Exhibit 'D':  
Density and Development Standards**

MINIMUM LOT WIDTH	80'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	8'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT <sup>(1)</sup>	20'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING <sup>(2)</sup>	2

**NOTES:**

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

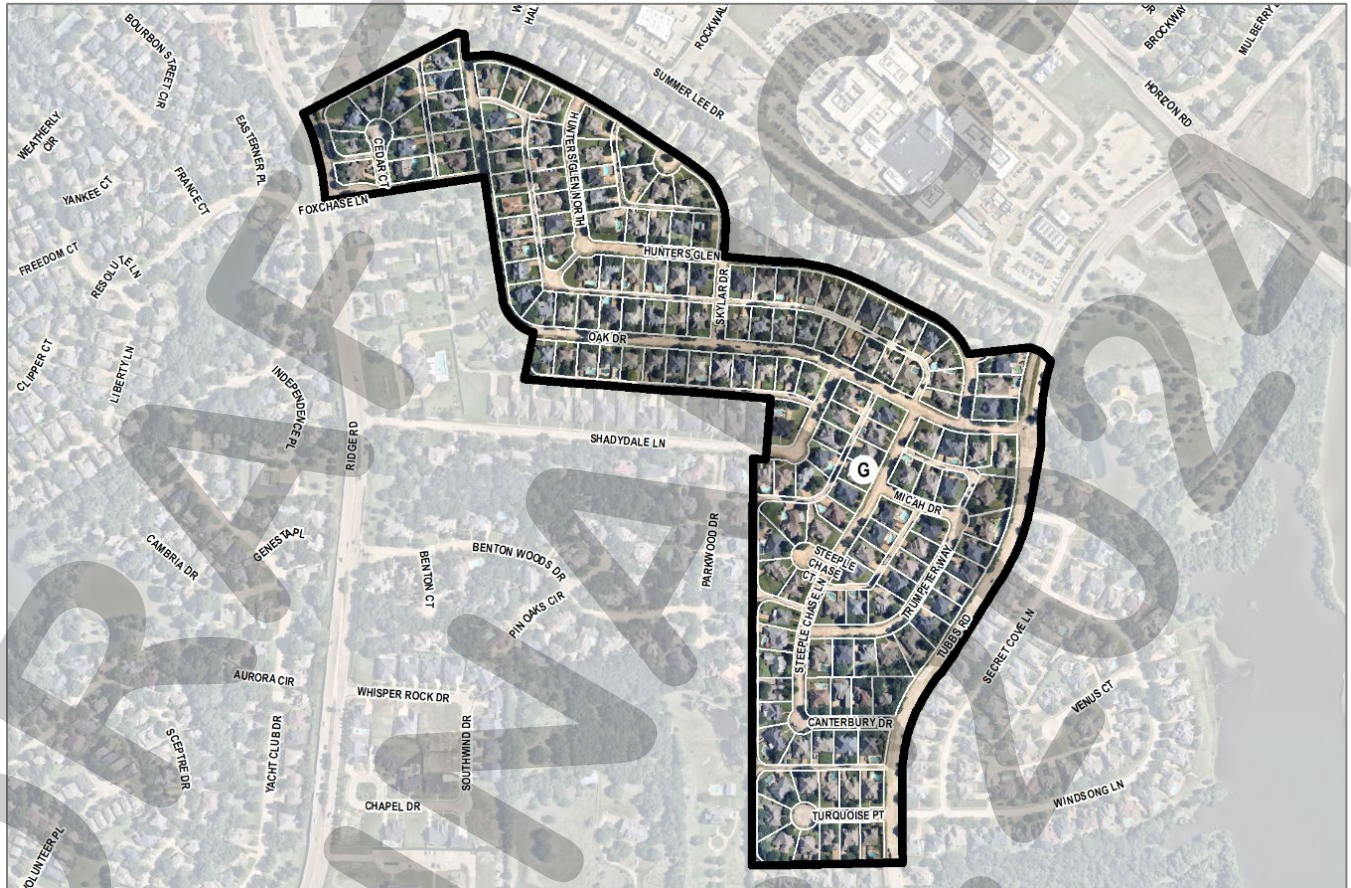
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ORDINANCE  
12.16.2024

**Exhibit 'D':  
Density and Development Standards**

(7) TRACT G. [Ordinance No. 86-55]

(A) Concept Plan. All development of *Tract G* shall conform with the *Concept Plan* depicted in *Figure 7*.

**FIGURE 7. CONCEPT PLAN FOR TRACT G**



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract G* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract G* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract G* shall conform to the standards depicted in *Table 6*, which are as follows:

**TABLE 6: LOT DIMENSIONAL REQUIREMENTS**

MINIMUM LOT AREA	10,000 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	1,500 SF
MINIMUM LOT WIDTH	60'

**Exhibit 'D':**  
**Density and Development Standards**

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT <sup>(1)</sup>	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING <sup>(2)</sup>	2

**NOTES:**

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.
- (2) EXCLUDING GARAGE.

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ORDINANCE  
12.16.2024

**Exhibit 'D':**  
*Density and Development Standards*

(8) TRACT H. [Ordinance No. 13-43]

(A) Concept Plan. All development of *Tract H* shall conform with the *Concept Plan* depicted in *Figure 8*.

FIGURE 8. CONCEPT PLAN FOR TRACT H



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract H* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract H* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future; however, *Tract H* shall conform to the standards depicted in *Table 7*, which are as follows:

TABLE 7: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	12,500 SF
MAXIMUM NUMBER OF DWELLING UNITS PER LOT	1
MINIMUM DWELLING UNIT (SF)	2,000 SF
MINIMUM LOT WIDTH	75'
MINIMUM LOT DEPTH	160'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	10'
MINIMUM SIDE YARD SETBACK ON AN INTERNAL LOT	6'
MINIMUM SIDE YARD SETBACK ON A SIDE YARD ABUTTING A STREET	15'
MINIMUM REAR YARD SETBACK ABUTTING AN ARTERIAL	20'
MINIMUM BUILDING SEPARATION	10'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT <sup>(1)</sup>	18'
MAXIMUM BUILDING COVERAGE	35%
MAXIMUM HEIGHT OF STRUCTURES	36'
MAXIMUM NUMBER OF PAVED OFF-STREET PARKING <sup>(2)</sup>	2

NOTES:

- (1) MEASURED FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD.  
(2) EXCLUDING GARAGE.

**Exhibit 'D':**  
**Density and Development Standards**

(9) TRACT I. [Ordinance No. 04-02]

(A) Concept Plan. All development of *Tract I* shall conform with the *Concept Plan* depicted in *Figure 9*.

FIGURE 9. CONCEPT PLAN FOR TRACT I



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract I* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(C) Density and Development Standards. The development of *Tract I* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.

(D) Landscaping Buffer Requirements. The development of vacant land -- south of Phase 6 of the *Foxchase and Rainbow Lake Estates Subdivision* -- shall include a five (5) foot landscape buffer and screening elements along Tubbs Road and White Road.



**Exhibit 'D':**  
*Density and Development Standards*

(10) TRACT J. [Ordinance No. 88-20]

(A) Concept Plan. All development of *Tract J* shall conform with the *Concept Plan* depicted in *Figure 10*.

FIGURE 10. CONCEPT PLAN FOR TRACT J



(B) Permitted Land Uses. Unless specifically provided by this Planned Development District ordinance, *Tract J* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the land uses permitted within the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following land uses shall be the only permitted *by-right* land use:

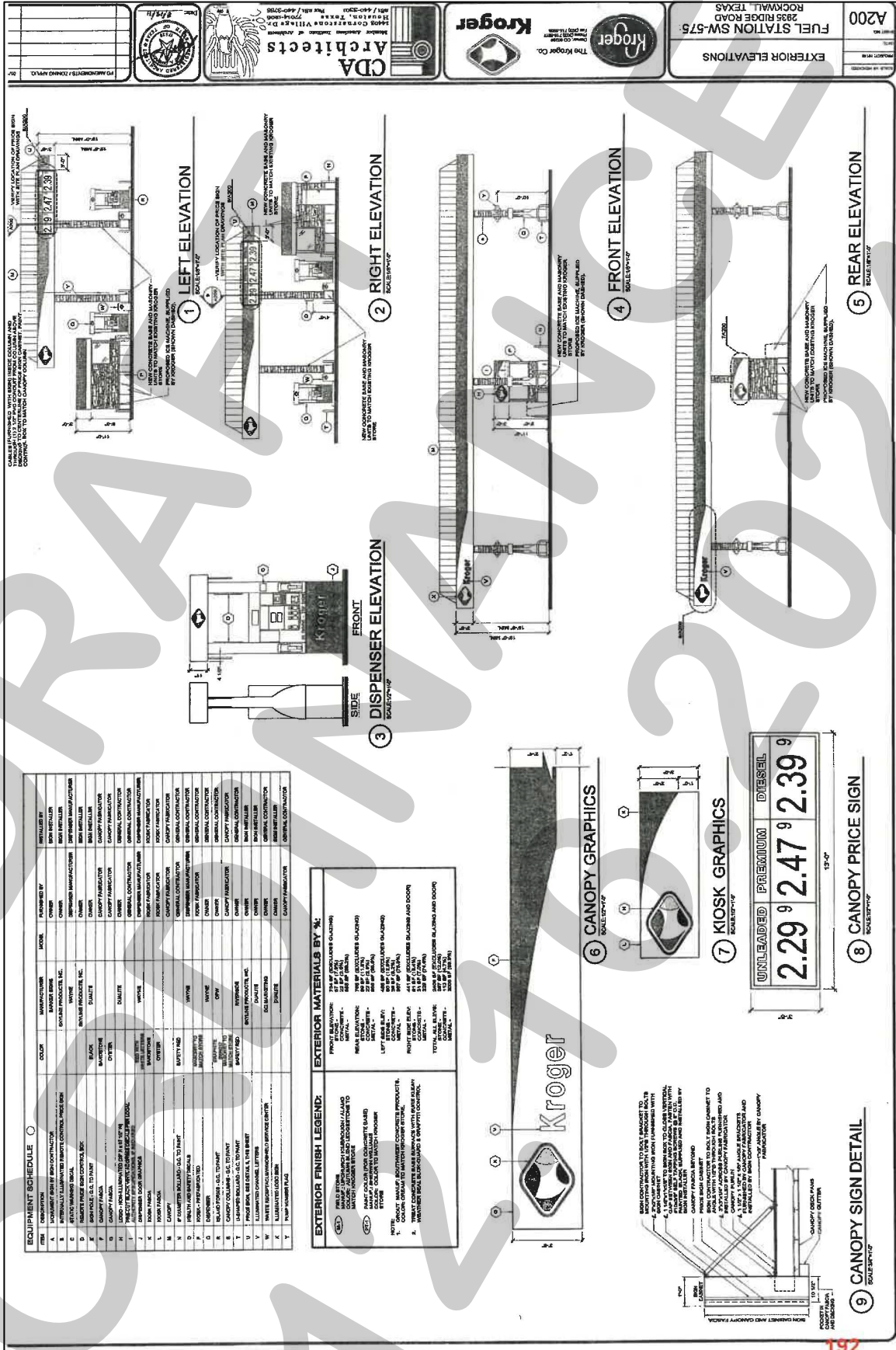
- PUBLIC PARK

(C) Density and Development Standards. The development of *Tract J* -- as depicted in *Exhibit 'C'* of this ordinance -- shall be subject to the density and dimensional standards stipulated for properties in a Single-Family 10 (SF-10) District as required by Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, and as amended herein by granting this zoning change, and as maybe amended in the future.





Exhibit 'E':  
Tract 'A' Concept Plan





# 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

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**TO:** Mayor and City Council  
**DATE:** December 16, 2024  
**APPLICANT:** Bryan Cook  
**CASE NUMBER:** Z2024-055; *Specific Use Permit for a Detached Garage at 2348 Saddlebrook Lane*

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### SUMMARY

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

### BACKGROUND

The subject property was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On January 19, 2000, Saddlebrook Estates #2 Addition was adopted, establishing 45 single-family homes on 51.47-acres. Based on this information, at some point between the time of annexation and January 19, 2000, the subject property was rezoned to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,718 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 164 SF covered porch constructed in 2002, a 216 SF pergola constructed in 2008, and a 128 SF accessory building constructed in 2016. Staff was unable to locate a building permit for the accessory building that was constructed in 2016; however, after conveying this to the applicant, the applicant has applied for a building permit (*i.e. RES2024-6198*). On December 5, 2022, the City Council denied a Specific Use Permit (SUP) for the construction of a *Guest Quarters/Secondary Living Unit and Detached Garage* on the subject property. On January 3, 2023, a concrete permit [*Case No. RES2022-7606*] was approved for a 3,450 SF concrete pad that was constructed in the backyard of the subject property.

### PURPOSE

The applicant -- *Bryan Cook* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* that exceeds the overall maximum allowable square footage for a *Detached Garage* and the maximum number of accessory structures permitted on a property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2348 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2), one (1) acre lots (*i.e. Lots 14 and 15, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is the corporate limits of the City of Rockwall followed by the Saddlebrook Estates Subdivision, which was established in 1978 and consisting of nine (9) single-family homes.

South: Directly south of the subject property is The Rock, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are three (3), one (1) acre lots (*i.e. Lots 10, 11, & 12, Block A, Saddlebrook Estates #2*), zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond that is the corporate limits of the City of Rockwall followed by several lots with single-family homes situated on them.

East: Directly east of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is ten (10), one (1) acre lots (*i.e. Lots 11-20, Block B, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District. Each of the lots currently has a single-family home situated on it. Beyond this is FM-1141, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 17.51-acre parcel of land (*i.e. Lot 1, Block A, Cox Acres*) developed with a 4,295 SF single family home. Beyond this is a 2.12-acre parcel of land (*i.e. Lot 2, Block A, Utley Addition*) developed with a 2,475 SF single family home. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application, site plan, and conceptual building elevations for the proposed *Detached Garage*. According to the provided documents, the applicant plans to construct a *Detached Garage* measuring 30-feet by 35-feet (*i.e. 1,050 square feet*) with an associated concrete driveway connecting to The Rock. The *Detached Garage* is proposed to be located 35-feet from the western property line (*i.e. the rear property line*) and 30-feet from the northern property line (*i.e. the*

side yard property line), within the backyard. It will be positioned behind an existing 8-foot wood fence, which includes a gated entrance for access.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 10 (SF-10) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed detached garage is 1,050 SF (*i.e. 425 SF over the maximum allowable square footage*) and currently there are two (2) existing accessory structures, with one (1) being an accessory building having a building footprint of 120 SF, and one (1) being a covered patio cover having a building footprint of 216 SF. The proposed *Detached Garage* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=3; <i>Not in Conformance</i>
<i>Detached Garage (Maximum Square Footage)</i>	625 SF	1,050 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	8-Feet	X>8-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=14-Feet; <i>In Conformance</i>
<i>Between Buildings</i>	10-feet	X>10-feet; <i>In Conformance</i>

**STAFF ANALYSIS**

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed accessory structure compared to the size of other accessory structures in the area/neighborhood/subdivision, and [3] the size, architecture and building materials proposed for the structure compared to those of the primary structure. The proposed *Accessory Structure* submitted by the applicant does not appear to create a negative impact on any of the adjacent properties; however, it could set a precedence with regard to the size of the proposed structure, building materials, and number of accessory structures permitted per lot in this neighborhood. For the purpose of comparing the proposed *Detached Garage* for the subject to other *Detached Garages* constructed in the Saddlebrook Estates Subdivision, staff has identified 11 *Detached Garages* constructed in the subdivision. Three (3) of the structures are larger than what the applicant is proposing (*i.e. an 1,836 SF detached garage at 2312 Saddlebrook Lane, and an 1,860 SF detached garage at 2364 Saddlebrook Lane, and a 1,156 SF Detached Garage at 2312 Saddlebrook Lane*). Staff should point out that all three (3) of these *Detached Garages* were constructed with the same building materials as the primary structure, which was a requirement for *Detached Garages* under the previous zoning ordinance. With all that being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

**NOTIFICATIONS**

On November 21, 2024, staff mailed 24 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received five (5) notices in favor of the applicant's request.

**CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant's request for a Specific Use Permit (SUP) for a *Guest Quarters/Detached Garage*, then staff would propose the following conditions of approval:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
  - (a) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
  - (b) The *Detached Garage* shall not exceed a maximum size of 1,100 SF.
  - (c) The applicant will be required to obtain a building permit for the existing accessory building prior to the issuance of a building permit for the *Detached Garage*.
  - (d) The subject property shall be limited to a maximum of three (3) accessory structures.
  - (e) The maximum height of the *Detached Garage* shall not exceed a total height of 16-feet as measured to midpoint of the pitched roof.
  - (f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit.
- (3) The driveway connection to The Rock shall be concrete and meet the Engineering Department's *Standards of Design and Construction Manual*. In addition, the associated culvert and plans shall also meet the Engineering Department's *Standards of Design and Construction Manual* as well as be signed and sealed by an engineer.
- (4) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 6-0.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2348 Saddlebrook LN

SUBDIVISION

Saddlebrook Estates

LOT

BLOCK

GENERAL LOCATION

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

Bryan Cook

APPLICANT

CONTACT PERSON

Bryan Cook

CONTACT PERSON

ADDRESS

2348 Saddlebrook LN

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

469-825-9560

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

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

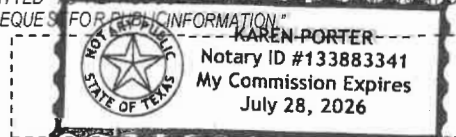
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF October, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF October, 2024.

OWNER'S SIGNATURE

*Bryan Cook*  
*Karen Porter*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 07/28/2026



Z2024-055: Specific Use Permit (SUP) for a Detached Garage at 2348 Saddlebrook Lane



Case Location Map = 



# 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.

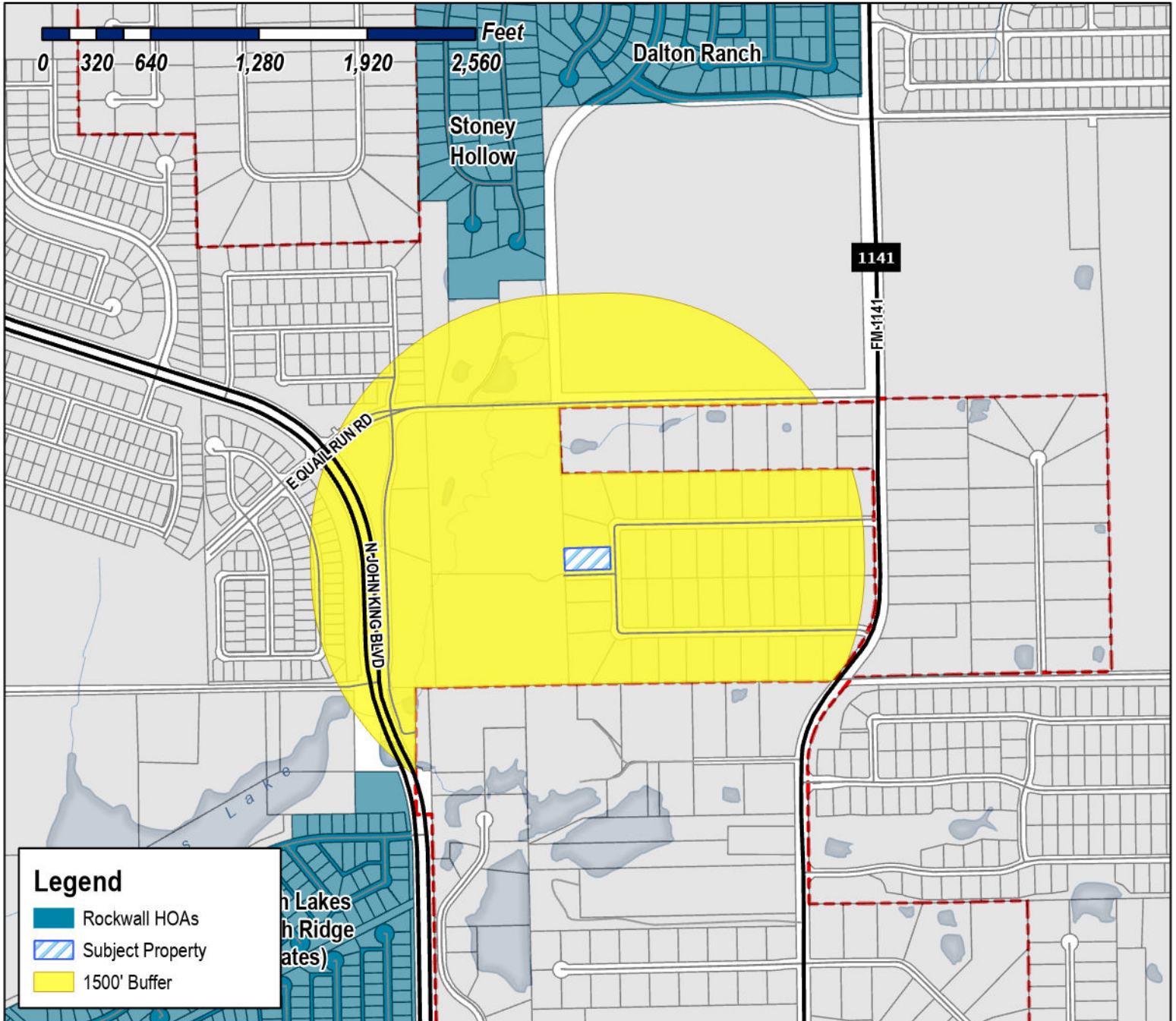




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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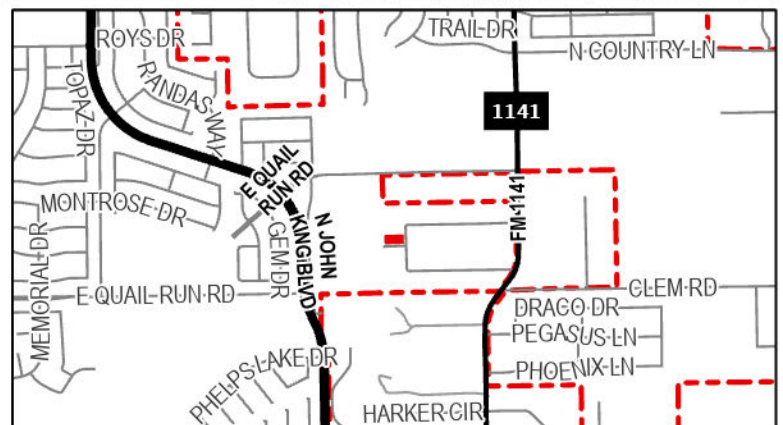
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**Legend**

- Rockwall HOAs
- Subject Property
- 1500' Buffer

**Case Number:** Z2024-055  
**Case Name:** SUP for a Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 2348 Saddlebrook Lane



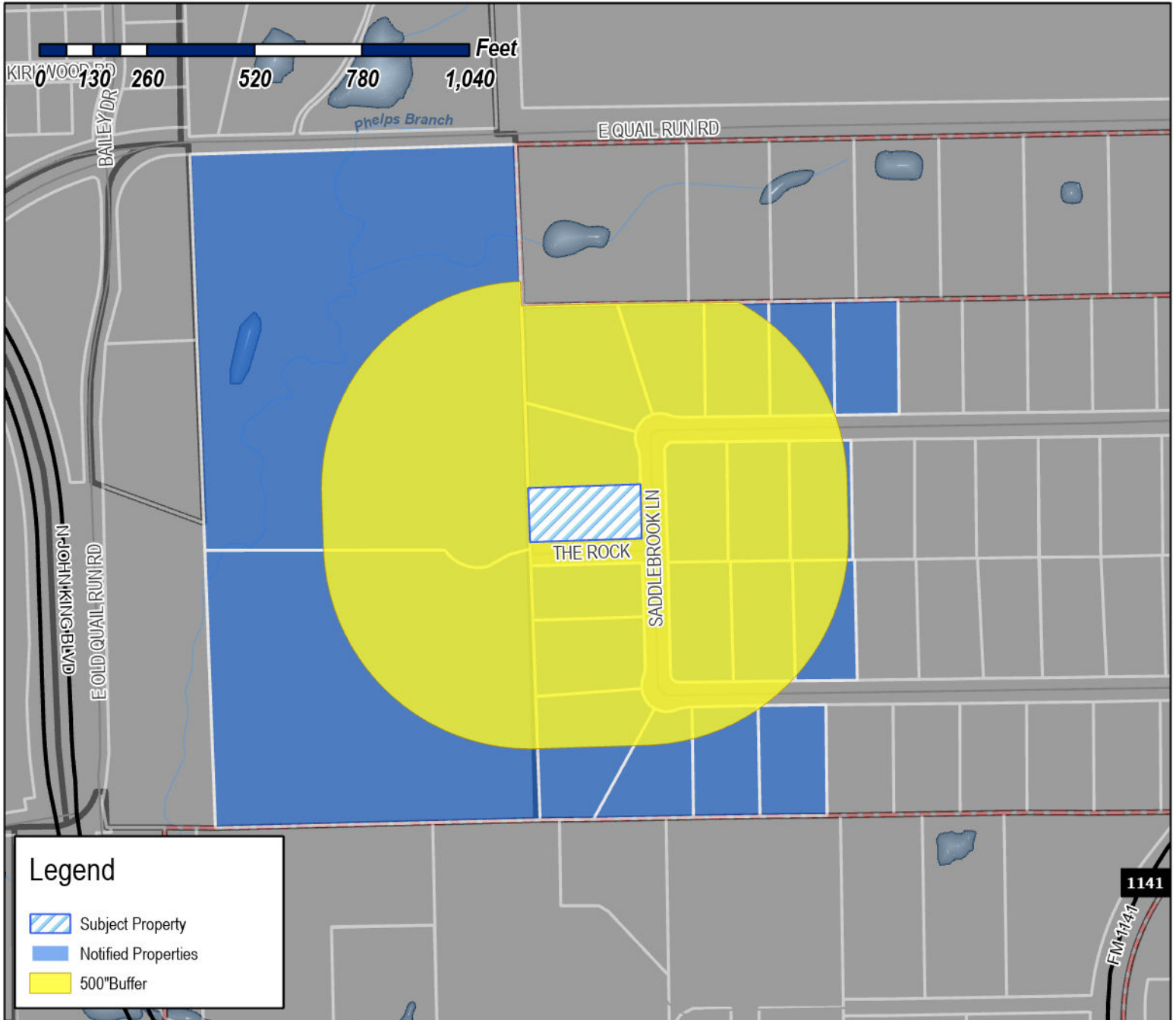
**Date Saved:** 11/19/2024  
 For Questions on this Case Call (972) 771-7745






# City of Rockwall

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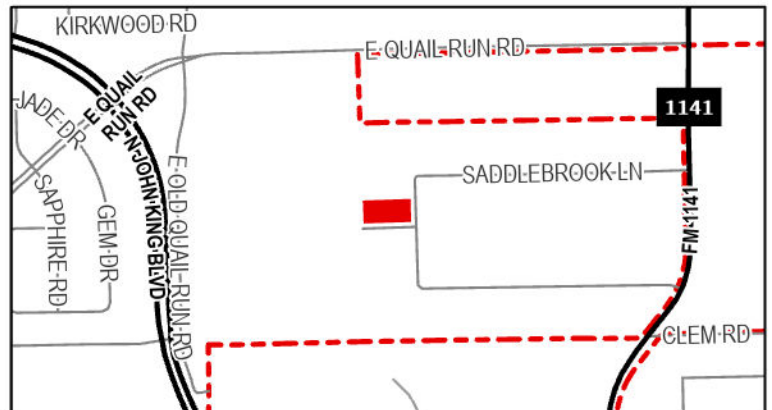
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**Legend**

-  Subject Property
-  Notified Properties
-  500' Buffer

**Case Number:** Z2024-055  
**Case Name:** SUP for a Detached Garage  
**Case Type:** Zoning  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 2348 Saddlebrook Lane



**Date Saved:** 11/19/2024

For Questions on this Case Call: (972) 771-7745

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

RESIDENT  
1800 E QUAIL RUN RD  
ROCKWALL, TX 75087

FLANNERY SHEILA S & WILLIAM J III  
JOINT TENANTS W/RIGHT SURVIVORSHIP  
2095 E QUAIL RUN RD  
ROCKWALL, TX 75087

FREDERICK CURTIS  
2181 E QUAIL RUN RD  
ROCKWALL, TX 75087

CONFIDENTIAL  
2325 SADDLEBROOK LANE  
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY  
2329 SADDLEBROOK LN  
ROCKWALL, TX 75087

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

MACK SUSAN M AND TIMOTHY S  
2333 SADDLEBROOK LN  
ROCKWALL, TX 75087

FISK JENNIFER  
2336 SADDLEBROOK LN  
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J  
2337 SADDLEBROOK LANE  
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY  
2340 SADDLEBROOK LN  
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE  
2341 SADDLEBROOK LN  
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY  
2345 SADDLEBROOK LN  
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN  
2348 SADDLEBROOK LN  
ROCKWALL, TX 75087

JONES BRADLEY K AND SUSAN M  
2352 SADDLEBROOK LANE  
ROCKWALL, TX 75087

COX ROBERT & BEVERLY  
2356 SADDLEBROOK LN  
ROCKWALL, TX 75087

OROZCO ARTHUR  
2360 SADDLEBROOK LANE  
ROCKWALL, TX 75087

HARVEY LEE L AND  
MARIA J PEREIRA  
2361 SADDLEBROOK LANE  
ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R  
2364 SADDLEBROOK LN  
ROCKWALL, TX 75087

PROCTOR CAROLYN  
2365 SADDLEBROOK LN  
ROCKWALL, TX 75087

STELZER WADE L & MISTY M  
2368 SADDLEBROOK LN  
ROCKWALL, TX 75087

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

TRUITT PAMELA MARIE & ROBERT EDWIN  
2372 SADDLEBROOK LN  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
815 T.L. TOWNSEND SUITE 101  
ROCKWALL, TX 75087

# PUBLIC NOTICE



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

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

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

## Z2024-055: SUP for a Detached Garage

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

### Case No. Z2024-055: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

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

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

**From:** [REDACTED]  
**To:** [Ross, Bethany](#); [Janning](#)  
**Subject:** Case Number: Z2024-055  
**Date:** Saturday, December 7, 2024 7:17:37 PM

---

Bradley K. Jones  
2352 Saddlebrook Ln  
Rockwall, TX 75087

I am in favor of the request below.

Regards, Brad

Sent from my iPad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-055

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME John White

ADDRESS 2332 Saddlebrook Ln, Rockwall, TX, 75087, USA

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

N/A

**PLEASE CHECK ALL THAT APPLY.**

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

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

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



# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2024-055

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

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

NAME Marty Wright

ADDRESS 2340 Saddlebrook Ln, Rockwall, TX, 75087, USA

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

I am in favor of the detached garage Mr Cook is requesting to build. I live across the street and have a metal detached garage myself. Knowing Mr Cook, whatever he builds you can rest assured it will be first class and an asset to the neighborhood.

**PLEASE CHECK ALL THAT APPLY.**

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

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# 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:

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**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

### Case No. Z2024-055: SUP for a Detached Garage

Please place a check mark on the appropriate line below:

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

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

[Redacted area]

Name: Schale  
Address: 2345 Saddlebrook

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

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

**Case No. Z2024-055: SUP for a Detached Garage**

**Please place a check mark on the appropriate line below:**

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

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

[Redacted area]

Name:

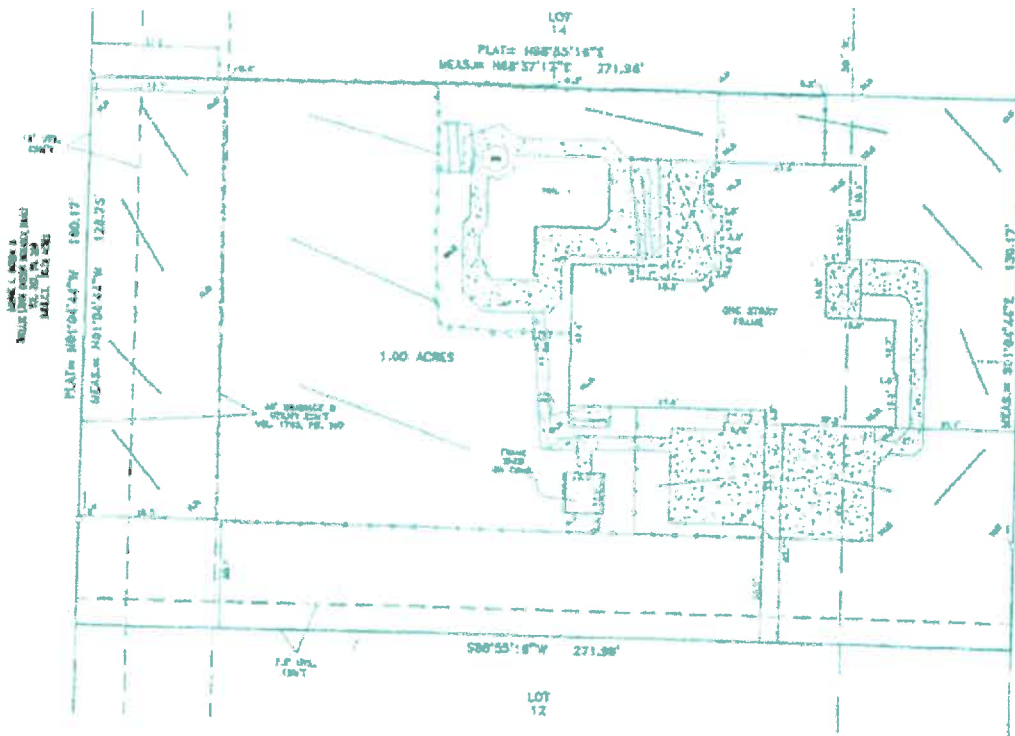
Willard Thomas / Peggy Tom

Address:

2337 Saddlebrook Lane

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

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



Robert Abbott 11-12-02  
 Dawn Patten 11-12-02  
 #22  
 April D. Hall

AGREED AND ACCEPTED BY:

**SURVEYOR'S CERTIFICATE**

The undersigned Registered Professional Land Surveyor (Bryan Connolly) hereby certifies to (Own The Company), in accordance with the transaction described by G.F. 336122-63-62-E that: (a) this survey and the property descriptions set forth herein were prepared from an actual on-the-ground survey; (b) such survey and descriptions were prepared from an accurate and correct survey; (c) all measurements shown herein were conducted by the Surveyor, or under his direction, with and type of instrument shown and used on the date of the survey, and any other parties and/or for other purposes shall be at User's own risk and any loss in a survey and correct representation of the property lines and dimensions are an assumption are hereby waived the Surveyor the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Dated this 10th day of December,

*Bryan Connolly*  
 Bryan Connolly  
 Registered Professional Land Surveyor



WITNESSED BY: *Robert Abbott* and *Dawn Patten* on 11-12-02

REVISIONS	DATE	BY

LEGEND	
○ 1/4" spot size point	○ 1/4" spot size point
○ 1/2" spot size point	○ 1/2" spot size point
○ 3/4" spot size point	○ 3/4" spot size point
○ 1" spot size point	○ 1" spot size point
○ 1 1/2" spot size point	○ 1 1/2" spot size point
○ 2" spot size point	○ 2" spot size point
○ 3" spot size point	○ 3" spot size point
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T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS

Date: 7-16-22 GI No. \_\_\_\_\_  
Name of Affiant(s): Stephen John Griffin and Richard Allen James  
Address of Affiant: 2348 Saddlebrook  
Description of Property: 2348 Saddlebrook Lane, Rockwall, TX 75087  
County: Rockwall, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 11-7-02 there have been no:
  - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
  - b. changes in the location of boundary fences or boundary walls;
  - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
  - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

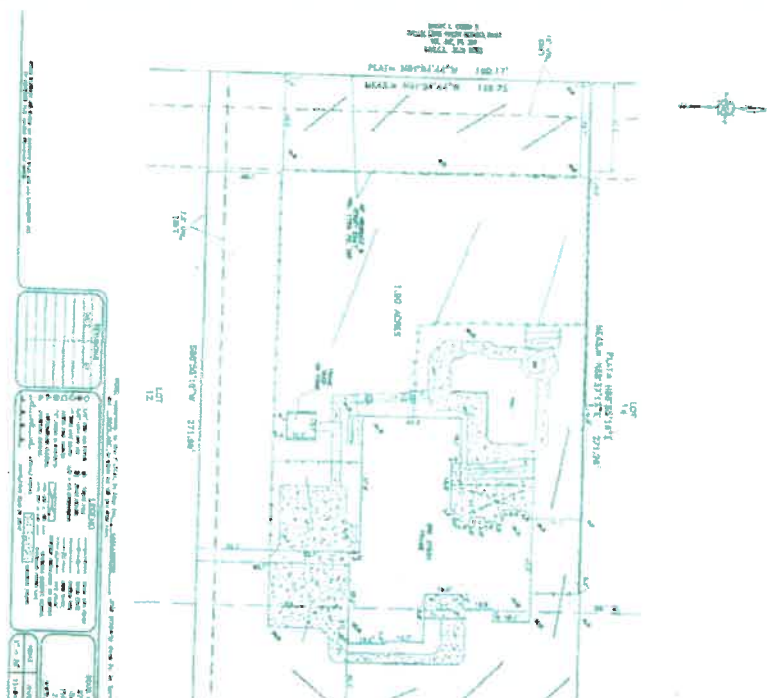
EXCEPT for the following (if None, insert "None" below): Added private into patio and behind pool  
Added 4ft fence around pool  
Sidewalk attached pool deck to driveway.

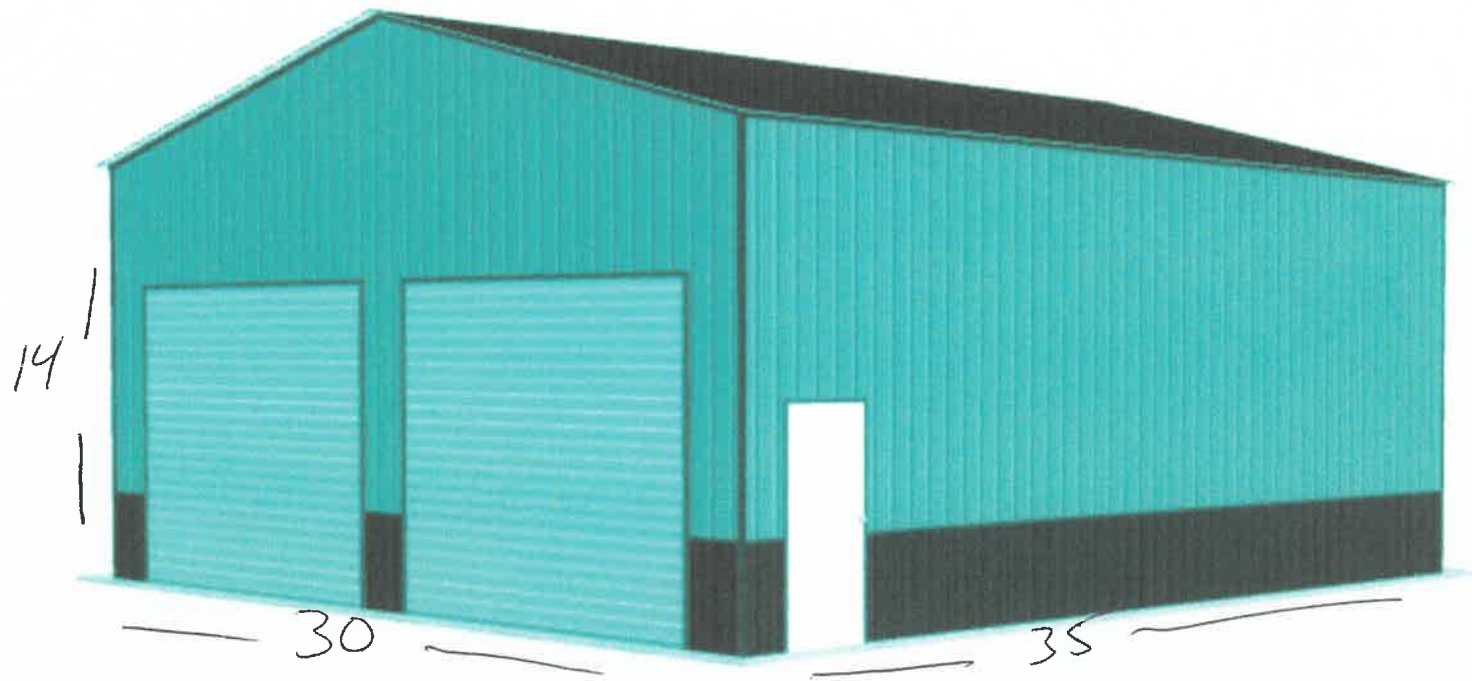
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

[Signature]  
SUBSCRIBED this 16th day of July, 2022  
[Signature]  
2020

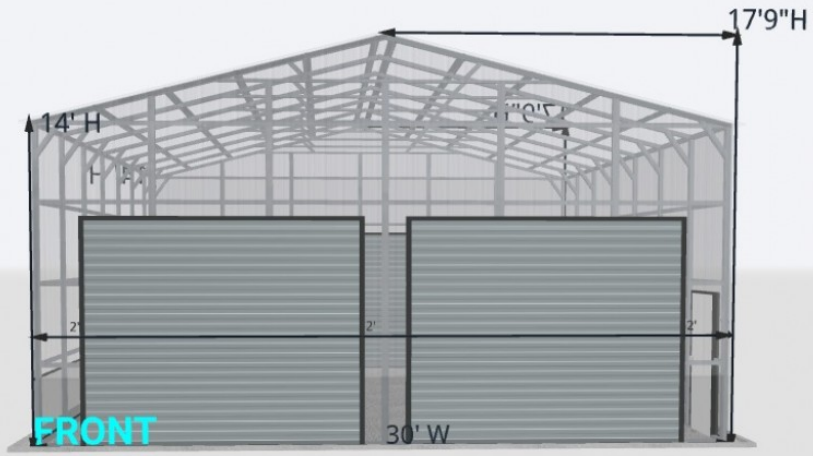


Rockwall 2701 Sunset Ridge, Suite #109 209 Rockwall, TX 75087 972-7



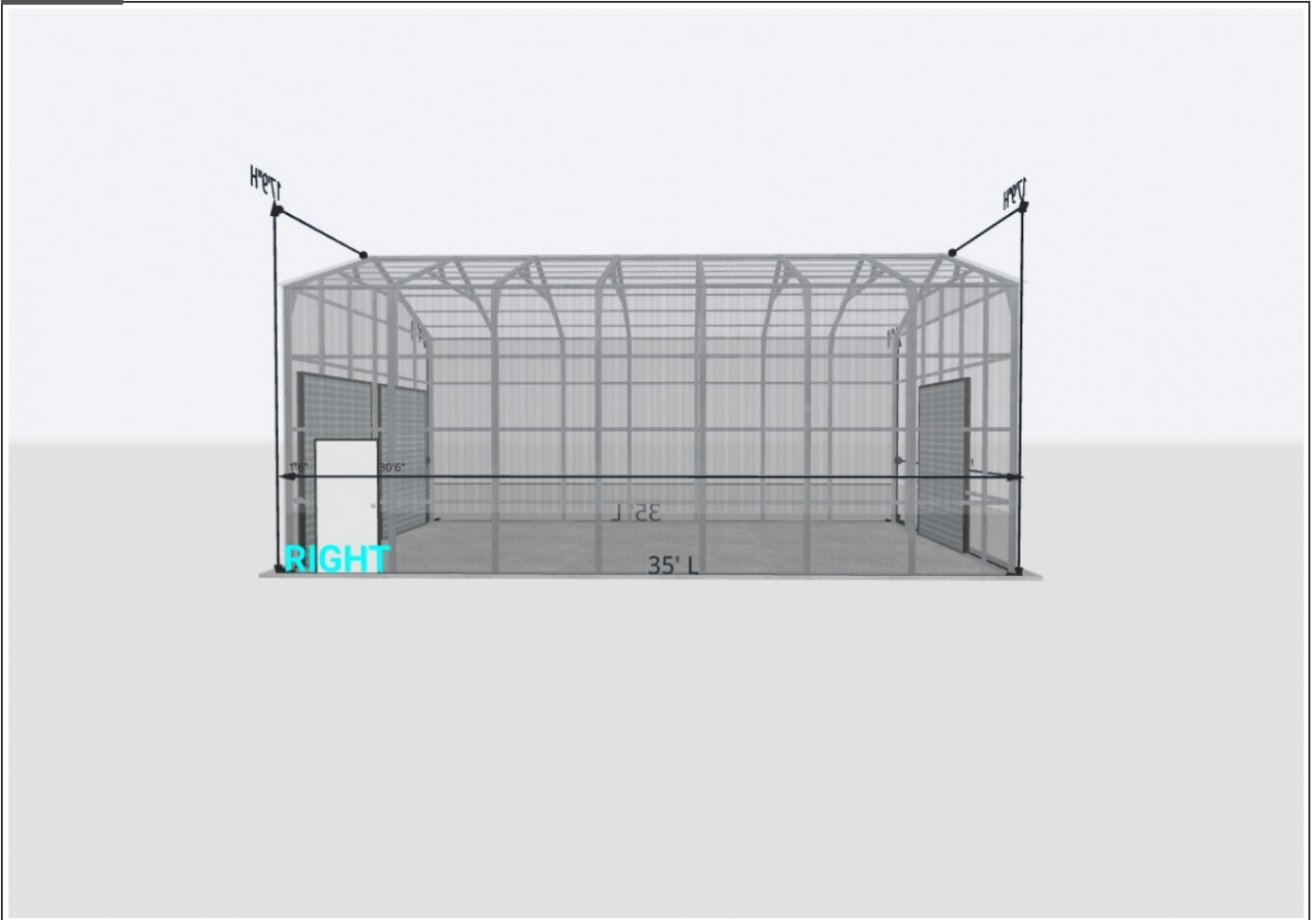


**BUILDING VIEW**



**VIEW IMAGE 1**

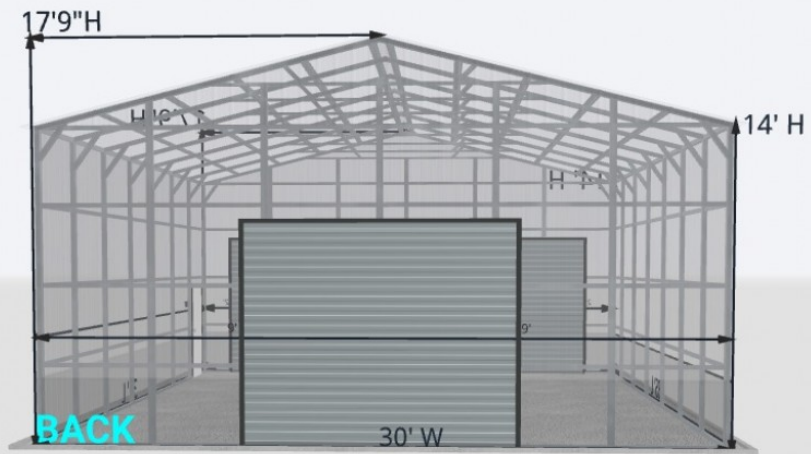
**BUILDING VIEW**



**VIEW IMAGE 2**

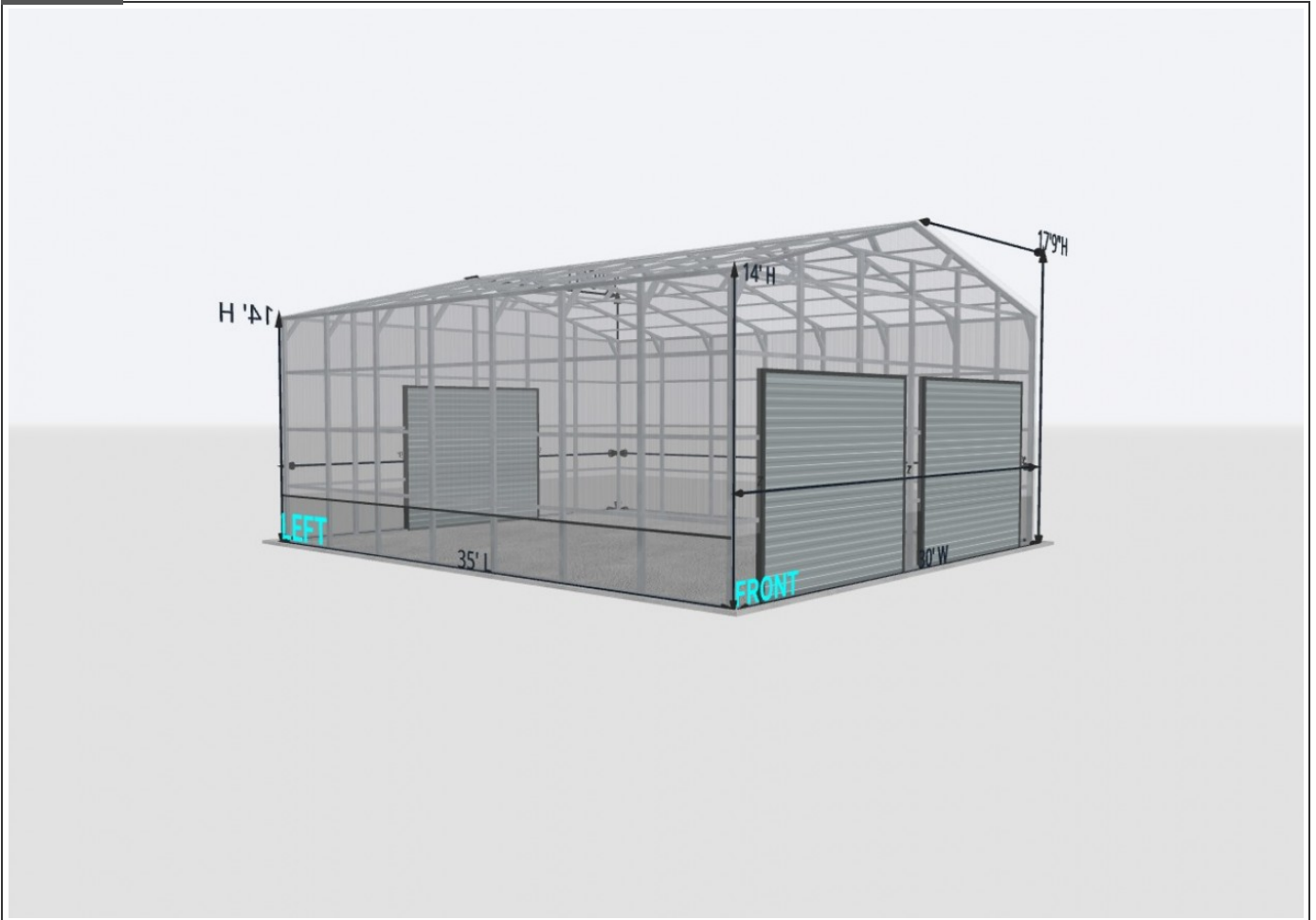


**BUILDING VIEW**



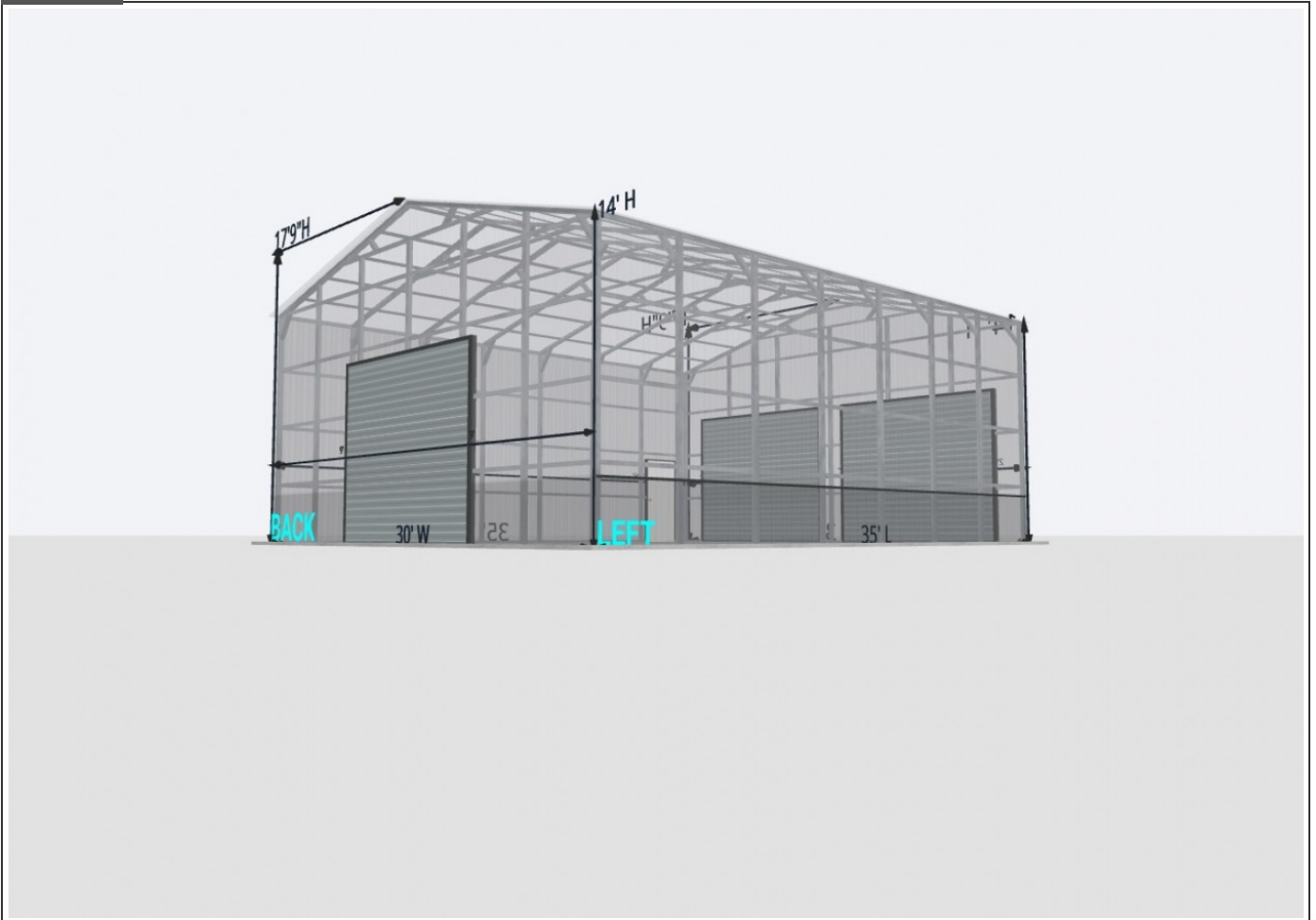
**VIEW IMAGE 3**

**BUILDING VIEW**



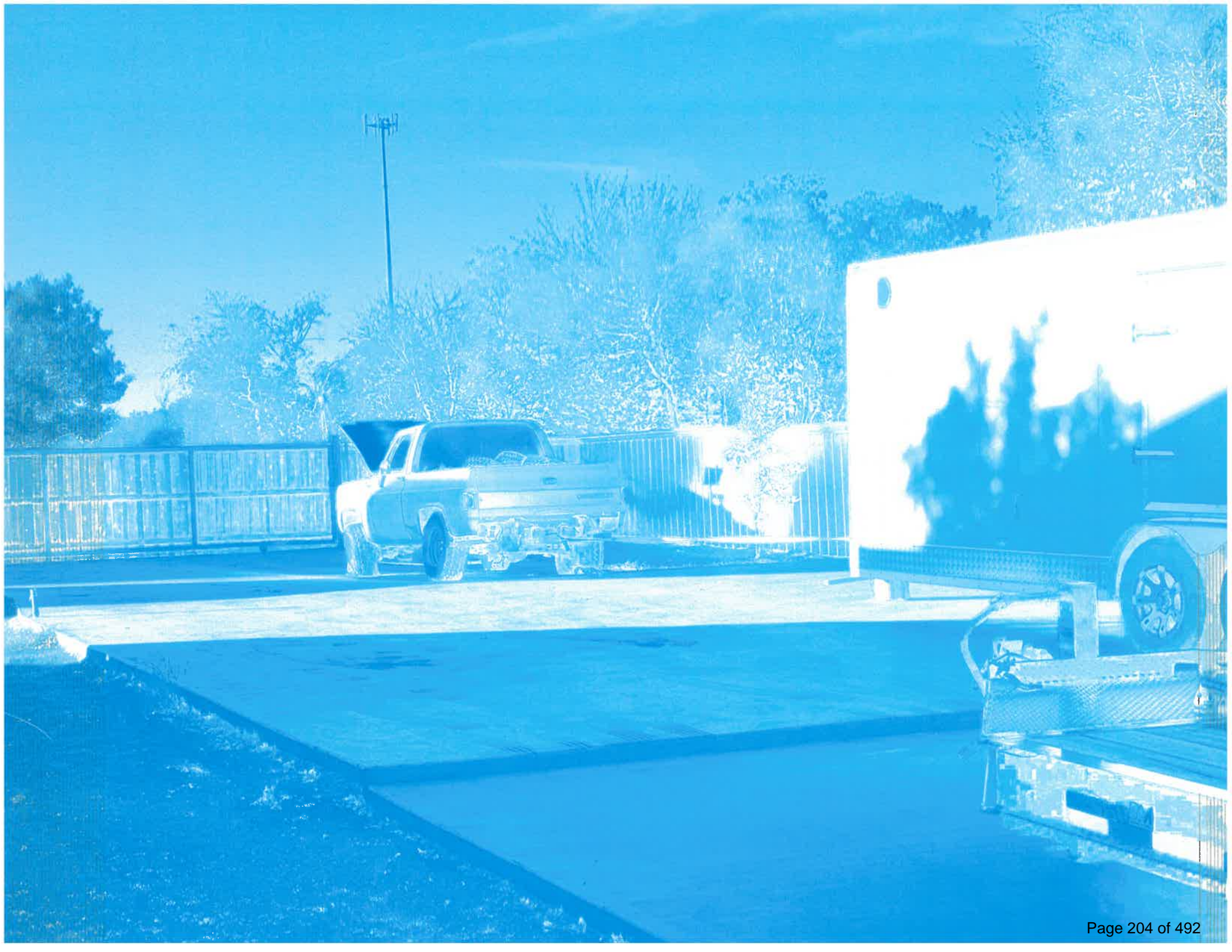
**VIEW IMAGE 4**

**BUILDING VIEW**



**VIEW IMAGE 5**





CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *DETACHED GARAGE AND FOR MORE ACCESSORY STRUCTURES THAN PERMITTED ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 13, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 16 (SF-16) DISTRICT, ADDRESSED AS 2348 SADDLEBROOK LANE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.*

**WHEREAS**, the City has received a request from Bryan Cook for the approval of a Specific Use Permit (SUP) for a *Detached Garage* and for More Accessory Structures than Permitted on a one (1) acre parcel of land being identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

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

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 *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- 2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,100 SF.
- 4) The applicant will be required to obtain a building permit for the existing accessory building prior to the issuance of a building permit for the *Detached Garage*.
- 5) The subject property shall be limited to a maximum of three (3) accessory structures.
- 6) The maximum height of the *Detached Garage* shall not exceed a total height of 16-feet as measured to midpoint of the pitched roof.
- 7) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 6<sup>TH</sup> DAY OF JANUARY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 16, 2024

2<sup>nd</sup> Reading: January 6, 2025



**Exhibit 'A'**  
*Location Map and Legal Description*

Address: 2348 Saddlebrook Lane

Legal Description: Lot 13, Block A, Saddlebrook Estates #2 Addition



Exhibit 'B':  
Site Plan

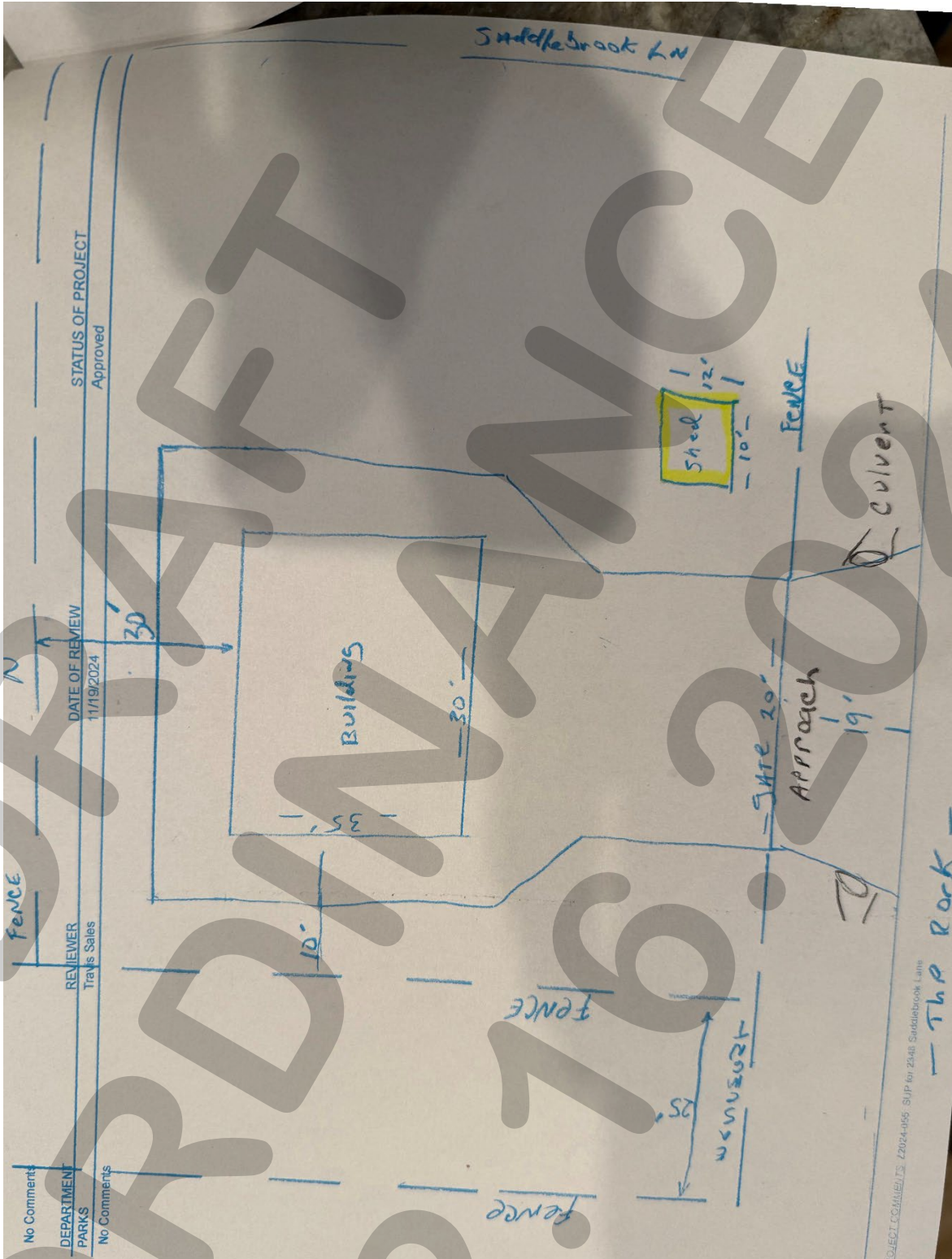


Exhibit 'C':  
Building Elevations

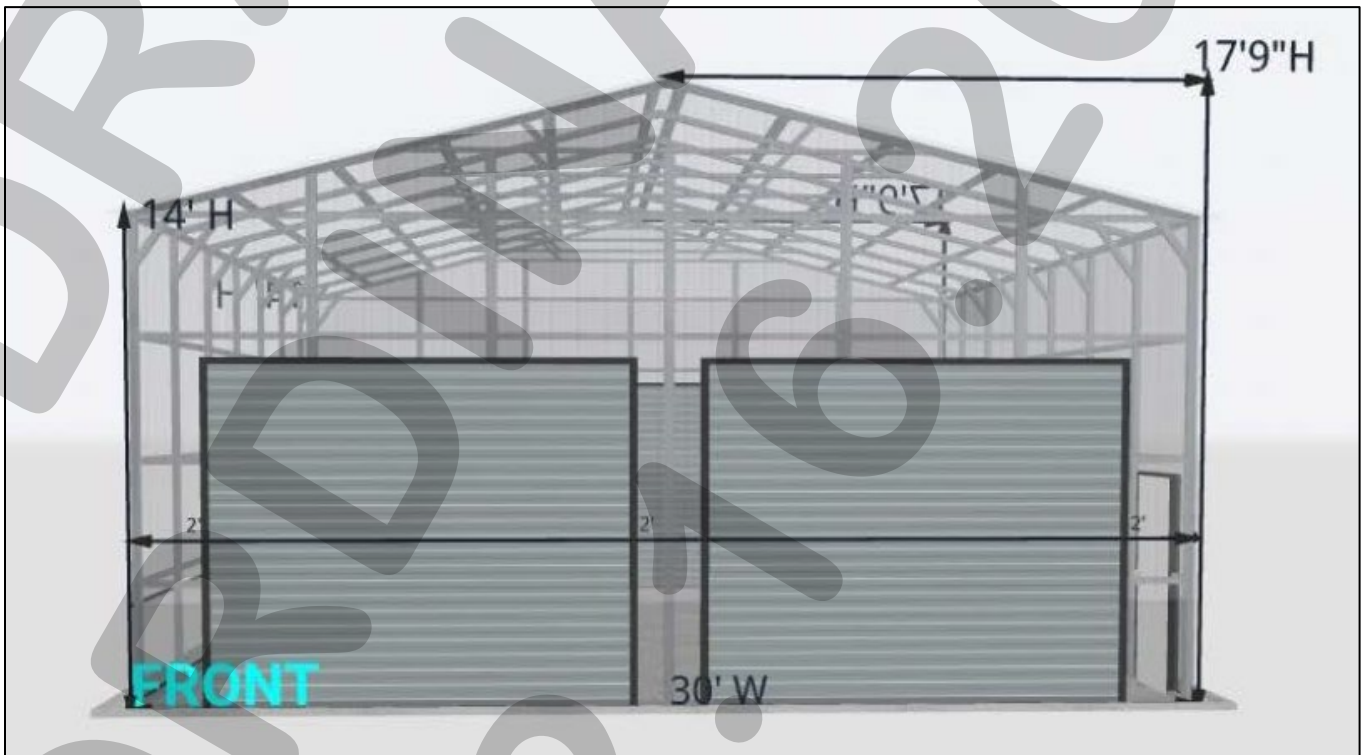
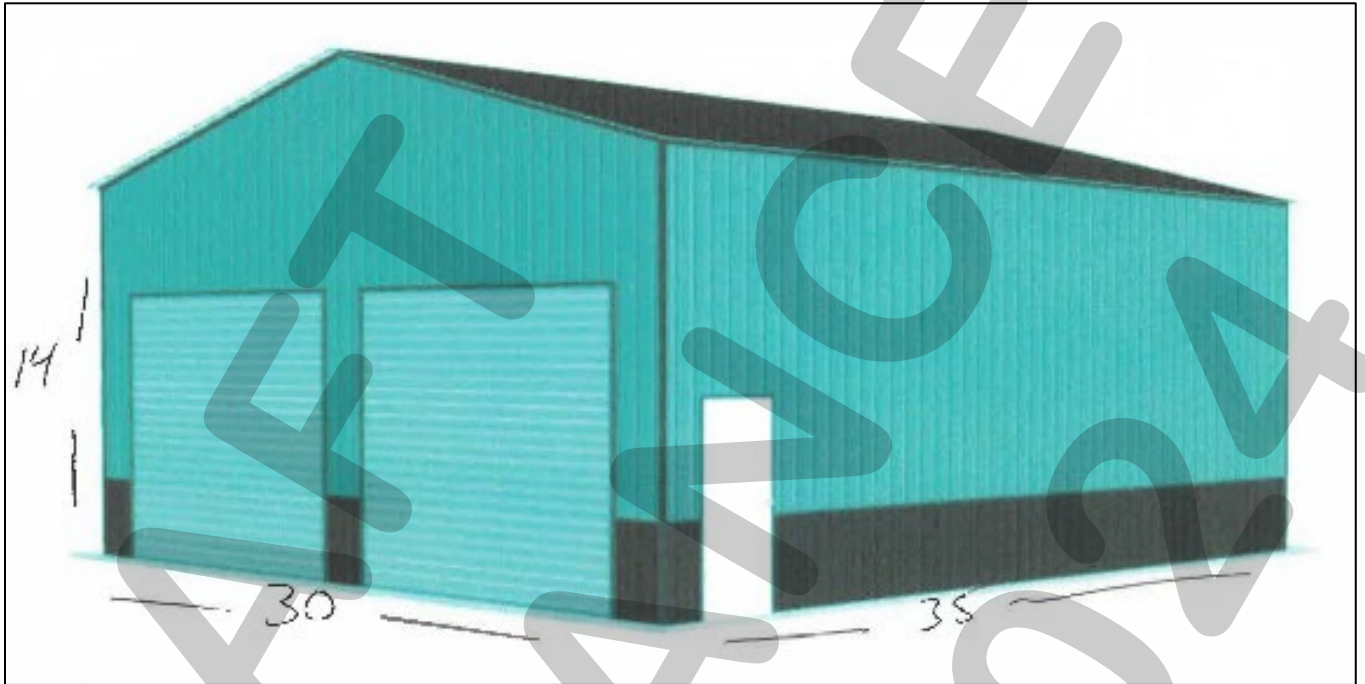
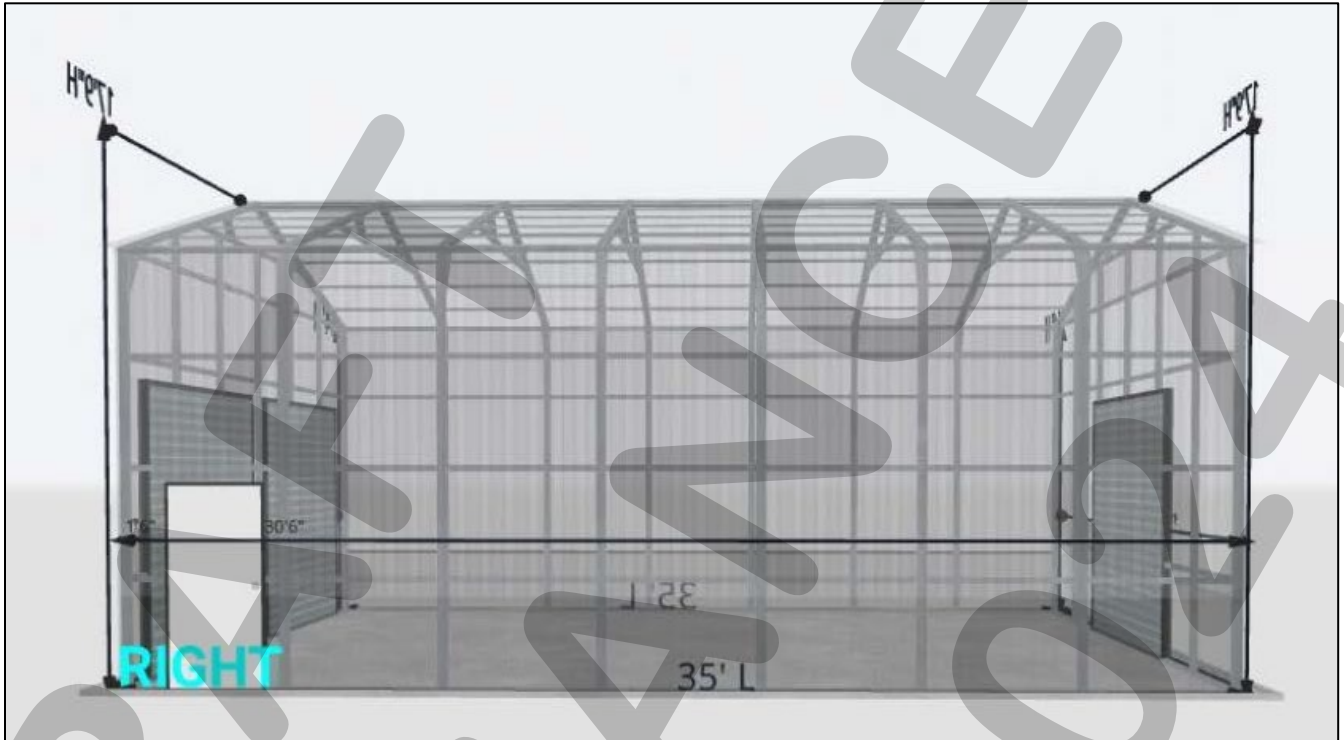


Exhibit 'C':  
Building Elevations





# 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

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**TO:** Mayor and City Council  
**DATE:** December 16, 2024  
**APPLICANT:** Michael Jaquette; *CED Rockwall*  
**CASE NUMBER:** Z2024-057; *Specific Use Permit for 1915 Alpha Drive*

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### SUMMARY

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

### BACKGROUND

The subject property was annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 7, 1983, the City Council approved a zoning case [Case No. *PZ1983-035*] that changed the zoning on the subject property from Agricultural (AG) District to Light Industrial (LI) District. On June 4, 2018, the City Council approved a replat [Case No. *P2018-015*] that establish the subject property as Lot 1, Block D, Ellis Centre #2 Addition. On November 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. *SP2019-040*] to allow the construction of three (3) multi-tenant industrial buildings on the subject property.

### PURPOSE

The applicant -- *Michael Jaquette of CED Rockwall* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* in a Light Industrial (LI) District on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1915 Alpha Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant 71.9480-acre tract of land (*i.e. Tract 20-2 of the A. Hanna Survey, Abstract No. 99*) zoned Light Industrial (LI) District. Beyond this is Justin Road, which is classified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are six (6) parcels of land (*i.e. Lots 2AR, 2B-R, 7, Block C, Ellis Centre #2 Addition; Lot 1, Block C, Ellis Centre Addition; Lot 1, Block A, Emerus Emergency Hospital Addition*) that make up the remainder of the Ellis Centre #2 Addition, the Ellis Centre Addition, and the Emerus Emergency Hospital Addition. All of these properties are zoned Light Industrial (LI) District. Beyond this is the westbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the eastbound *Frontage Road* for IH-30.

East: Directly east of the subject property is a 3.8730-acre parcel of land (*i.e. Lot 1, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. Beyond this is Industrial Boulevard, which is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 17.719-acre parcel of land (*i.e. Lot 2, Rockwall Industrial Foundation Addition*) developed with five (5) multi-tenant industrial buildings. East

of this is a vacant 37.487-acre tract of land (i.e. *Tract 3 of the A. Hanna Survey, Abstract No. 99*). All of these properties are zoned Light Industrial (LI) District.

West: Directly west of the subject property is the terminus of Alpha Drive, which is identified as a R2 (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.8907-acre parcel of land (i.e. *Lot 3, Block D, Ellis Centre #2 Addition*) developed with a 12,000 SF industrial building, zoned Light Industrial (LI) District. Following this is a 41.649-acre parcel of land (i.e. *Lot 1, Block 1, Herman E. Utley Middle School Addition*) developed with Herman E. Utley Middle School, zoned Agricultural (AG) District.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted an application and a zoning exhibit requesting a Specific Use Permit (SUP) for a *General Retail Store* on the subject property. According to the Rockwall Central Appraisal District (RCAD) there is an existing 50,400 SF multi-tenant industrial building situated on the subject property. Within this building the applicant is leasing a 6,213 SF space for their *Wholesale Showroom Facility*, which engages in the wholesale – *primarily to contractors* -- of electrical components and parts. As part of the applicant's operations, they sell Personal Protective Equipment (PPE) and individually packaged goods in the entry lobby. This component of the business is open to both contractors and the general public. Given this, the applicant is requesting to include an 812 SF *General Retail Store* as part of their *Wholesale Showroom Facility*. Staff has included all of the applicant's submitted materials in the attached packet for the Planning and Zoning Commission and City Council's review.

### **CONFORMANCE WITH THE CITY'S CODES**

Subsection 02.01(F), *Retail and Personal Service Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), defines a *General Retail Store* as "(a) facility or area for the retail sale of general merchandise or food to the public for

direct consumption and not for wholesale.” In this case, the applicant’s proposed use falls under this classification. According to the *Permissible Use Charts* contained in Article 04, *Permitted Uses*, of the Unified Development Code (UDC), a *General Retail Store* requires a Specific Use Permit (SUP) in a Light Industrial (LI) District. The purpose of this requirement is to acknowledge that the *General Retail Store* land use is not appropriate within all of the City’s light industrial areas, and that the City Council should have discretionary oversight with regard to this land use and their impacts within these types of districts.

## **STAFF ANALYSIS**

According to Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district.” In review of the surrounding land uses, they are not all typical light industrial land uses (i.e. *Manufacturing, Fabrication, Warehouse/Distribution, etc.*), and include land uses such as *Office, Animal Boarding, and a Gym*. Based on this, the proposed *General Retail Store* would not be the only deviation from traditional light industrial land uses. In addition, the applicant has indicated that their primary customers for the *General Retail Store* will be contractors picking up *Wholesale* orders and not the general public. All that being said, the approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District*. This district is composed primarily of a *Special Commercial Corridor (SC)*. The *IH-30 Corridor District* classifies the SC into three (3) zones: *Preservation Zone, Transitional Zone, and Opportunity Zone*. In this case, the subject property is located within the *Transitional Zone*, which is defined as “(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential.” That being said, the proposed *General Retail Store* is located within a new multi-tenant light industrial building that now better maximizes the tax potential. It is at the discretion of the Planning and Zoning Commission and City Council if the proposed *General Retail Store* meets the *District Strategies* outlined within the OURHometown Vision 2040 Comprehensive Plan.

## **NOTIFICATIONS**

On November 21, 2024, staff mailed 15 notices to property owners and occupants within 500-feet of the subject property. In addition, there were no Homeowner’s Association (HOA) within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). Staff has received no notices in favor or opposed to the applicant’s request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request for a Specific Use Permit (SUP) for a *General Retail Store* within a Light Industrial (LI) District, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit ‘B’* of this ordinance; and
  - (b) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Conway absent.





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

<p><b>PLATTING APPLICATION FEES:</b></p> <p><input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00)</p> <p><input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00)</p> <p><b>SITE PLAN APPLICATION FEES:</b></p> <p><input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup></p> <p><input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)</p>	<p><b>ZONING APPLICATION FEES:</b></p> <p><input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup></p> <p><input checked="" type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 &amp; 2</sup></p> <p><input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup></p> <p><b>OTHER APPLICATION FEES:</b></p> <p><input type="checkbox"/> TREE REMOVAL (\$75.00)</p> <p><input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup></p> <p><b>NOTES:</b></p> <p><sup>1</sup>: 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.</p> <p><sup>2</sup>: 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.</p>
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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1915 Alpha Dr. Suite 400, Rockwall TX 75087

SUBDIVISION: Ellis Centere-2      LOT: 2      BLOCK: D

GENERAL LOCATION: Gamma Ct and Alpha Dr

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Light Industrial      CURRENT USE: Shell Space / New Construction

PROPOSED ZONING: Warehouse / retail space      PROPOSED USE: Electrical supply Warehouse/retail showroom

ACREAGE: <1 acre      LOTS [CURRENT]:      LOTS [PROPOSED]:

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

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

<input checked="" type="checkbox"/> OWNER	QA Logistics Parkville LP	<input checked="" type="checkbox"/> APPLICANT	CEO Rockwall
CONTACT PERSON	Marshall Hanson	CONTACT PERSON	MICHAEL JAQUETTE
ADDRESS	12001 N CENTRAL EXPY SUITE 200	ADDRESS	1915 ALPHA DR SUITE 400
CITY, STATE & ZIP	DALLAS, TX 75243	CITY, STATE & ZIP	Rockwall TX 75087
PHONE	972-415-4911	PHONE	714-476-3151
E-MAIL	MARSHALL@ATZAP.COM	E-MAIL	MJAQUETTE@CEORockwall.com

## NOTARY VERIFICATION [REQUIRED]

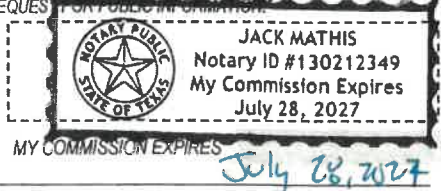
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARSHALL HANSON [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

<sup>1</sup> HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE Fifteenth DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR CITY PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF NOVEMBER, 2024.

OWNER'S SIGNATURE: [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 20 40 80 120 160 Feet

Z2024-057: Specific Use Permit (SUP) for a Warehouse/Retail store at 1915 Alpha Drive, Suite 140



Case Location Map = 



# City of Rockwall

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

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

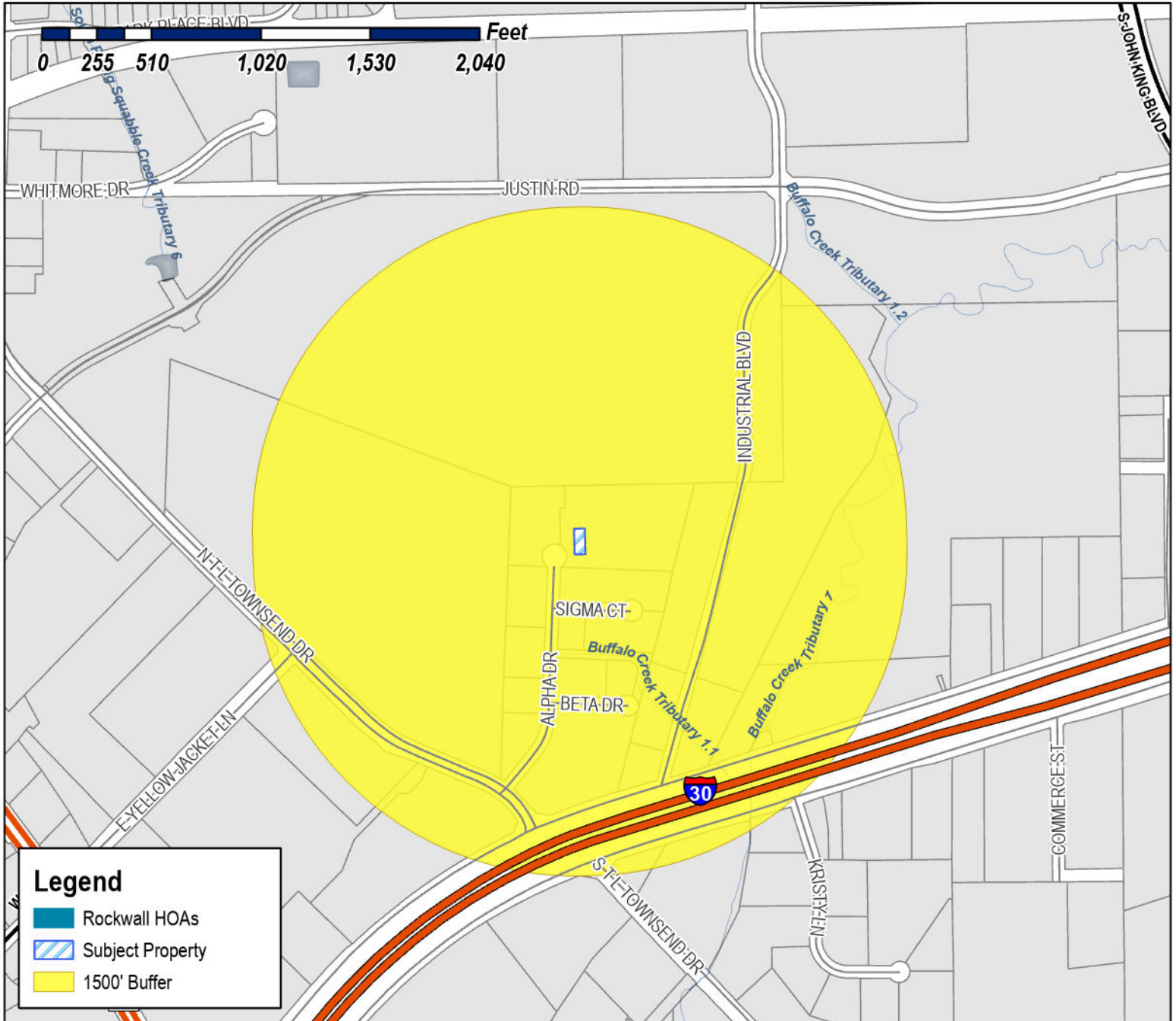




# City of Rockwall

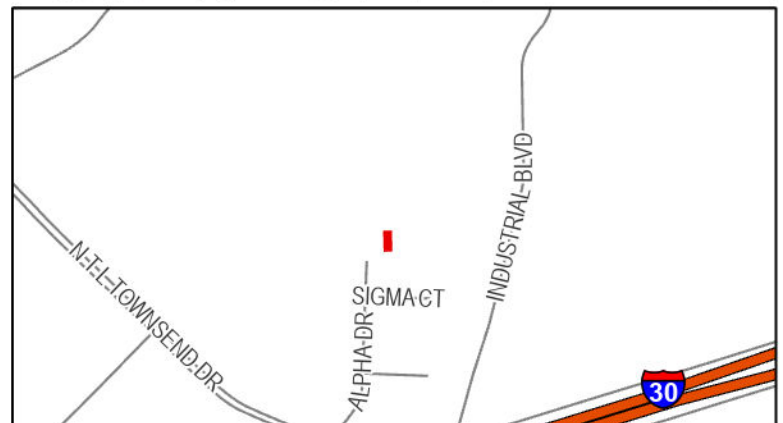
Planning & Zoning Department  
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**Case Number:** Z2024-057  
**Case Name:** SUP for a Warehouse/ Retail Store  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1915 Alpha Drive Suite 140

**Date Saved:** 11/19/2024  
 For Questions on this Case Call (972) 771-7745

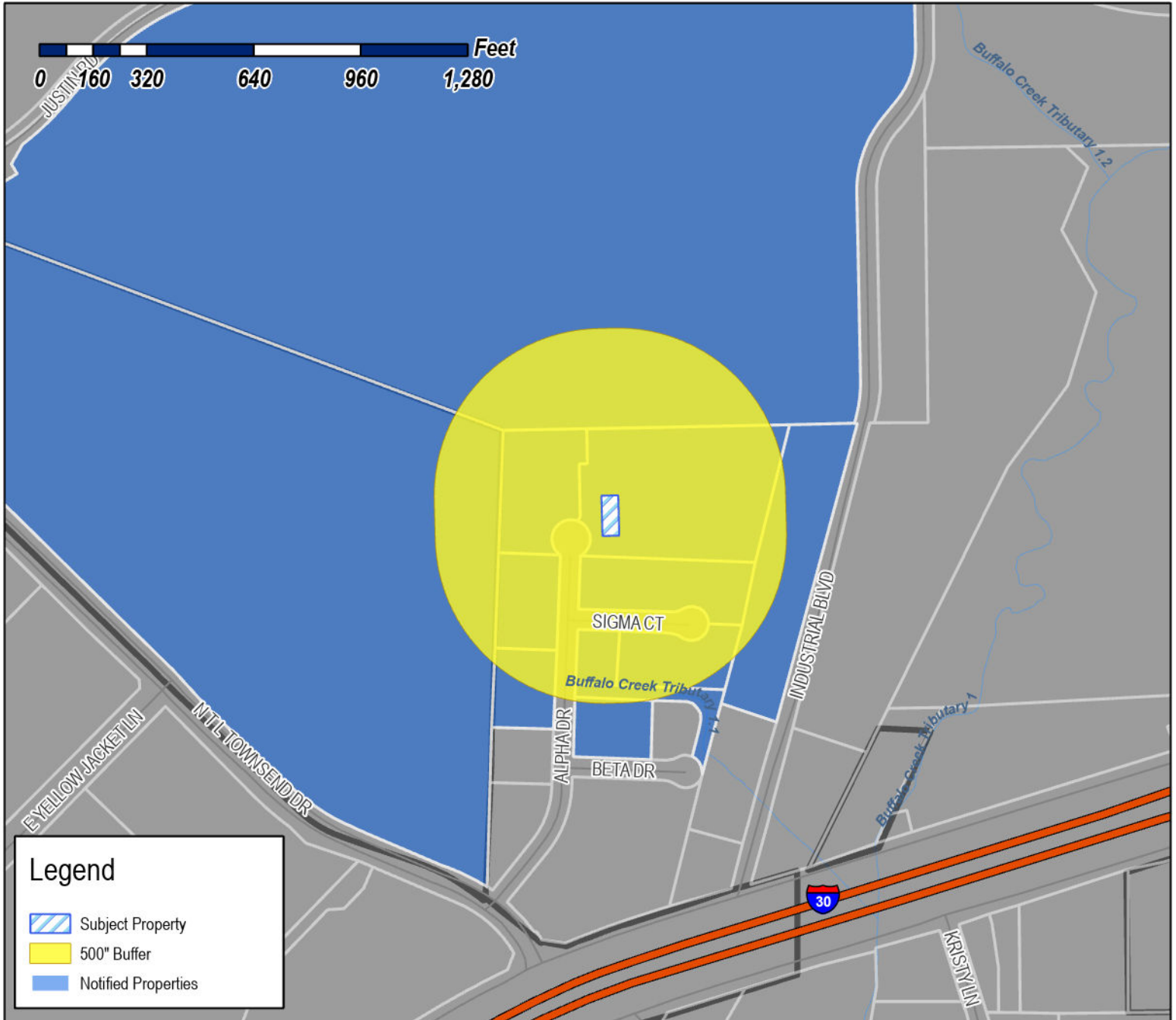




# City of Rockwall

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

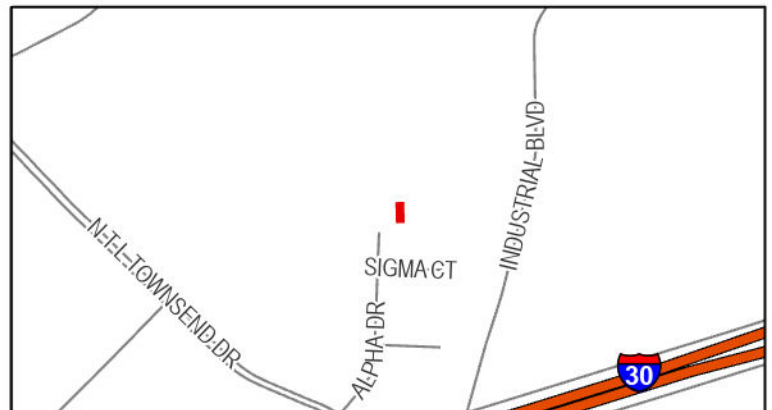
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**Case Number:** Z2024-057  
**Case Name:** SUP for a Warehouse/ Retail Store  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1915 Alpha Drive Suite 140

**Date Saved:** 11/19/2024

For Questions on this Case Call: (972) 771-7745



RESIDENT  
1197 T L TOWNSEND DR  
ROCKWALL, TX 75087

QA LOGISTICS ROCKWALL LP  
C/O ATCAP PARTNERS LLC  
12001 N CENTRAL EXPY STE 200  
DALLAS, TX 75243

RESIDENT  
1203 BETA CT  
ROCKWALL, TX 75087

RESIDENT  
1203 SIGMA CT  
ROCKWALL, TX 75087

MITCHELL II LTD  
1208 SIGMA CT  
ROCKWALL, TX 75087

ELLIS RICHARD M III AND  
DAVID M ELLIS AND JODY M ELLIS AND CHARLES  
M ELLIS  
1223 WATERSIDE CIR  
DALLAS, TX 75218

SVEA INDUSTRIAL II LLC  
12333 SOWDEN RD STE B  
HOUSTON, TX 77080

RESIDENT  
1905 ALPHA CT  
ROCKWALL, TX 75087

CANINE PROPERTIES LLC  
1920 ALPHA DR  
ROCKWALL, TX 75087

RESIDENT  
1930 ALPHA DR  
ROCKWALL, TX 75087

RESIDENT  
2005 INDUSTRIAL  
ROCKWALL, TX 75087

BASK INVESTMENTS LLC  
401 COLUMBIA DR ROCKWALL TX 75032

ROCKWALL STEEL CO  
PO BOX 159  
ROCKWALL, TX 75087

SPEC AERO PROPERTIES LP  
PO BOX 683  
GREENVILLE, TX 75403

AMAZON.COM SERVICES LLC  
C/O AMAZON PROPERTY TAX  
PO BOX 80416  
SEATTLE, WA 98108

# PUBLIC NOTICE



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

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

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

**Z2024-057: SUP for General Retail Store**

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

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2024-057: SUP for General Retail Store**

Please place a check mark on the appropriate line below:

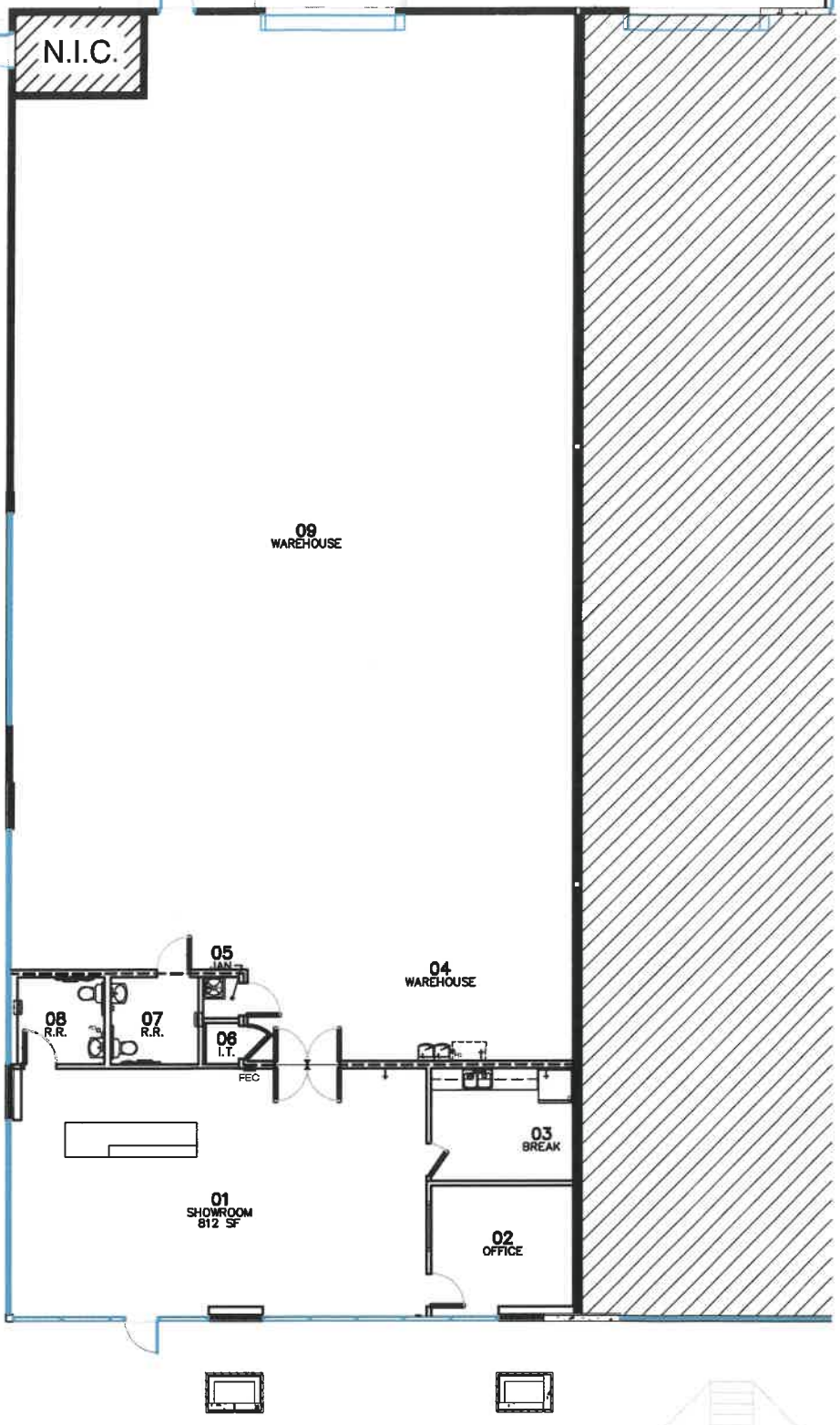
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]  
Address: [Grey box]

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

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



**1** PROPOSED CONSTRUCTION PLAN  
 SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400  
 ROCKWALL, TX



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *GENERAL RETAIL STORE* ON A 5.1292-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK D, ELLIS CENTRE #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* AND *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall LP for the approval of a Specific Use Permit (SUP) to allow a *General Retail Store* on a 5.1292-acre parcel of land identified as Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

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

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.04, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

**2.1 OPERATIONAL CONDITIONS**



The following conditions pertain to the operation of the *General Retail Store* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The *General Retail Store* shall not occupy more 812 SF of the 6,213 SF *Wholesale Showroom Facility*.

## 2.2 COMPLIANCE

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

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

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

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF JANUARY, 2025.**

---

Trace Johannesen, *Mayor*

**ATTEST:**

---

Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 16, 2024

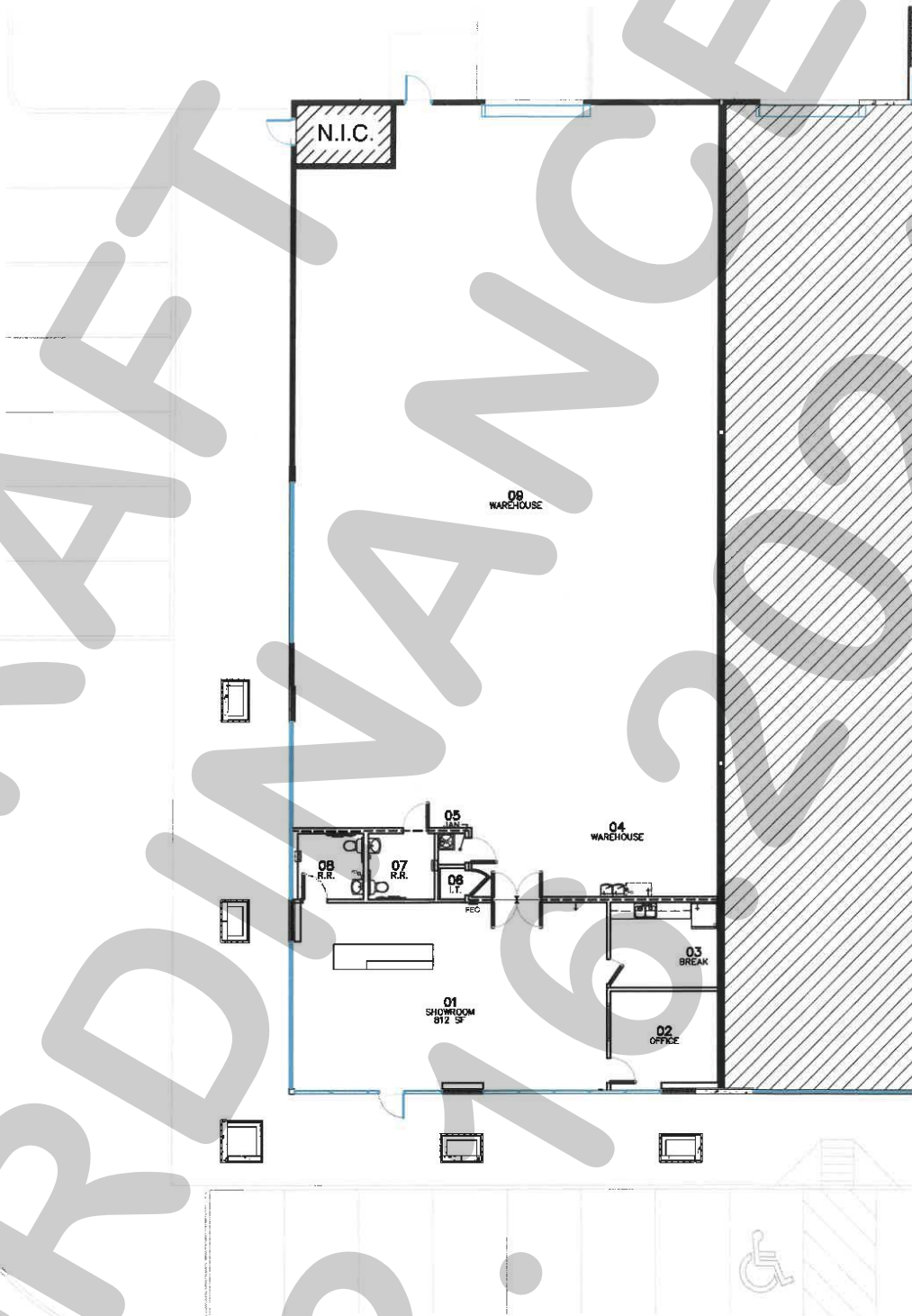
2<sup>nd</sup> Reading: January 6, 2025

**Exhibit 'A'**  
*Location Map*

Legal Description: Lot 2, Block D, Ellis Centre #2 Addition  
Address: 1915 Alpha Drive



Exhibit 'B':  
Floor Plan



**1** PROPOSED CONSTRUCTION PLAN  
SCALE: 1/16"=1'-0" OFFICE SF: 6,213



FOR REFERENCE ONLY

11/13/2024

1915 ALPHA DR. | STE. 400  
ROCKWALL, TX





# 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

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**TO:** Mayor and City Council  
**DATE:** December 16, 2024  
**APPLICANT:** Jerret R. Smith  
**CASE NUMBER:** Z2024-058; *Specific Use Permit (SUP) for a Residential Infill at 704 S. Alamo Road*

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### **SUMMARY**

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

### **BACKGROUND**

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. According to the January 3, 1972 *Historic Zoning Maps*, the subject property was zoned Single-Family 2 (SF-2) District. Sometime between January 3, 1972 and May 16, 1983, the subject property was rezoned to Single-Family 10 (SF-10) District, and has remained zoned Single-Family 10 (SF-10) District since this change. The subject property has remained vacant since its annexation.

### **PURPOSE**

The applicant -- *Jerret R. Smith* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**

The subject property is addressed as 704 S. Alamo Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant parcel of land (*i.e. Lot 1, Block A, Highridge Estates Addition*) zoned Single-Family 10 (SF-10) District. Beyond this is W. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this is First Baptist Church of Rockwall (*i.e. Lot 1, Block A, First Baptist Church Addition Phase 3*) which is situated on a 9.43-acre tract of land and is zoned both Single-Family 10 (SF-10) District and General Retail (GR) District.

South: Directly south of the subject property are six (6) parcels of land (*i.e. 706, 710, 804, 806, 808, & 810 S. Alamo Road*) developed with single-family homes that are within the Highridge Estates Subdivision. Beyond this is the Spong Subdivision, which consists of five (5) lots developed with single-family homes. All of these parcels are zoned Single-Family 10 (SF-10) District. South of this is Glenn Avenue, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Alamo Road, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is the Amachris Subdivision, which consists of seven (7) lots developed with

single-family homes and is zoned Planned Development District 12 (PD-12). Beyond this is a 1.9192-acre parcel of land (*i.e. Lot 2, Block 1, Goliad Place Addition*), which consists of the First Baptist Church Student Ministry and is zoned General Retail (GR) District.

West: Directly west of the subject property are six (6) parcels of land (*i.e. 703, 705, 707, 711, 713, & 715 Forest Trace*) developed with single-family homes and one (1) vacant parcel of land (*i.e. 709 Forest Trace*). Beyond this is Forest Trace, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is the remainder of the Highridge Estates Subdivision, which consists of 99 lots and is zoned Single-Family District 10 (SF-10) District.

**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as “(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out.” An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as “...a subdivision that consists of five (5) or more lots, that is 90.00% developed, and that has been in existence for more than ten (10) years.” In this case, the subject property is situated within the Highridge Subdivision, which is 98.00% developed, consists of 97 residential lots, and has been in existence since June 1, 1972. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within an established subdivision, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, “...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ...” The following is a summary of observations concerning the housing within close proximity of E. Kaufman Street compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on S. Alamo Road and in Close Proximity to the Subject Property	Proposed Housing
Building Height	One (1) and Two (2) Story	Two (2) Story
Building Orientation	The homes along S. Alamo face onto S. Alamo Road.	The front elevation of the home will face S. Alamo Road.
Year Built	1910- 1995	N/A
Building SF on Property	1,403 SF – 3,100 SF	5,059 SF
Building Architecture	Single Family Homes and Four (4) Vacant Lots	Comparable Architecture to the surrounding Single-Family Homes
Building Setbacks:		
Front	20-Feet	25-Feet
Side	6- feet	5-Feet
Rear	10-Feet	X>10-Feet
Building Materials	Brick, Siding, Stone and Stucco	Board and Batten Siding
Paint and Color	Brown, Red, White, Orange	N/A
Roofs	Composite Shingles	Board and Batten
Driveways/Garages	Driveways all front the same street the single-family home faces. Homes consist of rear entry garages or no garages.	The proposed home will incorporate a j-swing garage.

Staff should note that the proposed single-family home meets all of the density and dimensional requirements for the Single Family 10 (SF-10) District as stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties along S. Alamo Road and Forest Trace and also provided the proposed building elevations in the attached packet. The approval of this request is a discretionary decision for the City Council pending a recommendation from

the Planning and Zoning Commission and a finding that the proposed house will not have a negative impact on the existing subdivision.

## **NOTIFICATIONS**

On November 19, 2024, staff mailed 69 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Stonebridge Meadows, Bent Creek Condos, and Highridge Estates Homeowners Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the draft ordinance.
  - (c) All residential structures shall be constructed with a minimum 3:12 roof pitch.
  - (d) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
  - (e) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

**PLATTING APPLICATION FEES:**

MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>

FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

<sup>1</sup>: 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.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 704 S. Alamo

SUBDIVISION Highridge Est LOT 2 BLOCK A

GENERAL LOCATION \_\_\_\_\_

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Vacant Lot CURRENT USE Vacant Lot

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE Single Family Resident

ACREAGE 0.1960 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

<input checked="" type="checkbox"/> OWNER	<u>Jerret R. Smith</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	<u>Jerret R. Smith</u>	CONTACT PERSON	_____
ADDRESS	<u>9091 Fm 2723</u>	ADDRESS	_____
CITY, STATE & ZIP	<u>Terrell TX 75161</u>	CITY, STATE & ZIP	_____
PHONE	<u>214 317-0409</u>	PHONE	_____
E-MAIL	_____	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

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

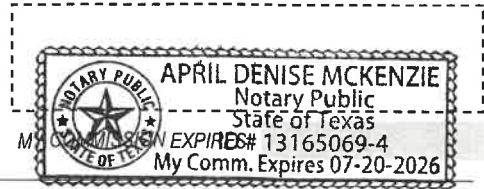
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, 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 15th DAY OF November, 2024

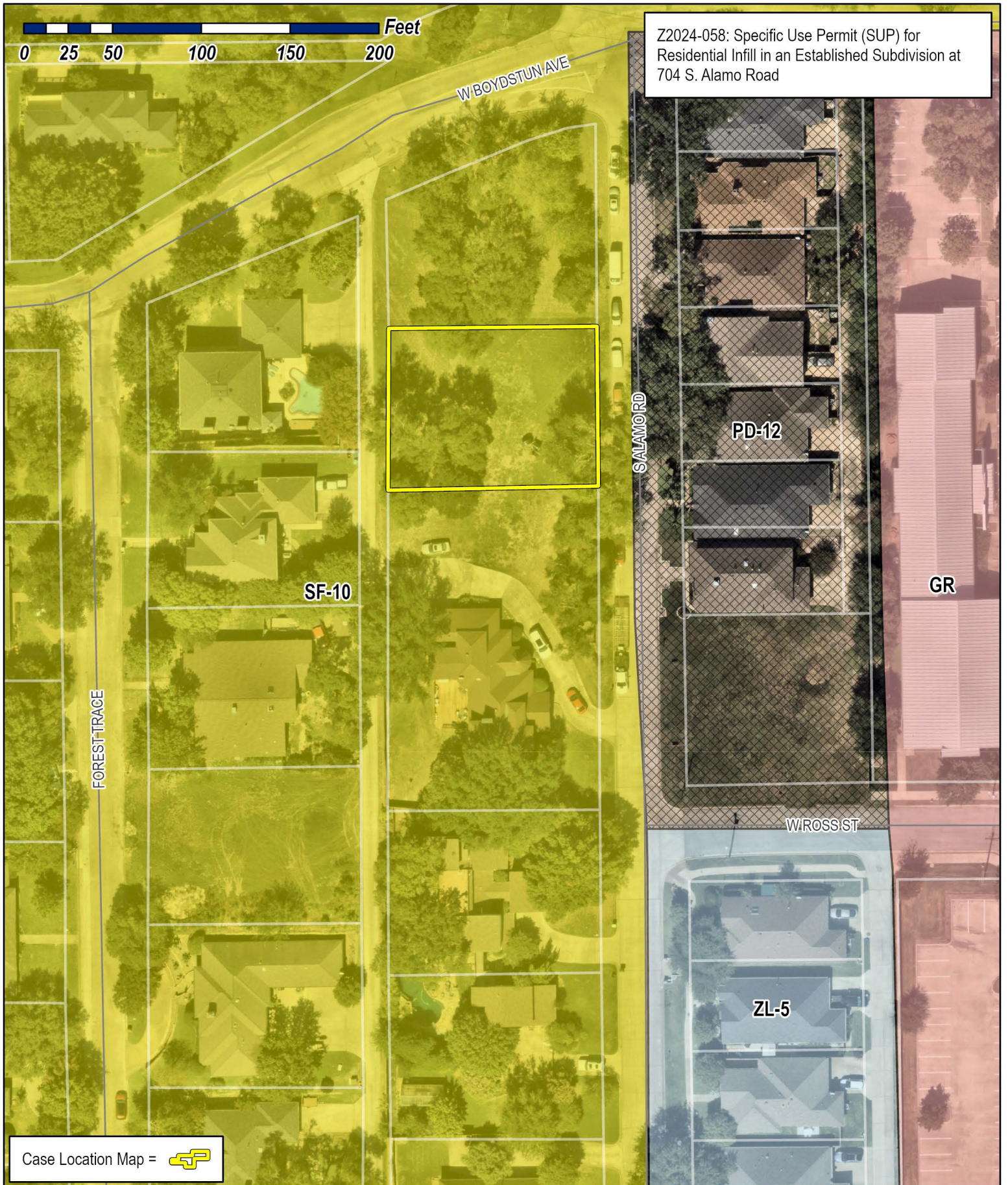
OWNER'S SIGNATURE

Jerret R. Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







# City of Rockwall

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

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

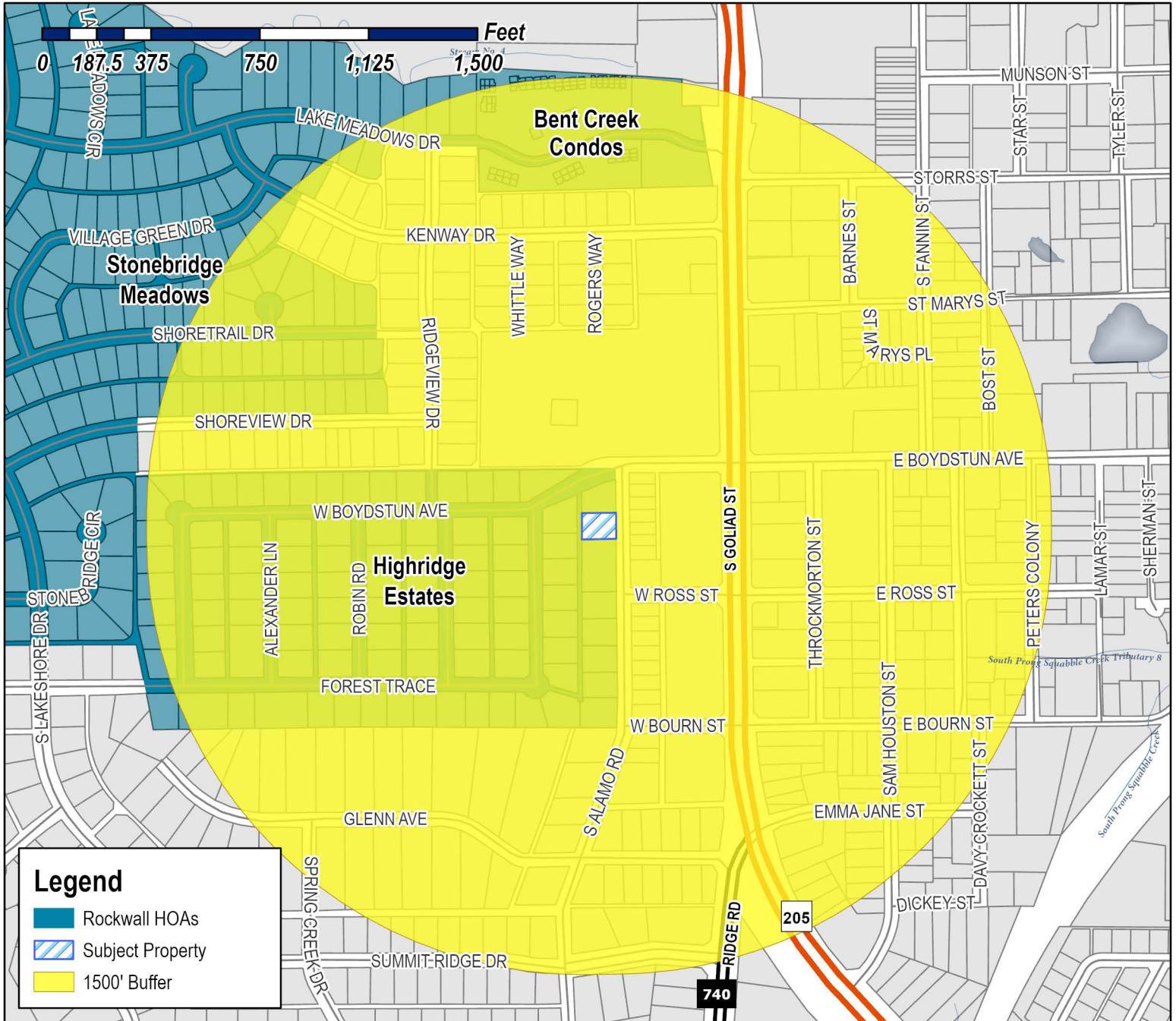




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**Case Number:** Z2024-058  
**Case Name:** Specific Use Permit (SUP) for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 704 S. Alamo Road

**Date Saved:** 11/15/2024  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-058]  
**Date:** Wednesday, November 20, 2024 2:00:37 PM  
**Attachments:** [Public Notice \(P&Z\) \(11.18.2024\).pdf](#)  
[HOA Map \(11.15.2024\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a [Specific Use Permit \(SUP\)](#) for Residential Infill in an Established Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

Thank you,

*Melanie Zavala*

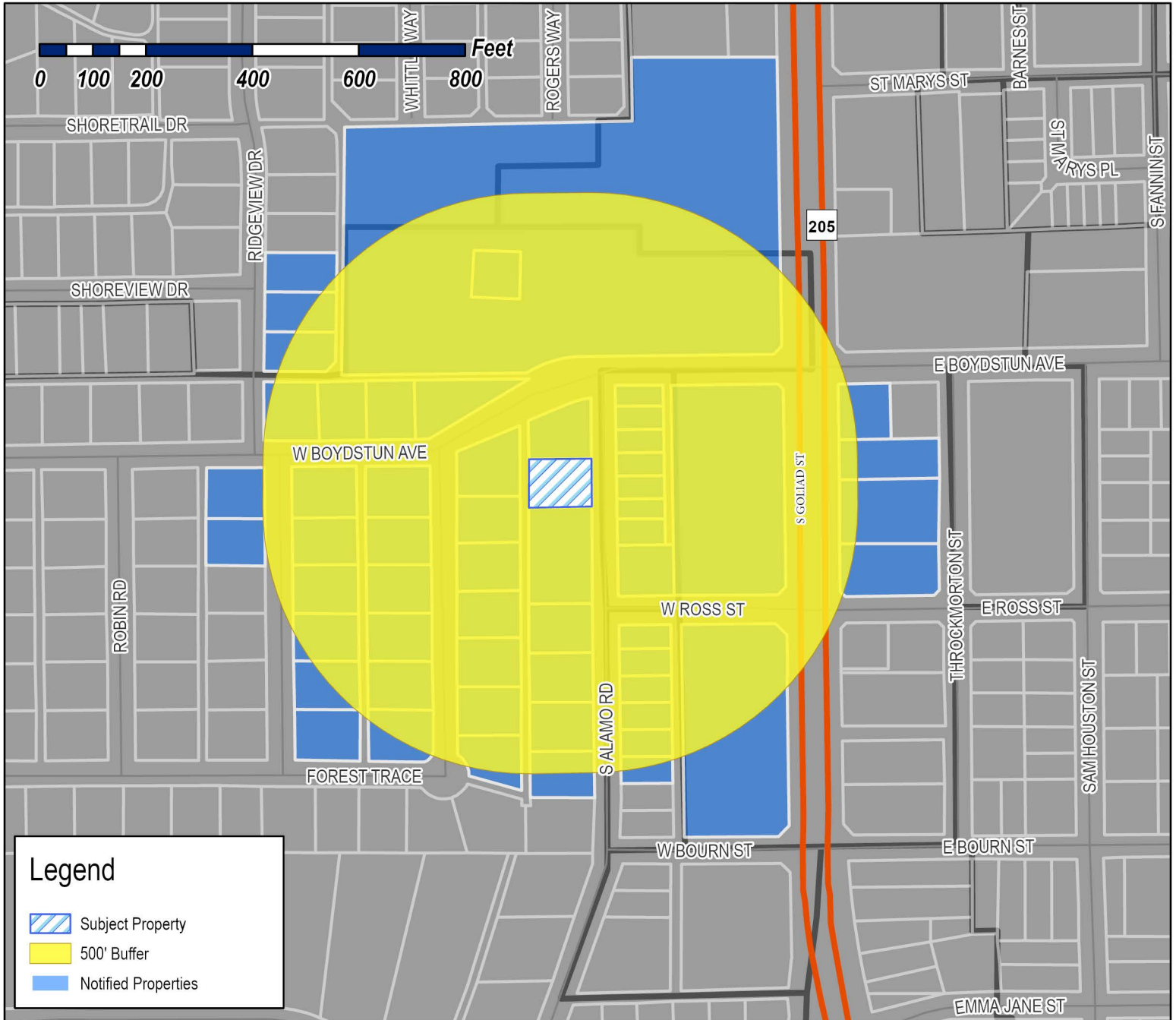
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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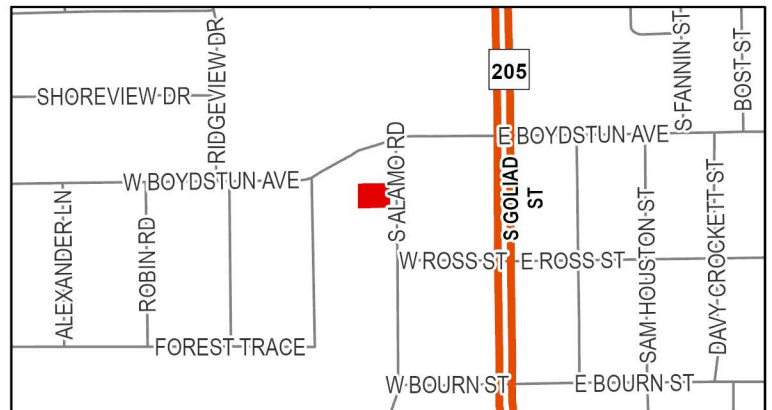
**Legend**

-  Subject Property
-  500' Buffer
-  Notified Properties

**Case Number:** Z2024-058  
**Case Name:** Specific Use Permit (SUP) for Residential Infill in an Established Subdivision  
**Case Type:** Zoning  
**Zoning:** Single-Family 10 (SF-10) District  
**Case Address:** 704 S. Alamo Road

**Date Saved:** 11/15/2024

For Questions on this Case Call: (972) 771-7745



BAUMANN HARRY EDWARD  
10 WATERS EDGE CT  
HEATH, TX 75032

FLEMING LINDA  
1116 SQUAW VALLEY  
ROCKWALL, TX 75087

MCCAMPBELL CHARLES C & PATRICIA S  
1203 WYNDEN CREEK DR  
HOUSTON, TX 77056

OTTO IRIS  
1502 S 1ST ST STE 3  
GARLAND, TX 75040

CRUSE ROBERT B JR AND MARGARET A  
1510 SOUTH ALAMO  
ROCKWALL, TX 75087

TIJERINA MANUEL  
1713 MISSION DR  
GARLAND, TX 75042

BARNHILL BARNEY M  
202 DARTBROOK  
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP  
202 N SAN JACINTO ST  
ROCKWALL, TX 75087

RUESS JOHN CHARLES & KATHY LEA  
202 W BOYDSTUN ST  
ROCKWALL, TX 75087

MARKS RICHARD R & JUNE  
TRUSTEES OF THE MARKS FAMILY LIVING TRUST  
204 W BOYDSTUN AVE  
ROCKWALL, TX 75087

REX AND PATTY PREDDY FAMILY TRUST OF 2011  
REX M PREDDY AND PATTI S PREDDY- TRUSTEES  
206 WEST BOYDSTUN AVE  
ROCKWALL, TX 75087

JUSTICE BLAKE AND CHELSEA  
208 BOYDSTUN AVE  
ROCKWALL, TX 75087

BOYDSTON CEMETERY  
C/O JOHN R HANEY  
308 S FANNIN ST  
ROCKWALL, TX 75087

HOGUE NEVA MAE  
513 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
515 RIDGEVIEW DR  
ROCKWALL, TX 75087

ROGGE CONNIE PENNINGTON  
517 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
602 S GOLIAD  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL  
610 S GOLIAD ST  
ROCKWALL, TX 75087

THE SCUDDER FAMILY LIVING TRUST  
664 SORITA CIR  
HEATH, TX 75032

REED DARLENE  
701 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
702 S ALAMO DR  
ROCKWALL, TX 75087

CRESPO DENYS AND HALEY  
703 FOREST TRACE  
ROCKWALL, TX 75087

JOHNSON ROBERT M AND CATHY  
703 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

RESIDENT  
703 S ALAMO  
ROCKWALL, TX 75087

RESIDENT  
703 S GOLIAD  
ROCKWALL, TX 75087

FREED SARAH  
704 FOREST TRACE  
ROCKWALL, TX 75087

PASSON BRETT A & LAURIE J  
704 RIDGEVIEW DR  
ROCKWALL, TX 75087

SMITH JERRET R & ALICIA N  
704 S ALAMO RD  
ROCKWALL, TX 75087

CULLINS JENNIFER L  
705 FOREST TRACE  
ROCKWALL, TX 75087

SCHLUMPF REVOCABLE TRUST  
C/O ROBERT LOUIS AND  
705 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
705 S ALAMO  
ROCKWALL, TX 75087

GREER JOSEPH CARLTON III AND CORI  
705 SOUTH GOLIAD STREET  
ROCKWALL, TX 75087

FORD CLYDE G  
706 FOREST TRACE  
ROCKWALL, TX 75087

REYNOLDS MICHAEL EUGENE & FRANCES S  
706 RIDGEVIEW DRIVE  
ROCKWALL, TX 75087

MILLS CHARLES O  
706 S ALAMO RD  
ROCKWALL, TX 75087

WRIGHT MELISSA ANN &  
DAVID SCOTT  
707 FOREST TRCE  
ROCKWALL, TX 75087

BRADFORD KENNETH AND LESLIE  
707 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
707 S ALAMO  
ROCKWALL, TX 75087

KELEMEN ANNA V AND  
MATTHEW BURBRIDGE  
708 FOREST TRACE  
ROCKWALL, TX 75087

RESIDENT  
709 FOREST TRACE  
ROCKWALL, TX 75087

FALCON ANN L & LEONARD  
709 RIDGEVIEW DR  
ROCKWALL, TX 75087

RESIDENT  
709 S ALAMO  
ROCKWALL, TX 75087

PERSYN KYLE AND LINDSEY  
710 FOREST TRACE  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

BRYANT KRISTI & BRENT  
710 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
710 S GOLIAD ST  
ROCKWALL, TX 75087

SMITH MARY  
711 FOREST TRACE  
ROCKWALL, TX 75087

CONWAY SCOTT A & DEIRDRE M  
711 RIDGEVIEW  
ROCKWALL, TX 75087

POPP KATHLEEN  
711 S ALAMO  
ROCKWALL, TX 75087

MILLER FRANK  
711 S GOLIAD ST  
ROCKWALL, TX 75087

MILLER FRANK R  
711 S GOLIAD ST  
ROCKWALL, TX 75087

GRAY JIM  
712 FOREST TRACE  
ROCKWALL, TX 75087

HILLMAN DORIANN AND  
JOEL OTT  
713 FOREST TRACE  
ROCKWALL, TX 75087

COHEN MARK A  
713 RIDGEVIEW DR  
ROCKWALL, TX 75087

SHERA DEBORAH K  
713 S ALAMO RD  
ROCKWALL, TX 75087

COLLETT CYNTHIA DAVISS  
714 FOREST TRCE  
ROCKWALL, TX 75087

DELBOSQUE ROLOLFO & LORENA P  
715 FOREST TRCE  
ROCKWALL, TX 75087

RESIDENT  
715 S ALAMO RD  
ROCKWALL, TX 75087

WATSON RONNIE BILL AND BARBARA JEAN  
801 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
802 S GOLIAD  
ROCKWALL, TX 75087

TALLEY CRAIG J AND JAMIE S  
803 S ALAMO RD  
ROCKWALL, TX 75087

RESIDENT  
804 S ALAMO DR  
ROCKWALL, TX 75087

LOTT JOHN DOUGLAS AND CYNTHIA  
805 S ALAMO RD  
ROCKWALL, TX 75087

FRENCH SHARON K LIVING TRUST  
SHARON K FRENCH, TRUSTEE  
806 SOUTH ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
807 S ALAMO RD  
ROCKWALL, TX 75087

KELLY RYAN AND  
LACEY WALLACE  
808 S ALAMO ROAD  
ROCKWALL, TX 75087

RESIDENT  
809 ALAMO RD  
ROCKWALL, TX 75087

SHIELDS MIKE AND DEBBIE  
811 S ALAMO RD  
ROCKWALL, TX 75087

CONFIDENTIAL  
PO BOX 1816  
ROCKWALL, TX 75087

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2024-058: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Angelica Guevara**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2024-058: SUP for Residential Infill

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

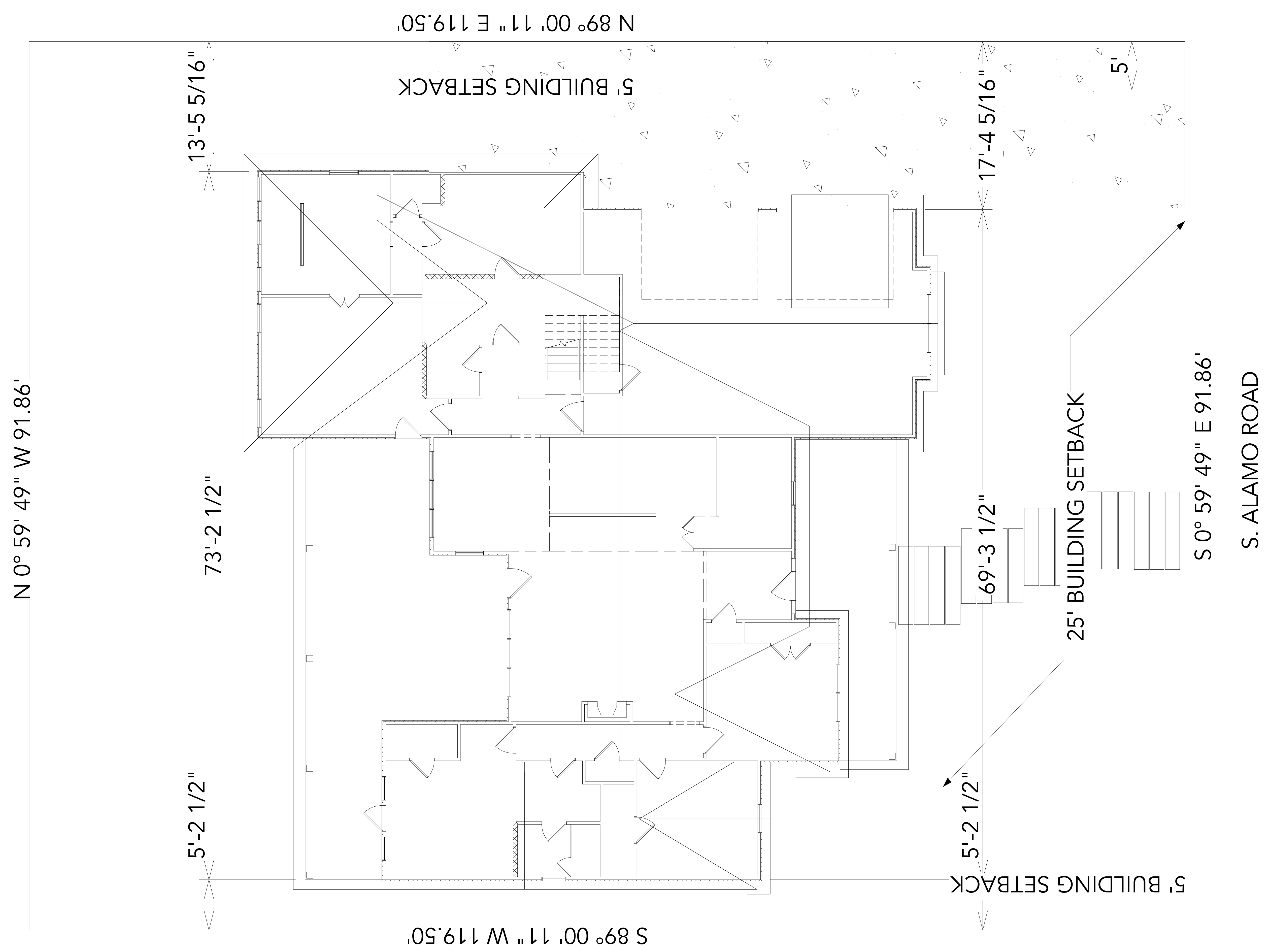
Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]  
Address: [Grey box]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





N 0° 59' 49" W 91.86'

5'-2 1/2"

73'-2 1/2"

13'-5 5/16"

S 89° 00' 11" W 119.50'

N 89° 00' 11" E 119.50'

5' BUILDING SETBACK

5'-2 1/2"

69'-3 1/2"

17'-4 5/16"

5'

25' BUILDING SETBACK

S 0° 59' 49" E 91.86'

S. ALAMO ROAD

SITE PLAN

SCALE - 1" = 5'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC  
704 S. ALAMO DR. ROCKWALL, TX

Site Plan

DRAWINGS PROVIDED BY:  
**Chanda Steele Drafting**  
Royse City, TX 409-338-1194

DATE:

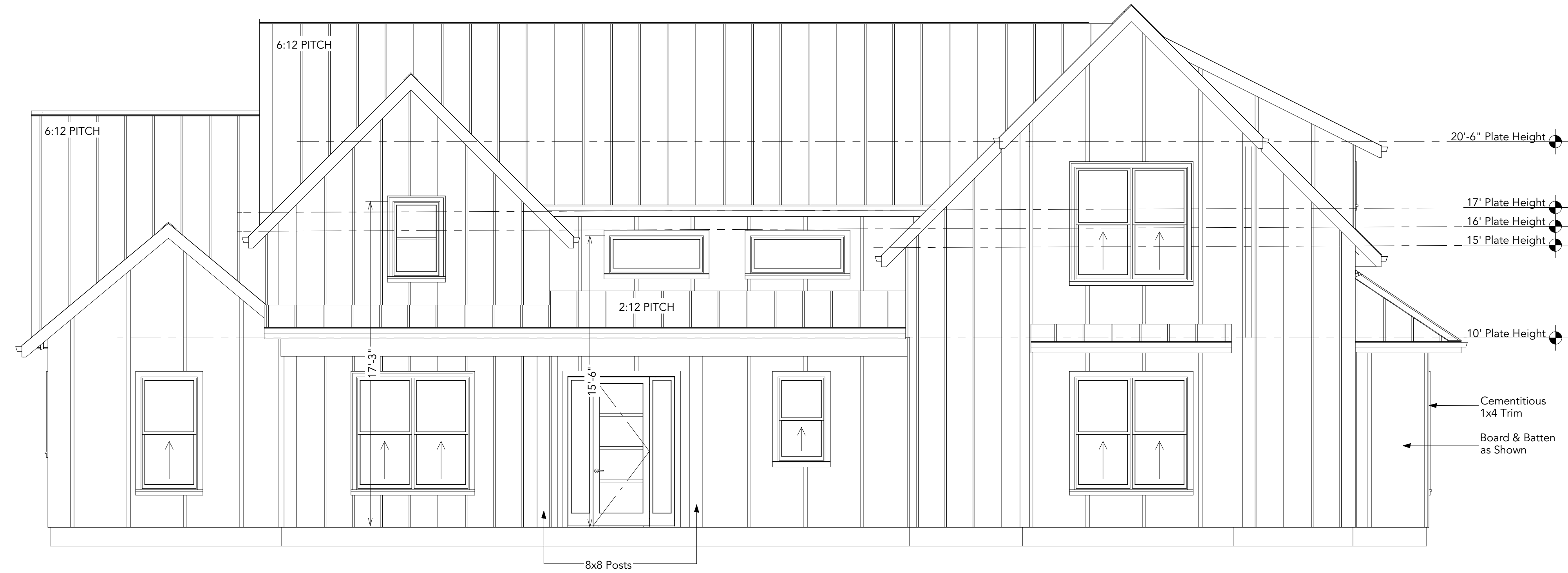
2/20/2023

SCALE:

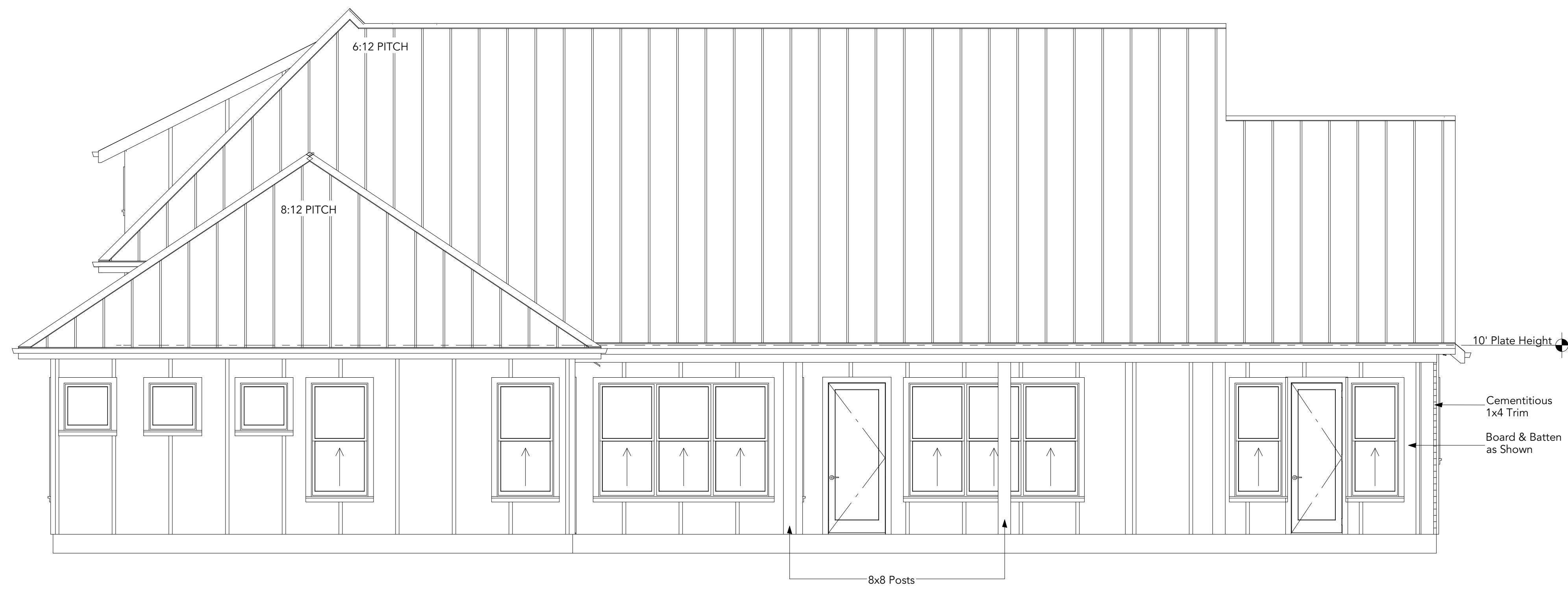
As Noted

SHEET:

A-2



FRONT ELEVATION  
SCALE - 1/4" = 1'-0"



REAR ELEVATION  
SCALE - 1/4" = 1'-0"

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC  
704 S. ALAMO DR. ROCKWALL, TX

Front & Rear Elevations

DRAWINGS PROVIDED BY:  
**Chanda Steele Drafting**  
Royse City, TX 409-338-1194

DATE:

2/20/2023

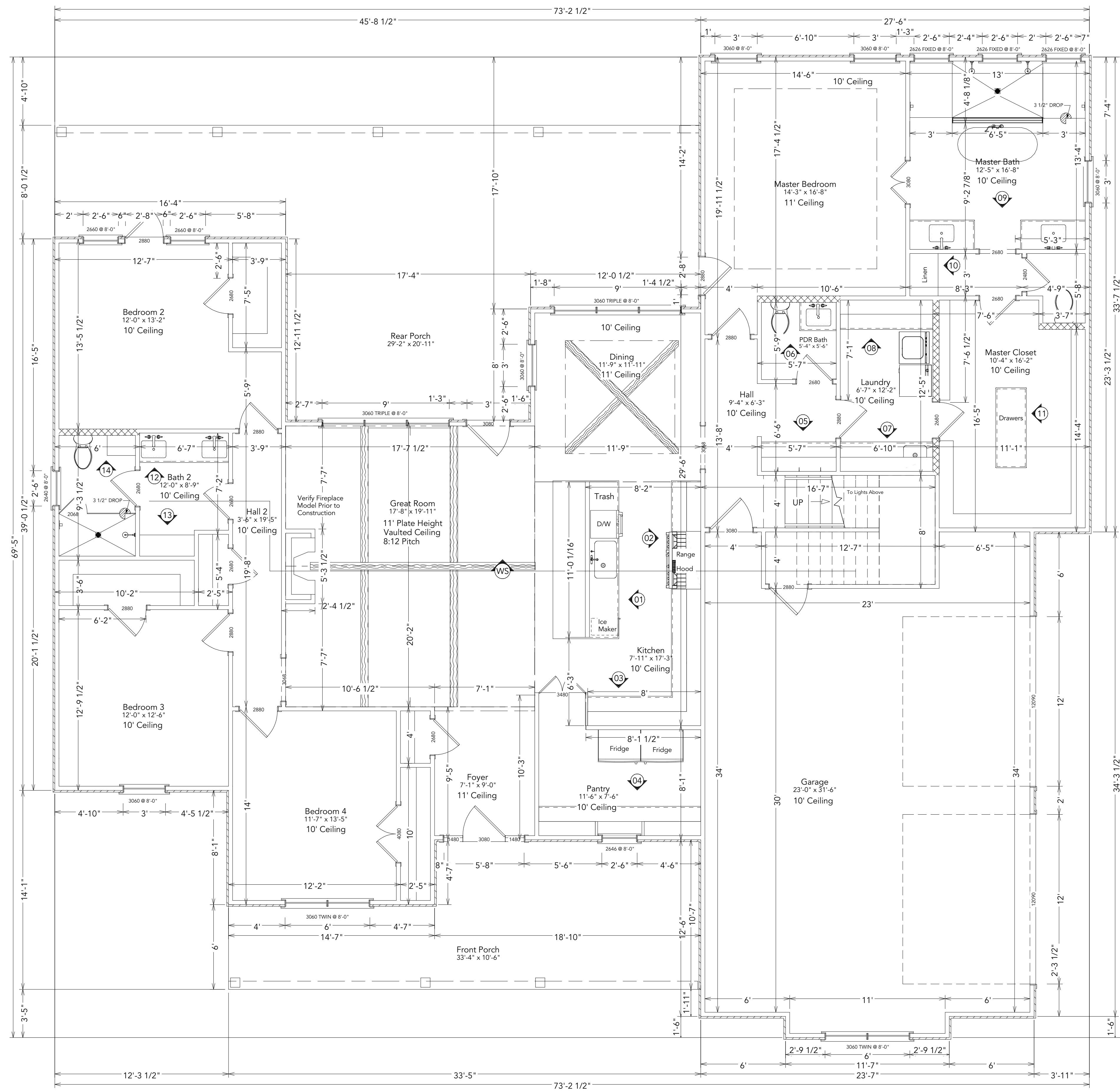
SCALE:

As Noted

SHEET:

A-3





1st FLOOR PLAN

SCALE: 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
<b>Total</b>	-	<b>5,059 s.f.</b>

REVISION TABLE	
#	DESCRIPTION

JS Custom Homes, LLC  
 704 S. ALAMO DR. ROCKWALL, TX

# 1st Floor Plan

DRAWINGS PROVIDED BY:  
**Chanda Steele Drafting**  
 Royse City, TX 409-338-1194

DATE:

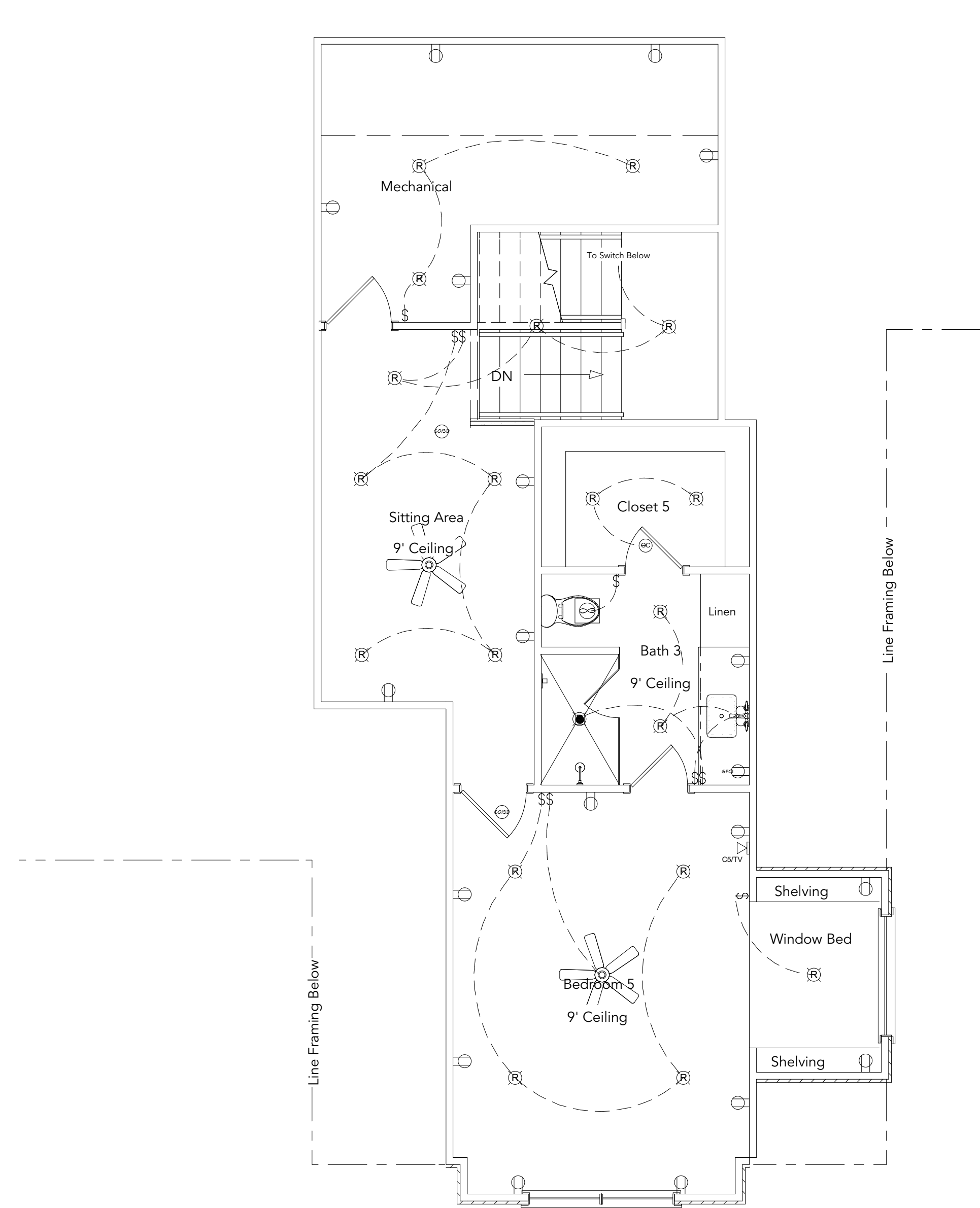
2/20/2023

SCALE:

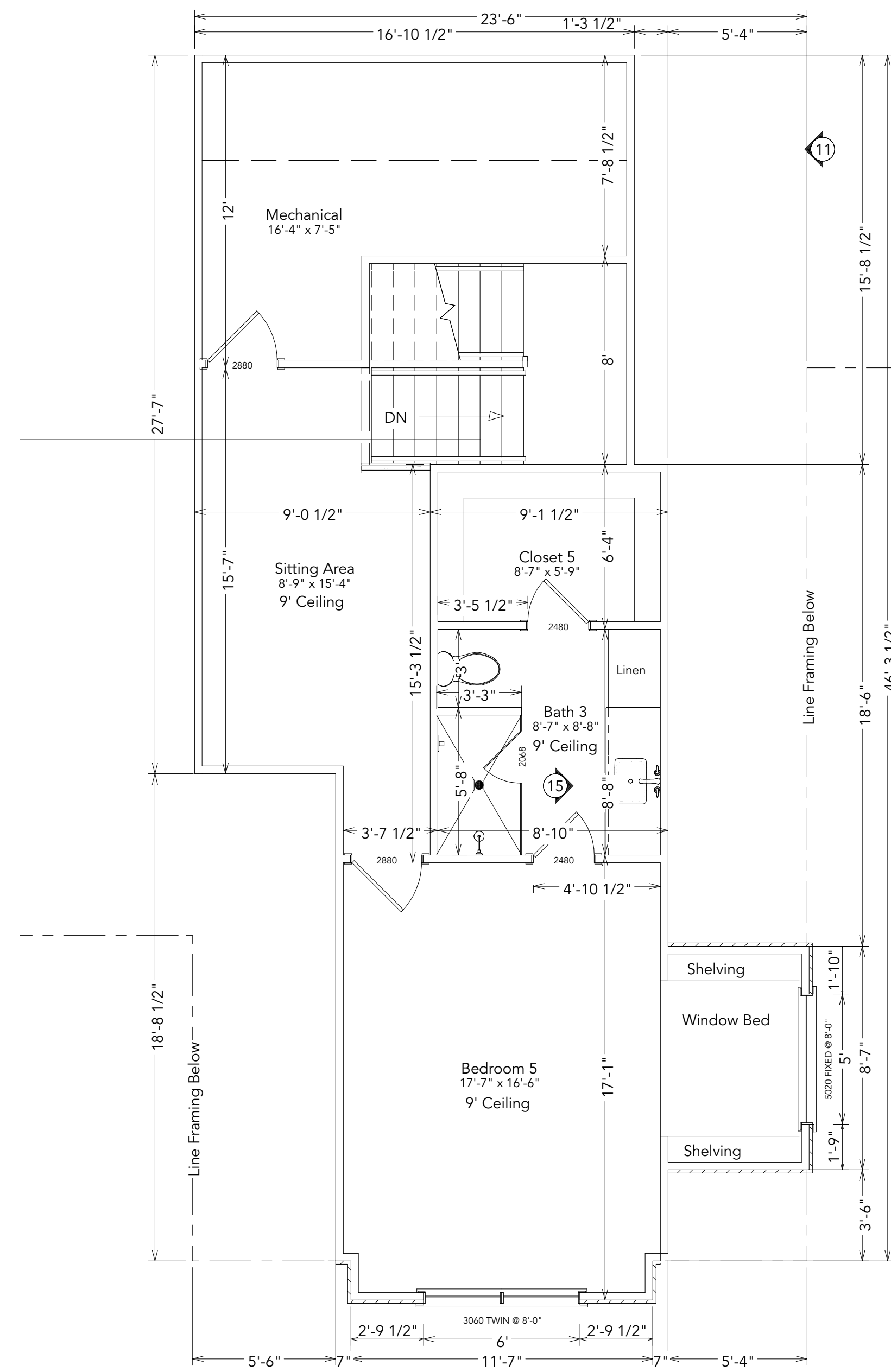
As Noted

SHEET:

**A-5**



2nd FLOOR ELECTRICAL  
SCALE - 1/4" = 1'-0"



2nd FLOOR PLAN  
SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
<b>Total</b>	-	<b>5,059 s.f.</b>

REVISION TABLE

#	DATE	BY	DESCRIPTION

JS Custom Homes, LLC

704 S. ALAMO DR. ROCKWALL, TX

2nd Floor Plan/  
2nd Floor Electrical

DRAWINGS PROVIDED BY:  
**Chanda Steele**  
Drafting  
Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

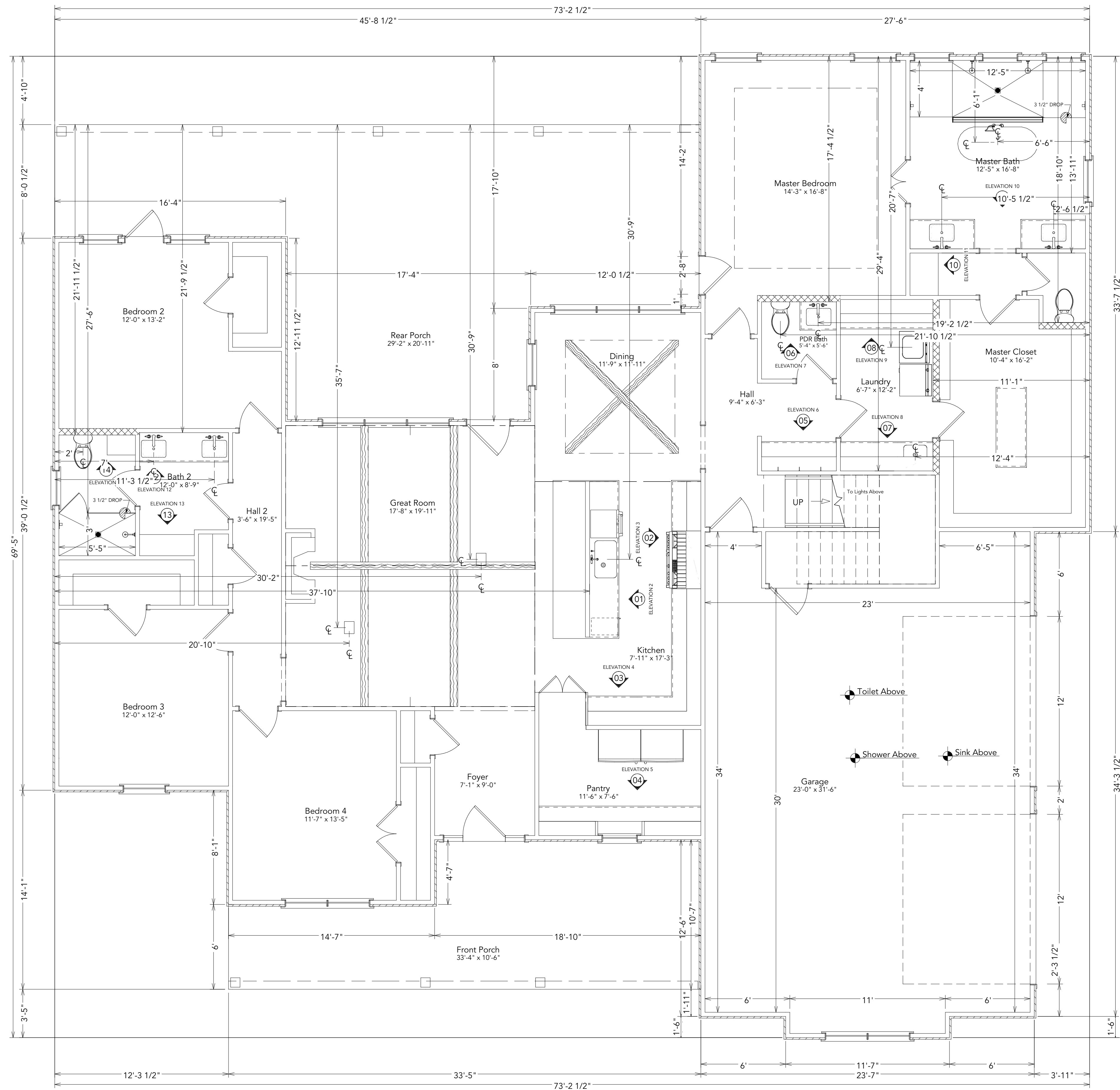
As Noted

SHEET:

A-6







FOUNDATION/PLUMBING PLAN

SCALE - 1/4" = 1'-0"

Tabulations		
1st Floor	-	2,665 s.f.
2nd Floor	-	526 s.f.
Ft. Porch	-	290 s.f.
Bk Porch	-	652 s.f.
Mechanical	-	160 s.f.
Garage	-	766 s.f.
<b>Total</b>	-	<b>5,059 s.f.</b>

REVISION TABLE		
#	DATE	DESCRIPTION

JS Custom Homes, LLC  
 704 S. ALAMO DR. ROCKWALL, TX

Foundation/  
 Plumbing Plan

DRAWINGS PROVIDED BY:  
**Chanda Steele**  
 Drafting  
 Royse City, TX 409-338-1194

DATE:

2/20/2023

SCALE:

As Noted

SHEET:

A-9





# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

### ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
702 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
704 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
706 S. Alamo Road	Single-Family Home	1981	4,374	N/A	Brick and Siding
710 S. Alamo Road	Single-Family Home	1981	4,957	N/A	Brick and Stucco
804 S. Alamo Road	Vacant	N/A	N/A	N/A	N/A
806 S. Alamo Road	Single-Family Home	2007	3,745	N/A	Brick
808 S. Alamo Road	Single-Family Home	2015	3,814	N/A	Brick
703 Forest Trace	Single-Family Home	1978	4,730	N/A	Brick
705 Forest Trace	Single-Family Home	2003	4,085	N/A	Brick and Stone
707 Forest Trace	Single-Family Home	1976	3,346	90	Brick, Stone, & Siding
709 Forest Trace	Vacant	N/A	N/A	N/A	N/A
711 Forest Trace	Single-Family Home	1985	3,540	N/A	Brick
AVERAGES:		1991	4,074	90	



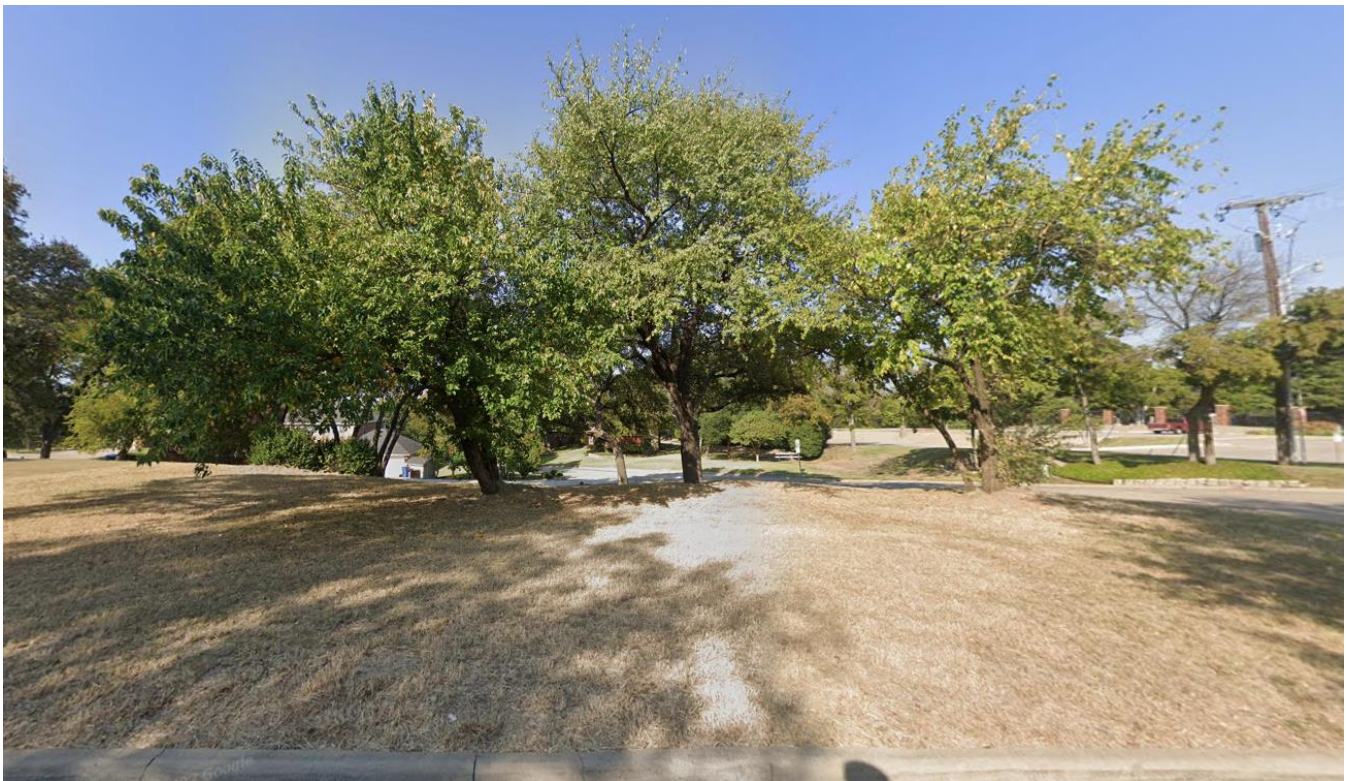
# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

**PLANNING AND ZONING DEPARTMENT**

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



702 S. Alamo Road



704 S. Alamo



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



706 S. Alamo Road



710 S. Alamo Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



804 S. Alamo Road



806 S. Alamo Road



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



808 S. Alamo Road



703 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



705 Forest Trace



707 Forest Trace



# CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-058

## PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)



709 Forest Trace



711 Forest Trace

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1960-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK A, HIGHRIDGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Jerret R. Smith for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 704 S. Alamo Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development



Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) All residential structures shall be constructed with a minimum 3:12 roof pitch.
- 4) The residential plot plan shall meet the required side yard setback of six (6) feet; and,
- 5) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

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 6<sup>th</sup> DAY OF JANUARY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

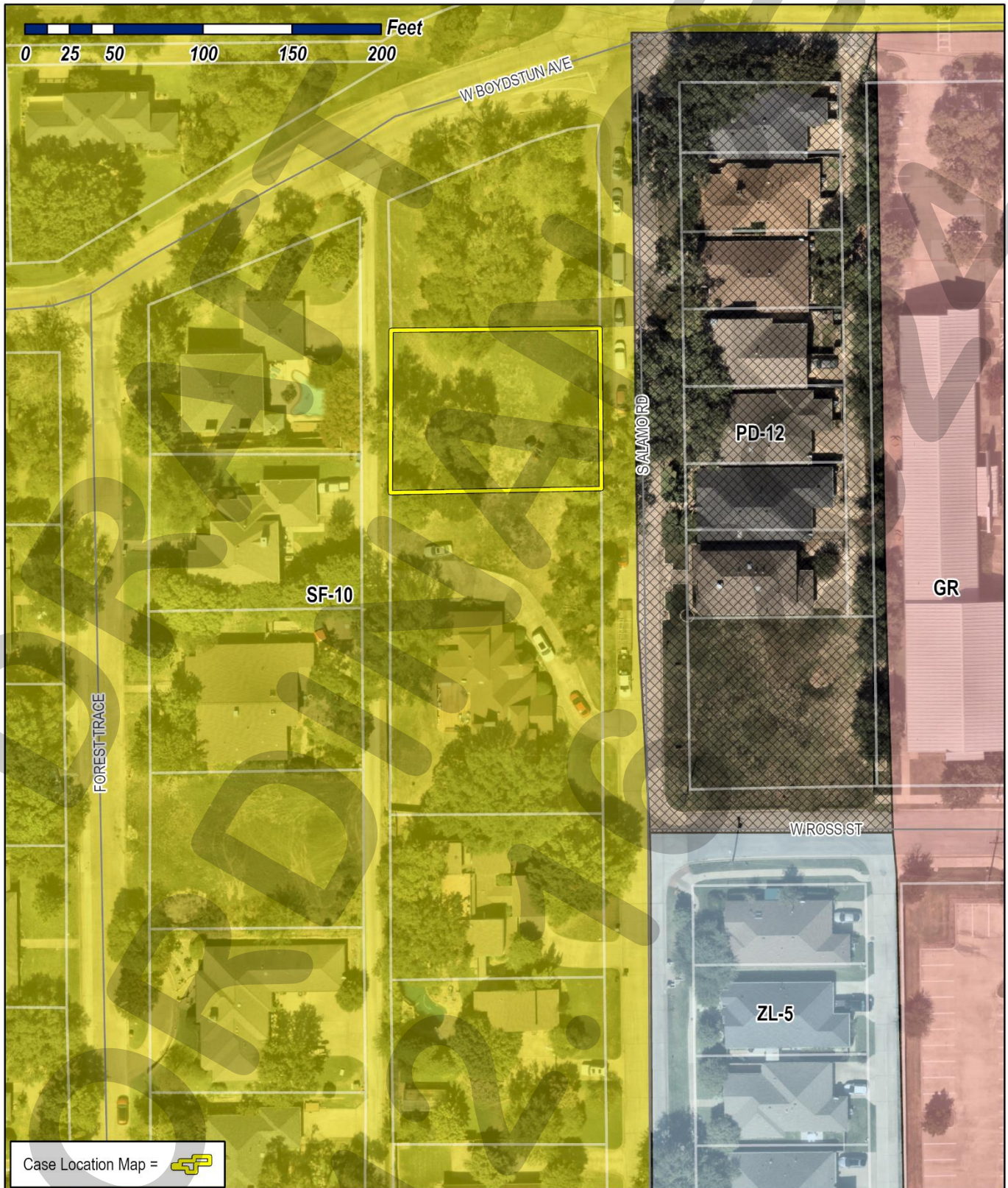
1<sup>st</sup> Reading: December 16, 2024

2<sup>nd</sup> Reading: January 6, 2025

**Exhibit 'A':**  
*Location Map*

Address: 704 S. Alamo Road

Legal Description: Lot 2, Block A, Highridge Addition







**Exhibit 'C':  
Building Elevations**





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** December 16, 2024  
**APPLICANT:** Daryl Schroeder  
**CASE NUMBER:** Z2024-059; *Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

### BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was a portion of a larger 103.79-acre tract of land (*i.e. Tract 2 of the E.P. Gaines Chisum Survey, Abstract No. 64*), and was zoned Agricultural (AG) District. On December 4, 1995, the subject property was rezoned to Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. On December 28, 2001, the subject property was platted as Lot 20, Block D, Lynden Park, Phase 3 Addition as part of *Case No. PZ2001-076-01*. According to the Rockwall Central Appraisal District (RCAD), the existing 3,591 SF single-family home situated on the subject property was constructed in 2003.

### PURPOSE

The applicant -- *Daryl Schroeder*-- is requesting the approval of a Specific Use Permit (SUP) for the purpose of allowing a *Short-Term Rental (Non-Owner-Occupied Single-Family Home)* on the subject property, which is located within 1,000-feet of an existing *Short-Term Rental (Non-Owner-Occupied Single-Family Home)*.

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 117 Lanshire Drive. The land uses adjacent to the subject property are as follows:

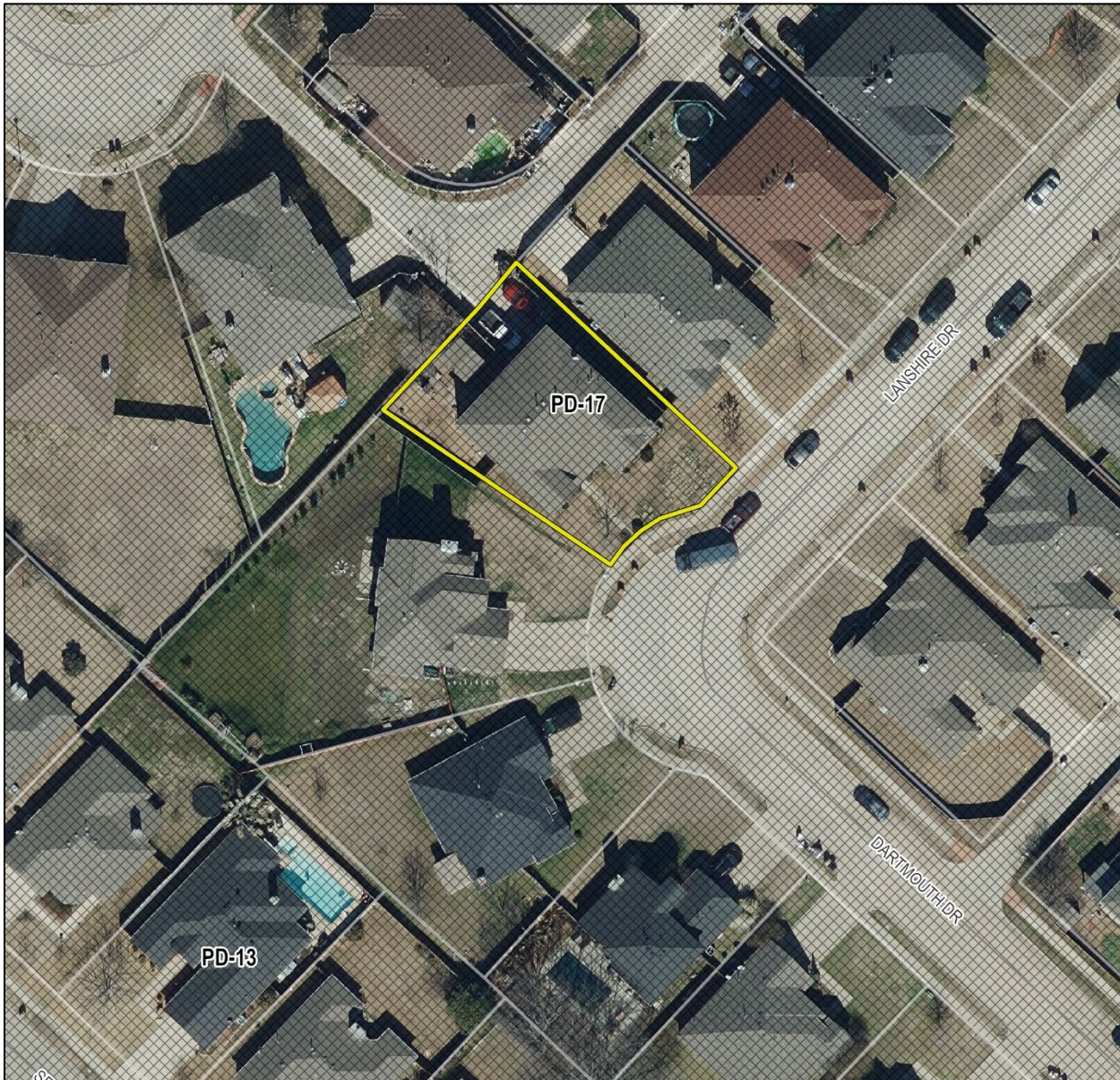
North: Directly north of the subject property is Lynden Park Estates, Phase 2 Addition, which was established on December 22, 2000 and consists of 104 single-family residential lots. Beyond this is Lynden Park Estates, Phase 1B Addition, which was established on August 4, 1997 and consists of 27 single-family residential lots. North of this is Lynden Park Estates, Phase 1A Addition, which was established on June 10, 1997 and consists of 70 single-family residential lots. All of the Lynden Park Estates Subdivision is zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. Beyond this is W. Ralph Hall Parkway, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Lynden Park Estates, Phase 4 Addition, which was established on January 5, 2005 and consists of 94 single-family residential lots. This area is zoned Planned Development District 17 (PD-17) for Single-Family 7 (SF-7) District land uses. Beyond this is a 90.50-acre vacant tract of land, which is a part of a larger 140.50-acre tract of land (*i.e. Tract 3 of the G Wells Survey, Abstract No. 219*), which is zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses. This is the future location of the Peachtree Meadows Subdivision, which is currently under construction.

South: Directly south of the subject property is the continuation of Lynden Park Estates, Phase 3 Addition. Beyond this is Tubbs Road, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Rockwall Lake Estates, Phase 1 Addition, which was established on June 15, 1956 and is zoned Planned Development District 75 (PD-75).

West: Directly west of the subject property is the Windmill Ridge Estates Subdivision, which was established on September 9, 1962 and consists of 551 single-family residential lots. Beyond this is Horizon Road (*i.e. FM 3097*), which is classified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP  
YELLOW: SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES**

On April 1, 2024, the City Council approved *Ordinance No. 24-10*, which amended both the Unified Development Code (UDC) and the Municipal Code of Ordinances for the purpose of creating zoning and regulatory restrictions for *Short-Term Rentals*.



Specifically, this ordinance: [1] amended the *Permissible Land Use Charts* to create a *Short-Term Rental* land use, [2] created *Conditional Land Use Standards* for each type of *Short-Term Rental* (i.e. *Owner Occupied* and *Non-Owner Occupied*), [3] created a *Short-Term Rental Permit and Registration Program*, [4] created *General Standards for Short-Term Rentals*, [5] established a minimum general commercial insurance coverage requirement, [6] established enforcement and penalty procedures, [7] required a responsible party as part of the permit and registration, [8] created an appeal process, and [9] established non-conforming rights for properties that were in operation prior to the adoption of the ordinance. As part of this process, staff sent out notices to all existing *Short-Term Rentals* in the City of Rockwall, and established a *grace period* from April 1, 2024 to July 1, 2024 to allow existing *Short-Term Rentals* the ability to submit for a *Short-Term Rental Permit and Registration*. During this *grace period* existing *Short-Term Rentals* were exempted from the proximity requirements established by the zoning ordinance.

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Short-Term Rental* is defined as "... a residential dwelling unit, apartment, condominium, or *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* in which the entire structure or a portion thereof is offered for rent for a period exceeding 12-hours, but less than 30 consecutive days, to a particular occupant. In practice, a *Short-Term Rental* is considered to be a residential land use, and is not considered to be a *Limited-Service Hotel, Full-Service Hotel, Residence Hotel, Motel, or Bed and Breakfast* as defined in this Unified Development Code (UDC)." This definition section goes on to define a *Non-Owner Occupied Short-Term Rental* as "(a) single-family home, townhome, or duplex -- or a portion thereof -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- or portion thereof -- on the same property (i.e. the property owner or operator is not on-site as an occupant during the rental of the property)." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Non-Owner-Occupied Short-Term Rental* is permitted in a Single-Family 7 (SF-7) District with the following conditions:

- (a) *Short-Term Rentals* that are *Non-Owner-Occupied* shall not be located within 1,000-feet of another *Short-Term Rental* that is *Non-Owner Occupied*; however, *Short-Term Rentals* that were in existence prior to April 1, 2024 that [1] meet the criteria established in Subsection 06.05, *Non-Conforming Short-Term Rentals*, of this Article, and [2] received a valid permit and registration -- in accordance with Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances* -- prior to July 1, 2024 shall be exempted from the proximity requirements.
- (b) *Short-Term Rentals* that are *Non-Owner-Occupied* that do not meet proximity requirements may be considered on a case-by-case basis by the Planning and Zoning Commission and City Council through a *Specific Use Permit (SUP)*. In considering a *Specific Use Permit (SUP)* for a *Short-Term Rental* that is *Non-Owner-Occupied* the Planning and Zoning Commission and City Council shall consider the size, location, and impact of the proposed and existing *Short-Term Rentals* on the adjacent residential properties and their occupants.
- (c) The *Short-Term Rental* shall not incorporate accessory land uses that are not permitted within the underlying zoning district (e.g. *Banquet Facility/Event Hall which includes meeting halls and wedding venues*) as stipulated by the *Permissible Use Charts*.
- (d) In order to establish and operate a *Short-Term Rental (Non-Owner-Occupied Single-Family Home, Townhome, or Duplex)* in the City of Rockwall, a permit and registration shall be required in accordance with the requirements of Article 2, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances*.

In this case, the applicant submitted a request for a *Non-Owner-Occupied Short-Term Rental (STR)* at 117 Lanshire Drive, and at the time of application it was determined that there was already a permitted *Non-Owner-Occupied Short-Term Rental* within 1,000-feet of the subject property, and that the applicant's request failed to meet the proximity requirements to allow another *Non-Owner-Occupied Short-Term Rental*. Based on this, the applicant was notified that a *Specific Use Permit (SUP)* would need to be requested before the *Short-Term Rental Permit* could be submitted and issued. In response to this, the applicant has provided the necessary permit application and photos of the property, which are included in the attached packet.

## **STAFF'S ANALYSIS**

When evaluating a *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental*, the Planning and Zoning Commission and City Council should assess the size, location, and impact of both the proposed and existing *Short-Term Rentals*

on nearby residential properties and their occupants. The proposed *Short-Term Rental* is located 58.80-feet from an existing, permitted *Non-Owner-Occupied Short-Term Rental* (i.e. 114 Lanshire Drive) [Permit No. STR2024-3481] that accommodates up to eight (8) guests with three (3) bedrooms and three (3) bathrooms. In addition, the proposed *Short-Term Rental* is also located within the 1,000-foot buffer of two (2) other *Non-Owner-Occupied Short-Term Rentals (STRs)* [i.e. 112 Sequoia Road and 141 Summerhill Drive]. These three (3) *Non-Owner-Occupied Short-Term Rentals (STRs)* were in existence before the *Short-Term Rental (STR)* ordinance was adopted on April 1, 2024 and applied for the *Short-Term Rental (STR)* permit within the three (3) month grace period. The proposed *Short-Term Rental* is a 3,591 SF single-family home that has five (5) bedrooms and three (3) bathrooms. In this case, the City Council – pending a recommendation from the Planning and Zoning Commission – must consider if the request for the *Specific Use Permit (SUP)* for a *Non-Owner-Occupied Short-Term Rental (STR)* would constitute a proliferation of the land use within this subdivision. With all that being said, a *Specific Use Permit (SUP)* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.



FIGURE 1: SUBJECT PROPERTY PROXIMITY TO EXISTING NON-OWNER-OCCUPIED SHORT-TERM RENTAL

## **NOTIFICATIONS**

On November 21, 2024, staff mailed 154 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park Homeowners Association (HOA), which was the only homeowners association or neighborhood organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in favor and two (2) notices in opposition of the applicant’s request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve of the applicant’s request for a Specific Use Permit (SUP) for a *Non-Owner-Occupied Short-Term Rental (STR)*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (1) The *Subject Property* shall conform to the information provided within the Short-Term Rental Permit Application depicted in *Exhibits ‘B’* of this ordinance; and,
  - (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).
- (2) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

## **PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 6-0. According to Subsection 02.03(G), *Protest of a Zoning Change*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), if a zoning change “...is recommended for denial by the Planning and

Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval.”



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup> 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.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 117 Lanshire Dr Rockwall TX 75081

SUBDIVISION: Lynden Park Estates Ph 3 LOT: 16 BLOCK:

GENERAL LOCATION:

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: A1 CURRENT USE: Single family

PROPOSED ZONING: A1 PROPOSED USE: Short-term rental

ACREAGE: .25 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 1

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	<u>Daryl Schroeder</u>	<input type="checkbox"/> APPLICANT	<u></u>
CONTACT PERSON	<u>Daryl Schroeder</u>	CONTACT PERSON	<u></u>
ADDRESS	<u>1205 Lake Glen Cir</u>	ADDRESS	<u></u>
CITY, STATE & ZIP	<u>Rockwall TX 75081</u>	CITY, STATE & ZIP	<u></u>
PHONE	<u>425-931-1518</u>	PHONE	<u></u>
E-MAIL	<u>[REDACTED]</u>	E-MAIL	<u></u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daryl Schroeder [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

OWNER'S SIGNATURE

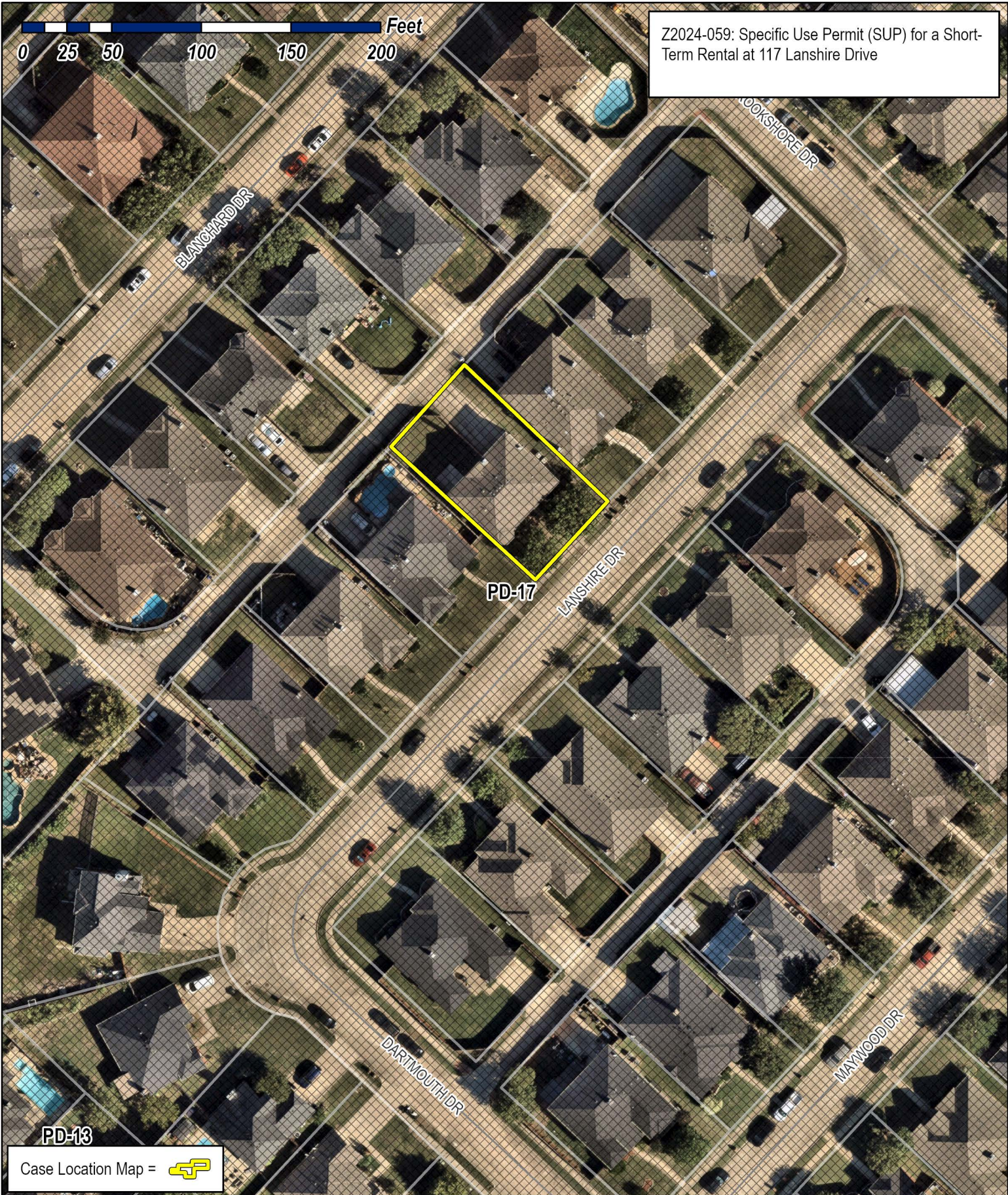
Daryl Schroeder  
Karen Porter

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 07/28/2026



Z2024-059: Specific Use Permit (SUP) for a Short-Term Rental at 117 Lanshire Drive



PD-17

PD-13

Case Location Map =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

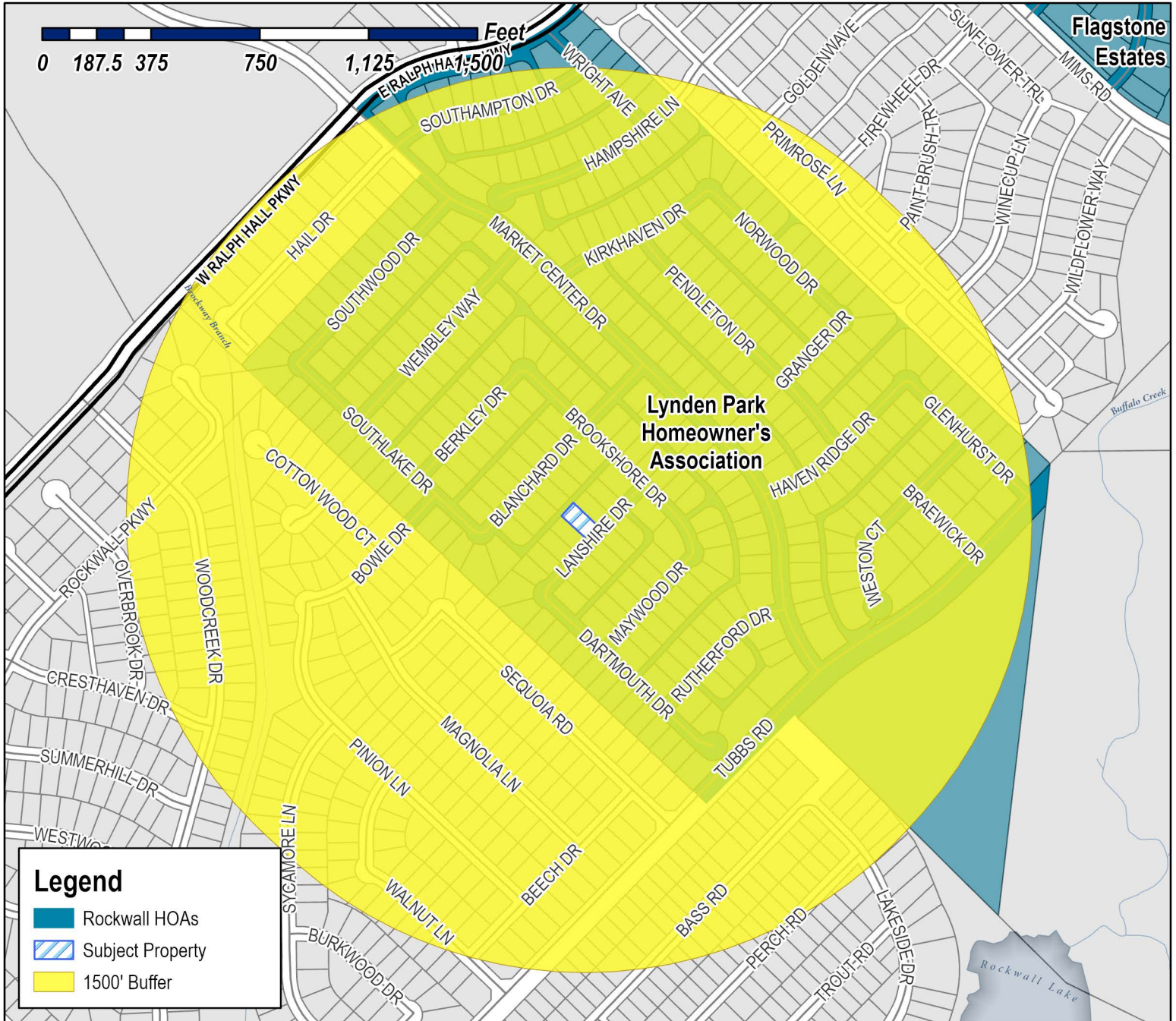




# City of Rockwall

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385 S. Goliad Street  
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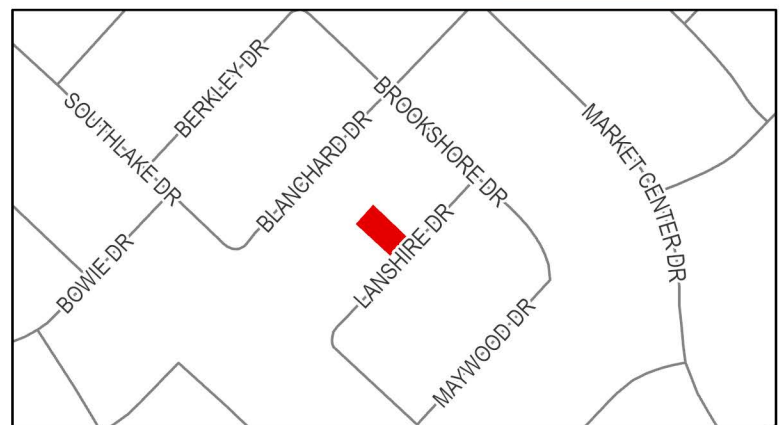
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**Case Number:** Z2024-059  
**Case Name:** Specific Use Permit (SUP) for a Short-Term Rental  
**Case Type:** Zoning  
**Zoning:** Planned Development District 17 (PD-17)  
**Case Address:** 117 Lanshire Drive

**Date Saved:** 11/15/2024

For Questions on this Case Call (972) 771-7745



## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Wednesday, November 20, 2024 2:02 PM  
**Cc:** Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2024-059]  
**Attachments:** HOA Map (11.15.2024).pdf; Public Notice (P&Z) (11.18.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, November 22, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, December 10, 2024 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, December 16, 2024 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

### **Z2024-059: SUP for Short-Term Rental**

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP) for Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

Thank you,

*Melanie Zavala*

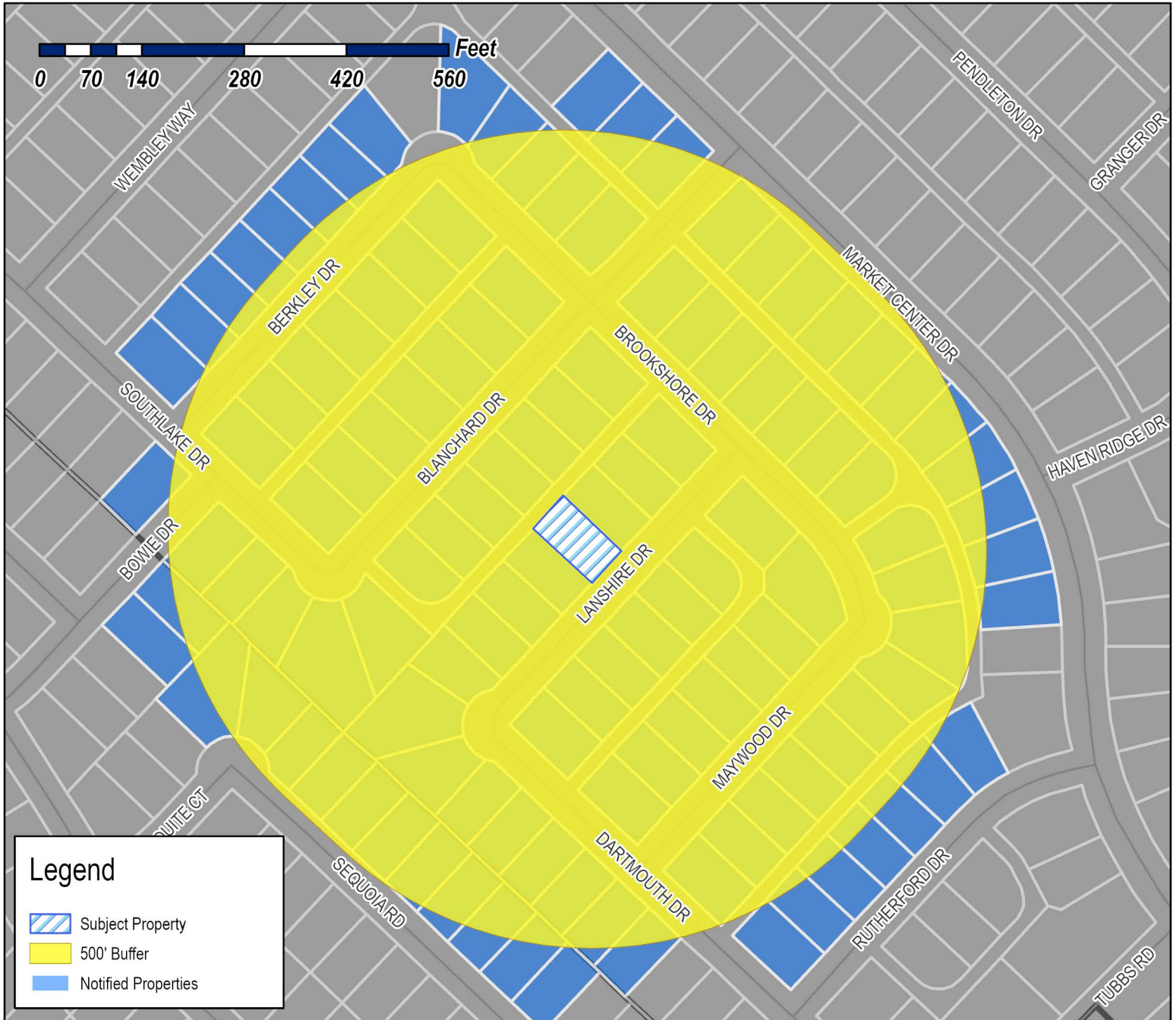
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](http://www.rockwalltx.gov/planning-zoning)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

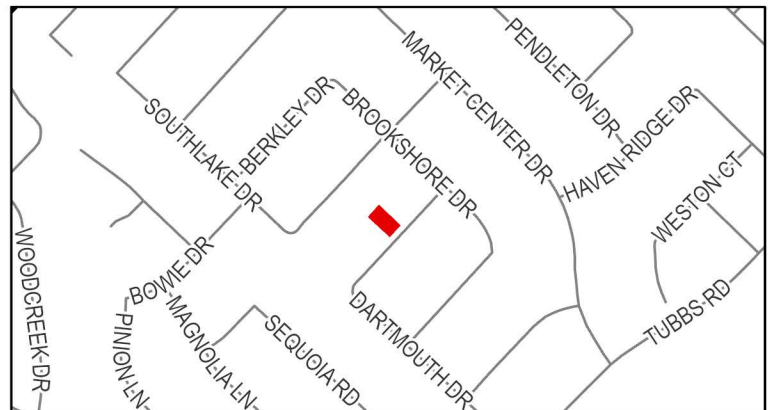
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**Case Number:** Z2024-059  
**Case Name:** Specific Use Permit (SUP) for a Short-Term Rental  
**Case Type:** Zoning  
**Zoning:** Planned Development District 17 (PD-17)  
**Case Address:** 117 Lanshire Drive

**Date Saved:** 11/15/2024

For Questions on this Case Call: (972) 771-7745





HOLLAND STEVEN & NAOMI  
100 BROOKSHORE DRIVE  
ROCKWALL, TX 75032

PURCHASING FUND 2023-2, LLC  
1001 S CAPITAL OF TEXAS HWY BLDG 1 STE 100  
WEST LAKE HILLS, TX 78746

ISYA LIMITED PARTNERSHIP  
1018 MOUNT AUBURN  
DALLAS, TX 75223

KFLETSION SIMON HADEGE  
102 BROOKSHORE DR  
ROCKWALL, TX 75032

BURGETT BRYAN DELL  
104 BROOKSHORE DR  
ROCKWALL, TX 75032

CAMPBELL FLORENCE I  
106 BROOKSHORE DR  
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K  
108 BROOKSHORE DR  
ROCKWALL, TX 75032

RESIDENT  
110 BROOKSHORE DR  
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J  
110 LANSHIRE DR  
ROCKWALL, TX 75032

DELIZ CRYSTAL D  
110 MAYWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
111 LANSHIRE DR  
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE  
111 MAYWOOD DR  
ROCKWALL, TX 75032

MARCIA GAIL BROWN BORDERS LIVING TRUST  
111 RUTHERFORD DR  
ROCKWALL, TX 75032

RESIDENT  
112 MAYWOOD DR  
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW  
112 BROOKSHORE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
113 LANSHIRE DR  
ROCKWALL, TX 75032

RESIDENT  
113 RUTHERFORD DR  
ROCKWALL, TX 75032

GONZALEZ VICTOR M  
113 MAYWOOD  
ROCKWALL, TX 75032

CSH PROPERTY ONE, LLC  
1131 W WARNER RD STE 102  
TEMPE, AZ 85284

RESIDENT  
114 MAYWOOD DR  
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R  
114 BROOKSHORE DR  
ROCKWALL, TX 75032

LECLERC ANDRE  
114 LANSHIRE DR  
ROCKWALL, TX 75032

RESIDENT  
115 MAYWOOD DR  
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA  
115 LANSHIRE DR  
ROCKWALL, TX 75032

LO CHAYRA & JUDY LAM  
115 RUTHERFORD DR  
ROCKWALL, TX 75032

RESIDENT  
116 MAYWOOD DR  
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L  
116 BROOKSHORE DR  
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH  
116 LANSHIRE DR  
ROCKWALL, TX 75032

RESIDENT  
117 LANSHIRE DR  
ROCKWALL, TX 75032

IGNACIO DAVID SCOTT A  
117 BERKLEY DRIVE  
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO  
117 MAYWOOD  
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D  
117 RUTHERFORD DR  
ROCKWALL, TX 75032

RESIDENT  
118 BROOKSHORE DR  
ROCKWALL, TX 75032

RESIDENT  
118 MAYWOOD DR  
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL  
118 LANSHIRE DR  
ROCKWALL, TX 75032

RESIDENT  
119 SOUTHLAKE DR  
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY  
119 LANSHIRE DRIVE  
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO  
119 MAYWOOD  
ROCKWALL, TX 75032

SOUMIE NAHNAH P  
119 RUTHERFORD DR  
ROCKWALL, TX 75032

RESIDENT  
120 LANSHIRE DR  
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE  
120 MAYWOOD  
ROCKWALL, TX 75032

WANI LLC  
12048 S.E. 210TH STREET  
KENT, WA 98031

RESIDENT  
121 RUTHERFORD DR  
ROCKWALL, TX 75032

CALAGUING MILA B  
121 BERKLEY DR  
ROCKWALL, TX 75032

WILLIAMS LATONYA  
121 BLANCHARD DRIVE  
ROCKWALL, TX 75032

UKPAI OGBEYALU  
121 LANSHIRE DR  
ROCKWALL, TX 75032

SIMONS EKATERINA SMIRNOVA & CHRISTOPHER  
CLARK  
121 MAYWOOD  
ROCKWALL, TX 75032

RESIDENT  
122 BERKLEY DR  
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D  
122 BLANCHARD DR  
ROCKWALL, TX 75032

Houser MICKEY AND  
JENNIFFER MALABOSA  
122 LANSHIRE DRIVE  
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS  
122 MAYWOOD DR  
ROCKWALL, TX 75032

COZART MICHAEL  
123 LANSHIRE DR  
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E  
123 MAYWOOD DRIVE  
ROCKWALL, TX 75032

JACKSON DALE E  
123 RUTHERFORD DR  
ROCKWALL, TX 75032

MYLES BOBBY J JR  
123 SOUTHLAKE DR  
ROCKWALL, TX 75032

BYERS JEFFREY  
124 BROOKSHORE DR  
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C  
124 LANSHIRE DR  
ROCKWALL, TX 75032

RODRIGUEZ RUBEN & LUCY  
125 BERKLEY DR  
ROCKWALL, TX 75032

ELKINS THOMAS  
125 BLANCHARD DR  
ROCKWALL, TX 75032

HUA THI THIEN HUONG  
125 LANSHIRE DR  
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN  
126 BERKLEY DRIVE  
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN  
126 BLANCHARD  
ROCKWALL, TX 75087

RESIDENT  
127 SOUTHLAKE DR  
ROCKWALL, TX 75032

FAY TERENCE R & RENEE L  
127 LANSHIRE DR  
ROCKWALL, TX 75032

MUCHILWA PHENIKE AND  
OLVER SAMUEL  
128 BROOKSHORE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
129 BERKLEY DR  
ROCKWALL, TX 75032

AL BANNA WALID AHMAD  
129 BLANCHARD DR  
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC  
HYATT  
130 BERKLEY DR  
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA  
130 BLANCHARD DRIVE  
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES  
131 SOUTHLAKE DRIVE  
ROCKWALL, TX 75032

RESIDENT  
132 BROOKSHORE DR  
ROCKWALL, TX 75032

COKELEZ KENAN  
132 SEQUOIA ROAD  
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC  
1321 UPLAND DR UNIT 6293  
HOUSTON, TX 77043

RESIDENT  
133 BERKLEY DR  
ROCKWALL, TX 75032

UDOFIA UKO  
133 BLANCHARD DR  
ROCKWALL, TX 75032

NAIDOO VINCENT PAUL & SCHENNEL PEREIRA &  
PONAMAL NAIDOO  
134 BERKLEY DR  
ROCKWALL, TX 75032

BIRDSONG SERENA AND  
BILLY COCHARD  
134 BLANCHARD DR  
ROCKWALL, TX 75032

RESIDENT  
135 SOUTHLAKE DR  
ROCKWALL, TX 75032

RESIDENT  
136 BROOKSHORE DR  
ROCKWALL, TX 75032

RESIDENT  
136 SEQUOIA RD  
ROCKWALL, TX 75032

RESIDENT  
137 BLANCHARD DR  
ROCKWALL, TX 75032

WESTERVELT BARBARA  
137 BERKLEY DR  
ROCKWALL, TX 75032

RESIDENT  
138 BERKLEY DR  
ROCKWALL, TX 75032

RESIDENT  
138 BLANCHARD DR  
ROCKWALL, TX 75032

RESIDENT  
140 SEQUOIA RD  
ROCKWALL, TX 75032

ROSARIO JUAN  
140 BROOKSHORE DRIVE  
ROCKWALL, TX 75032

DEDNER WANDA G  
141 BERKLEY DR  
ROCKWALL, TX 75032

MORGAN PAULA  
141 BLANCHARD DR  
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY  
142 BERKLEY DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
142 BLANCHARD DRIVE  
ROCKWALL, TX 75032

NGUYEN VINH AND GINA  
14264 FAITH DR  
FRISCO, TX 75035

SEDLAK AMANDA MARIE  
144 SEQUOIA ROAD  
ROCKWALL, TX 75032

THOMAS MAKIA S  
145 BERKLEY DR  
ROCKWALL, TX 75032

TATUM LANCE & APRIL  
145 BLANCHARD DR  
ROCKWALL, TX 75032

RESIDENT  
146 BOWIE DR  
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO  
146 BERKLEY DR  
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS  
146 BLANCHARD DR  
ROCKWALL, TX 75032

RESIDENT  
147 MESQUITE CT  
ROCKWALL, TX 75032

RESIDENT  
148 SEQUOIA RD  
ROCKWALL, TX 75032

RESIDENT  
150 BOWIE DR  
ROCKWALL, TX 75032

BOYD SONIA B AND  
MACEO R PRICE JR  
150 BLANCHARD DRIVE  
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY  
152 SEQUOIA ROAD  
ROCKWALL, TX 75032

ARGONAUT RENTALS SERIES B LLC  
1521 FAIRFIELD DR  
PLANO, TX 75074

SHAH VIREN  
156 SEQUOIA  
ROCKWALL, TX 75032

MENCHACA JENNIFER  
160 SEQUOIA RD  
ROCKWALL, TX 75032

KAO GEN FANG  
161 PINE DR  
PORT TOWNSEND, WA 98368

SUAREZ MARIA J & BETSY M  
164 SEQUOIA RD  
ROCKWALL, TX 75032

RIVERA ERIK  
168 SEQUOIA RD  
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN  
1935 WIND HILL RD  
ROCKWALL, TX 75087

PANG SUSAN JANG  
2033 HUNTCLIFFE CT  
ALLEN, TX 75013

RESIDENT  
225 DARTMOUTH DR  
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX  
227 DARTMOUTH DR  
ROCKWALL, TX 75032

TATE ANTHONY R  
227 LUMSDEN CIR W APT 101  
COLLIERVILLE, TN 38017

AUSTIN TAMIKA S  
229 DARTMOUTH DR  
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO  
231 DARTMOUTH DR  
ROCKWALL, TX 75032

RESIDENT  
233 DARTMOUTH DR  
ROCKWALL, TX 75032

RATHMELL DONNA SUE  
235 DARTMOUTH DR  
ROCKWALL, TX 75032

SAGUM CHRISTOPHER AND MONICA  
2351 BRITTAN AVE  
SAN CARLOS, CA 94070

MANDARI EMILIANA  
237 DARTMOUTH DR  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

AMERICAN HOMES 4 RENT PROPERTIES EIGHT  
LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

LU TIANSHI  
2840 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

520 YFLK LLC  
3105 CORNELL AVENUE  
DALLAS, TX 75205

RAMIREZ RAUL JR  
3145 MARKET CENTER DR  
ROCKWALL, TX 75032

DASGUPTA MONOROMA & MALA DAS GUPTA  
3149 MARKET CENTER DR  
ROCKWALL, TX 75032

DOWLATSHAHI MIRABOUTALEB S  
MOLLY D DOWLATSHAHI  
3153 MARKET CENTER DR  
ROCKWALL, TX 75032

ALVARADO DEANDRA CHRISTINE AND DANIEL  
ALONSO  
3159 MARKET CENTER DRIVE  
ROCKWALL, TX 75032

ABU JENABO  
3163 MARKET CENTER DRIVE  
ROCKWALL, TX 75032

SANCHEZ RINA  
3167 MARKET CENTER DR  
ROCKWALL, TX 75032

RESIDENT  
3171 MARKET CENTER DR  
ROCKWALL, TX 75032

FIGUEROA MARISELA L AND  
SUSAN L FIGUEROA  
3175 MARKET CENTER DR  
ROCKWALL, TX 75032

GLENN JUDITH J  
3179 MARKET CENTER DR  
ROCKWALL, TX 75032

PARKER EDDIE E  
3181 MARKET CENTER DR  
ROCKWALL, TX 75032

HUYNH ANNIE  
3183 MARKET CENTER DR  
ROCKWALL, TX 75032

IHNE FAMILY TRUST  
WILLIAM F IHNE & HENRIETTA IHNE - TRUSTEES  
3187 MARKET CENTER DR  
ROCKWALL, TX 75032

NGUYEN JONATHAN L JR  
3191 MARKET CENTER DR  
ROCKWALL, TX 75032

SMIETANKO MIECZYSLAW Z SZPYRKO AND  
MIROSLAWA AND  
MAGDALENA SMIETANKO  
3193 MARKET CENTER DR  
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA  
4518 CARMEL LN  
ROWLETT, TX 75088

CHEN QINGSHENG & YAN FENG  
4715 147TH PL SE  
BELLEVUE, WA 98006

LIGHT JEFF  
519 INTERSTATE 30 #140  
ROCKWALL, TX 75032

YIP FRANCIS W AND MARGARET W  
545 MOUNTAIN HOME DR  
SAN JOSE, CA 95136

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES  
637 FOREST BEND DRIVE  
PLANO, TX 75025

ALSAMMAK PROPERTIES LLC- SERIES 3  
7857 CR 542  
NEVADA, TX 75173

ALSAMMAK AHMED AND  
BAN AL TAIE  
7858 CR 542  
NEVADA, TX 75173

HUTCHINS MATTHEW AND JULIE  
9 LANTERN DRIVE  
HEATH, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO, SUITE 300  
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

ELLIS MARK AND  
DENISE HENRY  
M/R  
, TX

RSB TOKEN INVESTMENTS LLC  
PO BOX 1664  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

HENDERSON NORMA  
PO BOX 705  
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC  
PO BOX 786  
WYLIE, TX 75098

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2024-059: SUP for Short Term Rental

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a *Specific Use Permit (SUP)* for *Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2024-059: SUP for Short Term Rental

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:   
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** SUP : Z2024-059  
**Date:** Tuesday, December 10, 2024 9:57:48 AM

---

I am in favor for the SUP because I assume that it will be well managed and the exterior will be more maintained than some of the rentals in the neighborhood. There is no reason that short term rentals should be banned when other houses in the neighborhood are run like a hostel - renting out rooms to numerous tenants with turnover almost monthly. A short term rental will have no less cars on the street than the house I am referring to - there are at least 6 cars at all times, with a semi truck cab also there for days at a time.

Thank you,  
Brenda Skyles

---

The information contained in this e-mail may be privileged, confidential, and/or protected from disclosure. If you are the intended recipient, further disclosures are prohibited without proper authorization. If you are not the intended recipient (or have received this e-mail in error) please notify the sender immediately and destroy this e-mail. Any unauthorized copying, disclosure or distribution of the material in this e-mail is strictly prohibited and no waiver of any attorney-client, work product, or other privilege is intended. No binding agreement on behalf of Baylor Scott & White Health, or any affiliated entity, is permitted by e-mail without express written confirmation by a duly authorized representative of Baylor Scott & White Health.

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**From:** [REDACTED]  
**To:** [Ross, Bethany](#); [Planning](#); [Deejay Pagaduan](#)  
**Subject:** Case #: Z2024-059  
**Date:** Thursday, December 12, 2024 9:41:25 AM

---

Good morning,

I am stating my reasons for voting a “NO” as I am the owner of the residence DIRECTLY next door (119 Lanshire Dr.) to the residence in question (117 Lanshire Dr.). I have 4 daughters, 2 of which are 7 yr old SPECIAL NEEDS TWINS who live with my wife and me.

A short-term, Airbnb-style, home would be a disaster for our community of young families, especially mine. My SPECIAL NEEDS TWINS have ANXIETY issues, who are bothered by the slightest abrupt NOISE. Our homes are TOO CLOSE, as I share a fence with the residence in question, too close to buffer any noises or SAFEGUARD against unruly, dangerous, behaviors that a short-term rental would invite with those looking to party with alcohol on a daily basis.

A Dallas Fire Marshall lives in our neighborhood and HIGHLY recommends AGAINST a short-term rental as the Dallas Fire Dept. deals with CONSTANT COMPLAINTS from similar rentals every day. The likelihood of PARTIES with ALCOHOL within a neighborhood of YOUNG FAMILIES whose houses with little to NO ROOM in between them is UNSAFE, irrational and irresponsible on the part of decision-makers. Also, our street is not big enough for multiple vehicles of invited guests looking to party on a nightly basis.

A short-term rental is a VERY HIGH-RISK proposal with absolutely NO GOOD BENEFITS to the surrounding community. Our local POLICE and FIRE DEPARTMENTS would be adversely affected as they’d be called upon often due to the endless SAFETY HAZARDS posed by irresponsibly placing a short-term rental right in the middle of a tight community of young family residents.

So please consider highly my VOTE AGAINST the idea of a short-term rental. All of my neighbors whom I’ve spoken with have similar concerns and unanimously say an emphatic “NO!”

Thank you,

Kevin Pagaduan  
119 Lanshire Drive  
Rockwall, TX 75032  
214-681-0825

Sent from my iPhone

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# 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:

**72024-059: SUP for Short Term Rental**

Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for Short-Term Rental on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

----- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2024-059: SUP for Short Term Rental**

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Short-Term Rental (STR) offer's no "Value to our Neighbors or Neighborhood (STR's offers only one's a short time convenience).

STR could affect our property market value.

STR's has a history of neighborhood problems. This could cause homeowners unnecessary distress.

Name: **Eddie PARKER**

Address: **3181 Market Center Dr**

Tex. Loc. Gov. Code Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



# SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall  
Neighborhood Improvement Services (NIS) Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

RECEIVED BY:

DATE RECEIVED:

STR PERMIT NO.

## ACKNOWLEDGEMENTS BY PROPERTY OWNER [PLEASE INITIAL BY EACH STATEMENT]

- DJSS I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- DJSS I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.
- DJSS I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.
- DJSS I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.
- DJSS I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and -- as the owner of the subject property -- it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

## REGISTRATION TYPE

New Registration |  Renewal of an Existing Registration

Was this property being used as a short-term rental prior to April 1, 2024?  Yes |  No

## PROPERTY INFORMATION [PLEASE PRINT]

Address	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16 Block
General Location			

## TYPE OF SHORT-TERM RENTAL

Please indicate the type of short-term rental being permitted and registered:

- SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex -- or portion thereof -- in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
- SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex -- or a portion thereof -- in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit -- or portion thereof -- on the same property (i.e. the property owner or operator is not on-site as an occupant during the rental of the property).
- SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM).** An apartment or condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]) -- or a portion thereof -- in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

## PROPERTY OWNER INFORMATION [PLEASE PRINT]

Name	Daryl Schroeder	Phone	425-931-1518
Mailing Address	1205 Lake Glen Circle	City	Rockwall State TX Zip Code 75087
Email	[REDACTED]		

## RESPONSIBLE PARTY [PLEASE PRINT]

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

Same as Property Owner

Name		Phone	
Mailing Address		City	State Zip Code
Email			



# SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION

City of Rockwall  
Neighborhood Improvement Services (NIS) Department  
385 S. Goliad Street  
Rockwall, Texas 75087

## REQUIREMENTS CHECKLIST

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- REGISTRATION FEE.** A \$500.00 application fee payable to the City of Rockwall.
- SITE PLAN.** A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- PICTURES.** Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures – *one (1) per each façade of a structure* – and any on-site amenities.
- COMMERCIAL INSURANCE.** Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (or an equivalent) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.00.
- DRIVER LICENSE.** A copy of the driver license for the property owner and responsible party.

## GENERAL STANDARDS CHECKLIST

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ADVERTISING.** All advertising for the *Short-Term Rental* – including online or on a proprietary website, application, or other technology – will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- PARKING.** The parking on the subject property currently conforms to the requirements of Table 5: *Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (i.e. gravel, pavers, asphalt, or concrete) and no guest or occupant will park on an unimproved surface (e.g. grass, vegetation, soil, etc.).
- EVACUATION PLAN.** [ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR] An evacuation plan showing how to exit the building has been posted on the front door.
- TEMPORARY STRUCTURES.** There are no temporary structures (i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles) being utilized as a *Short-Term Rental*.
- TRASH/RUBBISH/SOLID WASTE.** There are enough City approved containers (i.e. a polycarts or approved garage cans) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste – bagged or otherwise – placed on the ground.
- SIGNAGE.** No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- FIRE EXTINGUISHER.** A standard five (5) pound fire extinguisher (i.e. 2A:10B:C) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- SMOKE AND CARBON MONOXIDE DETECTORS.** Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- INGRESS/EGRESS.** All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (i.e. windows and/or doors).
- SLEEPING ACCOMMODATIONS.** There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- TENANT NOTIFICATION.** The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [1] the property owner's and/or the *Responsible Party's* contact information and phone number; [2] pertinent information relating to the aforementioned standards (i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.); [3] information to assist guests in the case of an emergency (i.e. emergency and non-emergency telephone numbers for police, fire, and medical services); and, [4] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

## RESPONSIBLE PARTY'S CERTIFICATION

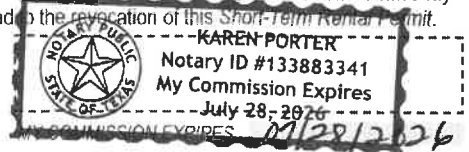
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*



## PROPERTY OWNER'S CERTIFICATION

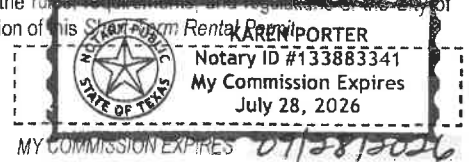
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the rules, requirements, and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*











117





117





9800 Fredericksburg Road  
San Antonio, Texas 78288

DARYL SCHROEDER  
117 LANSHIRE DR  
ROCKWALL, TX 75032

November 12, 2024

Reference: Existing USAA Rental Property Insurance Policy Summary

We're writing to provide the following summary of the USAA rental property policy:

<b>Effective date of policy:</b>	October 18, 2024 12:01 a.m. local time
<b>Policy expiration date:</b>	October 18, 2025 12:01 a.m. local time
<b>Policy location:</b>	117 LANSHIRE DR, ROCKWALL, TX 75032
<b>Policy number:</b>	GIC 017729247 80A
<b>Named Insured:</b>	DARYL SCHROEDER

**Description of coverage(s)**

<b>Dwelling coverage:</b>	\$559,000
<b>Home Protector:</b>	Included
<b>Personal belongings:</b>	\$5,000
<b>Personal liability:</b>	\$500,000
<b>Medical payments:</b>	\$5,000

**Deductible(s)**

<b>All other perils:</b>	\$2,000
<b>Wind and hail:</b>	2.00% (\$11,180)

**Revised Annual Premium:** \$2,718.65

**Mortgage clause:** SFMC, LP  
ISAOA/ATIMA  
5408 W PLANO PARKWAY  
PLANO, TX 75093

**Loan number:** [REDACTED]

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

**Notification to Additional Interest Upon Cancellation**

If this policy is canceled or not renewed, the mortgagee/lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

If you have questions about the changes to the policy, please call us at 210-531-USAA (8722), our mobile shortcut #8722 or 800-531-8722. As always, we appreciate the opportunity to serve you.

Thank you,  
USAA General Indemnity Company



SAMPLE SHORT TERM RENTAL PROOF OF INSURANCE

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/04/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

ABC Insurance Services, LLC
50 On My Way, Suite 100
Somewhere, TX 75123

CONTACT NAME:

PHONE (A/C No. Ext): 888-777-0000 FAX (A/C No): 800-777-0001
E-MAIL ADDRESS: abcinsinfo@abc.com

INSURED

Jane & John Doe
123 North Side Street
Fate, TX 75087

INSURER(S) AFFORDING COVERAGE

INSURER A: ABC Local Agents of Texas LLC
INSURER B:
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL SUBR, POLICY NUMBER, POLICY EFF, POLICY EXP, LIMITS. Includes rows for Commercial General Liability, Automobile Liability, Umbrella Liab, and Workers Compensation.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional) Remarks Schedule, may be attached if more space is required)

SHORT TERM RENTAL for: 1234 Sunny Place Circle, Rockwall, TX75087

CERTIFICATE HOLDER

CANCELLATION

Additional Insured:

City of Rockwall,
385 S Goliad St
Rockwall, TX 75087

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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## SHORT-TERM RENTALS

### LIABILITY INSURANCE REQUIREMENTS

#### MUNICIPAL CODE OF ORDINANCES AND ARTICLE 04 AND 13 OF THE UDC ORDINANCE NO. 24-10:

7) Commercial Insurance. Each Short-Term Rental property shall be **required to have general commercial insurance (or an equivalent) coverage of a minimum of \$ 500,000.00 per occurrence coverage and an aggregate of \$ 1,000, 000.00.** The applicant for a Short-Term Rental shall provide a copy of the certificate of insurance which shows the name insured, any additional insureds, the location address, the effective date, the coverage limit and type. The owner must notify the City of Rockwall within 30 days if the insurance status changes and provide the City with the updated insurance information. The Short-Term Rental Permit shall be revoked in accordance with Section 13-29, Revocation or Suspension of a Short-Term Rental Permit, of this Article if updated insurance information is not provided.

Z2024- 006: CH. 13 of the Municipal Code of Ordinances and Art. 04 & Art. 13 of the UDC  
Page | 5  
City of Rockwall, Texas  
Ordinance No. 24-10

## How does Airbnb home insurance work?

For homeowners considering renting their property as a short-term rental via a website like Airbnb, you must know whether or not your [homeowners insurance](#) provides the proper coverage. [Short-term rentals \(STRs\)](#) most often require additional [endorsements](#) or a new type of coverage altogether. Below, you'll find out how a typical homeowners policy handles home sharing, as well as some short-term rental insurance options that can help ensure that you are properly covered.

### Key Takeaways

- Hosts of short-term rentals like Airbnbs require additional insurance to fully protect you and your belongings
- Airbnb offers its own type of insurance, but there are gaps in coverage that lead hosts to other options
- Some insurers offer home-sharing insurance options as an endorsement

## Does standard homeowners insurance cover Airbnb properties?

Homeowners insurance coverage was developed to offer protection in the event of [perils](#) (causes of loss) such as [fire](#), lightning, and [wind](#). Things quickly get murky when you operate a [business from your home](#) — and insurers typically consider home-sharing a business activity.

If you rent out your property regularly, a standard homeowners policy isn't likely to provide adequate coverage. Home insurance policies often exclude [liability coverage](#) — including [bodily injury](#) and [property damage](#) — **for any business activity run from the home**. If you are relying solely on your homeowners policy for protection, you may be at risk of being underinsured. Exception: Most homeowners insurance policies offer protection for the occasional rental, as long as you inform the company beforehand.

Coverage by Policy Type for Short Term Rental Hosts

Coverage type	What it covers	Standard homeowners insurance	Other homeshare-specific policies	Standard landlord policy	Airbnb Insurance
Loss of rent coverage	Reimburses hosts for loss of rental income due to guest behavior	No	✓*	✓*	✓
Liability	Guest injuries and damages to property belonging to guests	Maybe**	✓	✓	✓
Personal Property	Covers damage to property belonging to you such as furniture and electronics	Maybe**	✓	✓	✓
Dwelling coverage	Covers the building itself and any damage that may arise	Maybe**	✓	✓	✓

\*Coverage may be available but might require additional add-ons.

\*\*Claims accepted at the discretion of the carrier (**most insurers won't cover claims resulting from commercial activity on your property under a standard home policy**).

### The risks of home-sharing

Opening your home to strangers comes with some risks. Should a guest damage your belongings or incur bodily injury while staying on your property, you could be exposed to risk if you don't carry the correct insurance. Have a look at some of the most common risks of home-sharing below:

- Vandalism
- Theft
- Property damage
- Personal liability

Landlords may be liable for the actions of tenants renting out their apartments. If a guest is injured, the landlord — as the owner of the property — could be held liable depending on the situation. This is one reason that many leasing agreements explicitly prohibit home-sharing.

## What is home-sharing insurance?

**Home-sharing insurance refers to the portion of insurance coverage necessary to protect your home as you operate an STR. Regular home-sharing is considered to be a business activity, rendering your standard homeowners policy nullified as it does not protect business activity on your property.**

A standard home insurance policy provides liability coverage and property damage, typically extending to the *property's guests and their belongings*. Once you begin operating your home as an STR, this coverage suite may leave gaps.

In some cases, insurance companies offer protection for Airbnb or VRBO hosts with tenants who stay only occasionally. Bear in mind, however, the major differences between a one-off rental situation and the operation of a dedicated Airbnb business. **To carry coverage in the latter case, you will need a home-sharing endorsement or a separate commercial insurance policy.**

**Regular home-sharing is considered to be a business activity, and since standard homeowners policies do not cover this, you must add on an endorsement.**

A short-term rental insurance [endorsement](#) may be available through your current insurance company. These cover theft and property damage. Certain endorsements may cover liability, theft, vandalism, as well as damage to guests' property.

However, if property rentals comprise a significant portion of your income, you may need to purchase a separate insurance policy. In many cases, a [landlord policy](#) may suffice. Landlord insurance covers the [primary dwelling](#), [other structures](#) on the property, [personal property](#) inside the dwelling, lost rental income, and any liability claims filed against you.

*Zebra tip: Consider specialized home-sharing insurance policies*

Companies like Proper Insurance sell insurance products specifically tailored to Airbnb and the home-sharing industry. This is often known as **short-term rental insurance**. These policies cover issues such as accidental damage to property, infestations, and [mold](#). They also increase your personal liability coverage substantially, even covering legal fees in the event claims are made against you.

## Does Airbnb offer insurance?

Some home-sharing companies offer a form of coverage for hosts. For instance, **Airbnb offers protection through their own program called AirCover,<sup>[1]</sup>** which is free for hosts and automatically included. AirCover is the name of the overall protection plan and comprises three programs: **Host Damage Protection,<sup>[2]</sup> Host Liability Insurance,<sup>[3]</sup>** and **Experience Liability Insurance.**



**The majority of hosts on the Airbnb platform rent out their homes for standard lodging purposes.** Airbnb Experiences<sup>[4]</sup> differ in that they include in-person activities hosted by local experts, often offering activities like cooking classes, nature-based experiences and exercise. Because such experiences pose a unique level of risk, hosts who participate are covered by the Experience Liability insurance section of AirCover.

For everyone else, the other sections of AirCover protect you and your property. Let's take a deeper look at Host Damage Protection and Host Liability Insurance.



**Host damage protection: Provides up to \$1 million in property damage coverage.**

- What is covered: Damage caused by guests, unexpected cleaning costs due to the behavior of a guest, income lost if you are forced to cancel a booking due to damage caused by a guest.
- What's not covered: Damage from wear and tear, loss due to acts of nature, injury or property damage to guests



**Host liability protection: Provides up to \$1 million in coverage for guests' property damage or bodily injury.**

- What is covered: Bodily injury to a guest, damage or theft of guest property, damage caused by a guest in common areas.
- What is not covered: Intentional damage, damage to your personal property.

**It's important to be aware of the gaps in Airbnb's insurance coverage.** Airbnb Host Protection Insurance **does not cover loss of income, intentional acts, or mold.** It is not intended as a replacement for homeowners insurance, and **should instead be treated as supplementary protection to your primary coverage.** Also, be aware that the claims process can be tedious, as claims go through Airbnb directly and are not handled by your own insurance company.

#### *Insurance for VRBO, HomeAway, FlipKey, onefinestay, and others*

Sites like VRBO, Homeaway, FlipKey, and onefinestay offer guidance on recommended insurance coverage for hosts. **VRBO suggests using a vacation rental policy.** The company worked to help design the coverage to suit the needs of its users. **It is designed to cover homes that rotate between being rented out, being owner-occupied, and sitting empty for long periods. VRBO insurance is offered via Proper Insurance.**

HomeAway offers \$1 million in liability coverage for its users, while Onefinestay has a policy underwritten by a syndicate of Lloyd's of London, though the details on the coverage are vague. FlipKey suggests finding an insurance company that offers home-sharing coverage.

Research exactly what is covered by your home-sharing network and how it works with your current homeowners insurance. This can help you avoid gaps in coverage for whichever STR platform you choose to utilize.



### **Why you still need insurance even with Airbnb's damage policy**

While the damage policy serves as one layer of protection, you still need the proper insurance policy to fill in the gaps. Airbnb's security deposits and Host Damage Protection plans offer coverage for damages made by the behavior of a guest, but damages caused by other perils will not be covered. **This is where your home-sharing insurance policy kicks in. Airbnb recommends thinking of supplemental insurance as a must have, rather than a "nice-to-have."**<sup>[6]</sup>

[Learn more about Airbnb statistics.](#)

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## **Does renters insurance cover Airbnb and home-sharing networks?**

**If you rent your home, it may still be possible to advertise it on a home-sharing site as a rental (referred to as rental arbitrage).** The first thing you'll need to do, however, is to check with your landlord to verify that this is allowed. Many leases explicitly prohibit such activity, so it always pays to check. Some renters forgo getting permission from their landlord, which can lead to trouble if an insurance claim is necessary, potentially resulting in eviction.

After receiving your landlord's consent, the next step is to consult your [renters insurance](#) policy to check for any restrictions. Some insurers may not allow you to rent out your apartment for longer than a certain duration, while others might restrict how much money you're allowed to make via home rentals each year. Some renters insurance companies may not offer STR coverage at all.

As with homeowners insurance, it's always wise to check with your renters insurance company to explore your options.

---

## **The best insurance companies for Airbnb hosts**

Not every [homeowners insurance company](#) looks kindly on home-sharing. The sharing economy has forced insurance companies to change how they provide coverage. As with [ride-sharing](#), some insurers have responded with special short-term rental insurance options for home-sharing. Along with the limited liability insurance policy offered by most home-sharing companies, other insurance carriers offer options, including:

- Allstate HostAdvantage<sup>[6]</sup>: This program from Allstate protects against theft and damage to personal property up to \$10,000 per rental period.
- Erie Homeshare<sup>[7]</sup>: Erie's product offers coverage for property damage, theft and liability claims, and is only available for the insured's primary residence.
- Proper Insurance<sup>[8]</sup>: This home-sharing policy operates a bit differently than others in that these plans are written as business policies that are meant to replace your existing plan. Proper takes components of commercial, personal, tenant and unoccupied policies to create a custom coverage suite for hosts.

### **Does Airbnb offer insurance for guests?**

Yes, coverage provided to hosts through Airbnb explicitly covers injuries and damages to your personal property. However, be aware that the claims process in these situations often goes through the host,

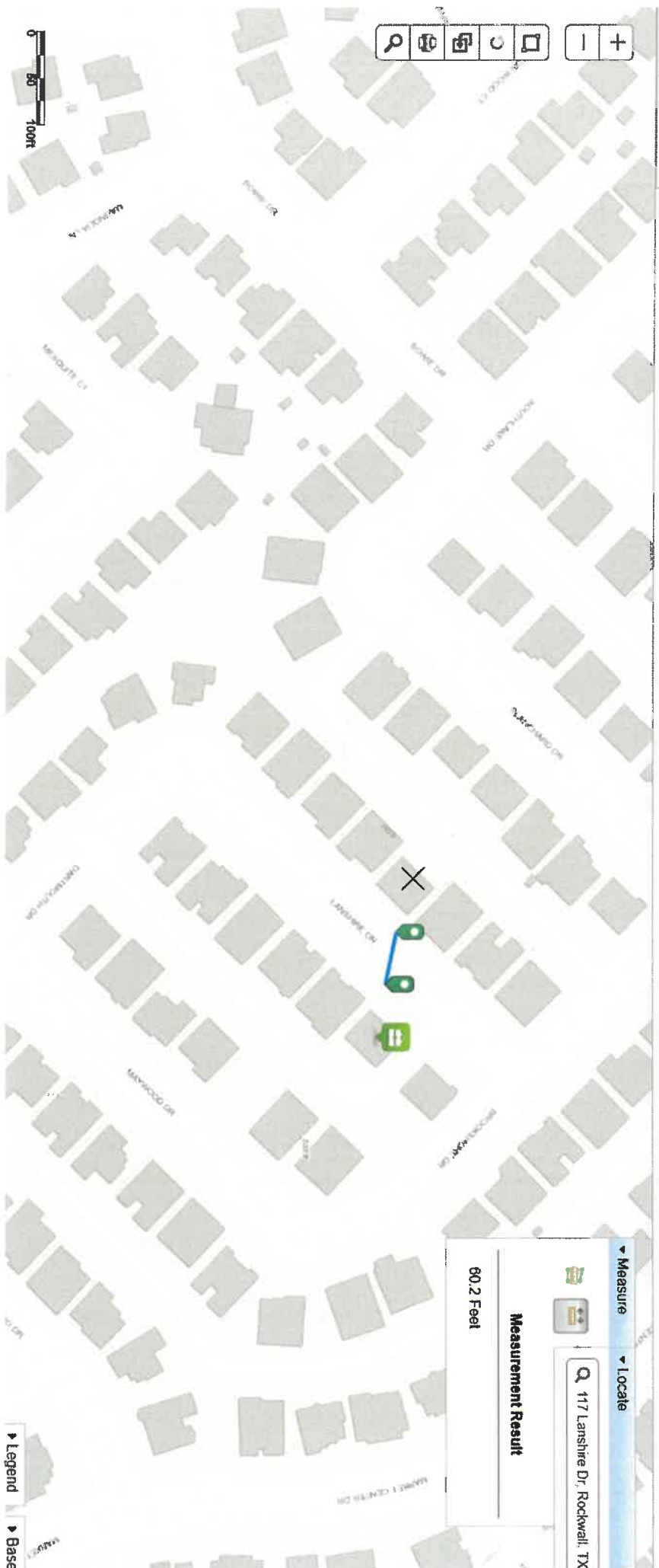
which could lead to challenges. Note that protections such as cancellation fees are not typically offered through home-share sites and refunds are typically at the discretion of the host.

In most cases, your homeowners or renters insurance policy will provide you with a fair amount of protection while you're traveling. Your personal belongings are covered against most losses, including theft or fire. Your personal property coverage for belongings outside your residence is 10% of coverage C (your total personal property amount) or up to \$1,000, whichever is greater. This is subject to a [deductible](#). This may be limited to theft alone on certain policies, so you'll need to check with your insurance company. Travel insurance is also a great option to consider while staying in an Airbnb or similar short-term rental.

*Zebra tip: Always inform your insurance company of home-sharing*

**One of the most important things you can do before becoming an STR host is to inform your insurance company. The company can then help you determine what's covered by your current homeowners policy, as well as whether you'll need an Airbnb endorsement or altogether different coverage. Without informing your provider, you risk having gaps in your coverage or potentially violating the terms of your policy if your insurer does not allow vacation rentals.**

<https://www.thezebra.com/homeowners-insurance/coverage/airbnb-insurance/#:~:text=Do%20you%20need%20commercial%20insurance.their%20home%20as%20an%20STR>



Measure Locate

117 Lanshire Dr, Rockwall, TX

**Measurement Result**

60.2 Feet



**STR2024-3481**  **X**

**Short Term Rental**

Ca Object ID:	187140
Number:	STR2024-3481
Type:	STR
Type Description:	Short Term Rental
SubType:	STRNOWNOCC
SubType Description:	Non-Owner-Occupied
Tag:	STR - ISSUED
Location:	114 LANSHIRE DR
Status:	ISSUED
Accepted By:	cherbst
Accepted Date:	6/28/2024 2:07:10 PM
Initiated By:	cherbst
Initiated Date:	6/28/2024 2:16:57 PM
License:	N

[Zoom to](#)

## Introduction

I'm applying for 117 Lanshire Drive, Rockwall TX, 75087 to be a short-term-rental to produce income while we work towards my autistic son, Luke (18), becoming viable to live with peers in what the Autism Resource Center of Dallas calls a "neighborhood home". Having it as a short term rental provides benefits of having a furnished house with a very short lease cycle that would allow a transition to occur on a temporary or continuous basis without interrupting tenants.



## Meet Luke

18 Years old.

Loves stuffies - especially pokemon and 'weird' ones such as stuffed stomach/teeth (I Heart Guts). Loves science, and drawing.

Diagnosed with Autism at age 2.

"High functioning" - can clean, cook, walk to store, go shopping, do laundry, ask for help, use a phone, etc.

Still diagnosed as "Level 2 autism" (significant help needed) due to his social issues - he's unable to focus, has had an aide for all years of schooling. He passed general education classes with that help.

Will need significant work to be able to hold a job - is working with Rockwall ISD, not on job skills, but work tolerance and social skills. He has been progressing well.

## Notes:

- Luke does not qualify for state housing until medicare is approved - this takes approximately 400 days in Texas, and was started in May 2024.
- The closest state Housing is in Greenville.
- Lakes Regional indicates there's long waiting lists and may not be able to get into one without private pay ( > \$3,000/ mo).

- It becomes more clear that the best way forward for everyone is a “neighborhood home” approach - to keep Luke close to family, as well as continue with Rockwall ISD until age 22.

## **Historical Timeline**

### **Introduction to “Neighborhood home” concept.**

2/10/2024

- “A look ahead” conference by the Autism Resource Center of Dallas (ARC). Led me down a path to discovering what I could do for my son, Luke in what they call a “Neighborhood home”
- See Appendix 1.

2/28/2024

- I ask the school system (Amber Wagoner - transition specialist Heather Weaver - Luke’s ARD manager) about guidance, but find they’d never heard of the prospect. We discussed options and thoughts of how this could go forward.

7/5/2024 - Luke’s escalated at home aggression

- Luke, while doing arts and crafts with cousin (9) and sister, Chloe, (5) gets aggressive due to a cat figure that he prefers being taken by Chloe.
- Luke is taken to ER at Baylor Scott. Doctors change medicine, drastically, and takes 2-3 months to fully get back to normal dosages. Luke is released back to family as they state “the hospitals or for those who don’t have ongoing care, and Luke does”.

8/18/2024

- Luke, due to a conversation, gets escalated and bites step-mom, Melissa. Police are called, and after deliberation, Luke is transported by them to ER. (Methodist hospital)
- When we go to the ER, Luke is still in heightened aggression. The civil worker at the hospital summarises “We – the state of Texas – do not have facilities for someone like Luke.”

### **Luke moves out of the home**

8/19/2024 -

- I take Luke to Lakes Regional MHMR facility to try to seek help. We’d been trying to contact them for months - but this time, I just go into the office, as it’s urgent. They give us a few resources, and eventually leads to somewhere.
- We set our house up with barricades to keep Luke separated from the family until we can find a better solution. It’s like living in a prison.

8/19/2024

- Lakes Regional Intake

8/20/2024

- I ask Lakes Regional and School system about the prospect of Luke living independently. Both say there’s no known reason he can’t. They both suggest “we all want him to live in the least restrictive environment”.

8/22/2024

- I take out a lease on an apartment at EastBank apartments for Luke to live independently @ \$1500/mo.
- We set up minor monitoring (Camera on main room, camera on medicine), door sensors, and watch / phone that have location tracking.

8/23/2024 - Luke Moves in, and by all accounts is thriving.

### **The search for a long term solution**

9/10/2024 -

- I get the itch to make a long term solution. I reach out to a known realtor, and after looking at 3-4 houses, I jump on one that has the potential to be a “Neighborhood home”. I think of the worst case scenario being that it’d be an AirBnB or Long term Rental.

10/18/2024

- I sign on 117 Lanshire Drive - a 5 bedroom house , which was bought well under market value, and required significant investment to get liveable - all of which is completed, or underway.

### **Going forward:**

The goal of 117 Lanshire is to have a “neighborhood home”. In short, it would be registered as a HUD house and accept housing vouchers from Section 504 (Disabled/IDD) clients. With the intent that Luke, and people like Luke, could live together in a welcoming environment.

At this time, however, Luke is not capable of living with others due to the continued aggression. While we work on his medicine, and behavioral training through the school district and Lakes Regional, it is not viable to put Luke in a house with another disabled individual. To be financially viable, there needs to be at least 3 to 4 individuals at the home to cover expenses

This leaves 2 options:

Long-Term-Rental

- Ties up the house for months/years at a time, meaning if Luke becomes capable of behaviorally working with others ,we may have to wait a full lease-cycle prior to transition.
- Also makes it harder to coordinate with peers joining Luke in the home.

Short-Term-Rental

- Ties up the house for short periods. Allowing us to switch to the Neighborhood home model as soon as Luke is ready.
- Short Term Rentals need to be furnished, similar to the needs of a Neighborhood home.



## Appendix 1: Neighborhood home reference Sheet

NOTE: <https://vimeo.com/video/545247624> ; password **lcandothis**

1.00

# Know the Difference

<b>HCS Group Home</b> Texas State Approved Service-Centered	<b>Neighborhood Home</b> Person-Centered
<ul style="list-style-type: none"><li>• Planned group activities</li><li>• Housemate is assigned</li><li>• Homes are in specific locations</li><li>• Limited stock of government supported housing (HCS residential, Companion Care, ICF, SSLC)</li><li>• Service Agencies own or rent thus become landlord- dilutes focus from service</li><li>• Self actualization is limited</li><li>• Desire for choice and control limited in implementation of Person-Centered Plan</li></ul>	<ul style="list-style-type: none"><li>• Property owned by family or property owner</li><li>• Property owner does not live in home</li><li>• Housemate compatibility a priority</li><li>• Each person chooses their own service agency for in home services</li><li>• Each person creates their own schedule</li><li>• Person can choose where they want to live</li><li>• Progressive Service Agencies provide services in the home if needed</li><li>• Gives property owners more opportunities to participate in improving lives</li></ul>

# Neighborhood Homes

*Are owned by people who want to offer housing to people with disabilities.*

- Advantage: More family control over how the house is run so that issues can be resolved quickly and tenants can live their lives as independently as possible.
- Rental property is in the neighborhood.
- Type of property needs to follow laws and regulations.
  - Personal investment property. Could be in an LLC.
  - Business investment property.
- Can be a collaborative effort among families.
- Using a housing voucher - one lease for tenant "family" (all tenants living in a house are defined as a family by housing authorities).
- No housing voucher – lease for family or lease for each tenant.
- <https://www.txcps.org/openings-in-neighborhood-homes>



# Housing Vouchers



*A housing voucher allows people living in a voucher home to have affordable rent (about 30% of income, SSI (\$794)SSDI included). The voucher is attached to the property.*

- A **Project-Based Voucher(PBV)** is valued at the **Small Area Fair Market Rent (SAFMR)** for a zip code assigned by Housing and Urban Development (HUD).
- The housing authority distributing the voucher has leeway to increase (or decrease) the value of the voucher. <https://www.txcpsch.org/pbv>
- The amount the property owner receives is defined by the housing authority.
- CPSH is offering a free workshop series to go into detail on **Project-Based Vouchers** May 3, 10, & 17- registration at [txcpsch.org/pbvworkshop](https://www.txcpsch.org/pbvworkshop)
- [https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021\\_code/select\\_geography\\_sa.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2021_code/select_geography_sa.odn)



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4

# Neighborhood Home with a Voucher

- You own the home. This program is NOT about how to finance or purchase a home.
- Property owner does NOT live in home.
- CPSH suggests a 3 or 4 bedroom home. The HUD voucher program allows more bedrooms. (HCS-residential programs limit 4 bedrooms per home so this guideline is on the safe side. Also, local ordinances may look at more than 4 bedrooms rented out as a boarding house. Check local city ordinances.)
- Property owner applies for the Project-Based Housing voucher.



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5

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 17 (PD-17) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NON-OWNER-OCCUPIED SHORT-TERM RENTAL* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 16, BLOCK D, LYNDEN PARK ESTATES, PHASE 3, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Trenton Austin for the approval of a *Specific Use Permit (SUP)* for a *Non-Owner Occupied Short-Term Rental* on a 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17), addressed as 117 Lanshire Street, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 17 (PD-17) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That Planned Development District 17 (PD-17) and the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Non-Owner-Occupied Short-Term Rental* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 17 (PD-17); Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 03.01, *General Residential Standards*, of Article

05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02]; and, Article 02, *Short-Term Rentals*, of Chapter 13, *Rental Housing*, of the *Municipal Code of Ordinances -- as heretofore amended and as may be amended in the future --*, and with the following conditions:

## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Non-Owner-Occupied Short-Term Rental* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Subject Property* shall conform to the information provided within the *Short-Term Rental Permit Application* depicted in *Exhibits 'B'* of this ordinance.
- (2) After the issuance of a *Short-Term Rental Permit and Registration* by the City of Rockwall, should the applicant allow this permit/registration to expire, lapse or be revoked by the City of Rockwall, this Specific Use Permit (SUP) shall automatically expire and be considered abandoned in accordance with Subsection 02.02, *Specific Use Permit (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

## 2.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Short-Term Rental Permit and Registration*, should the property owner/responsible party operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this

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 6<sup>th</sup> DAY OF JANUARY, 2025.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

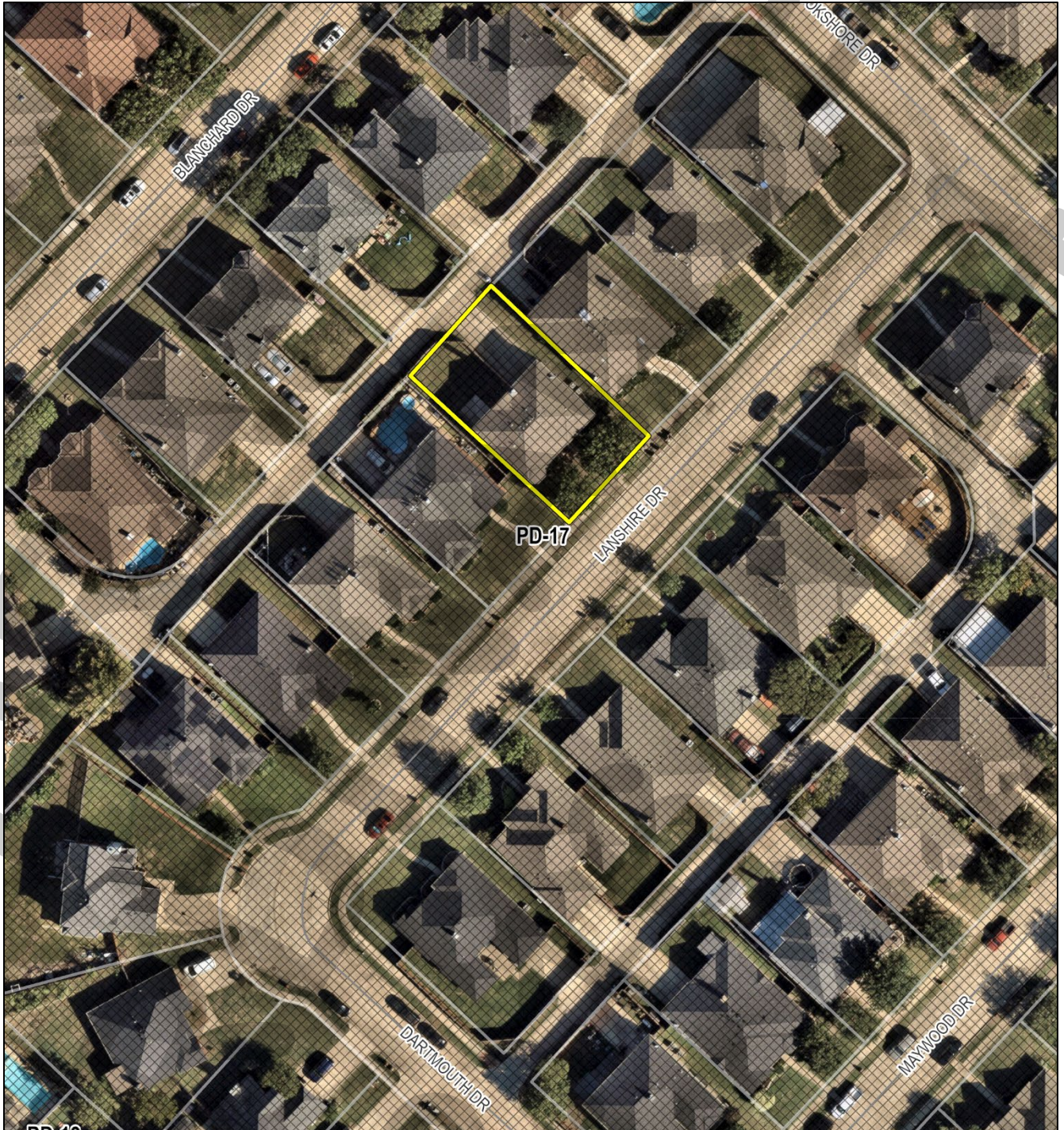
1<sup>st</sup> Reading: December 16, 2024

2<sup>nd</sup> Reading: January 6, 2025

**Exhibit 'A'**  
**Legal Description**

Address: 114 Lanshire Drive

Legal Description: Lot 16, Block D, Lyden Park Estates, Phase 3





**Exhibit 'B':**  
**Short-Term Rental Permit Application**



**SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION**

City of Rockwall  
Neighborhood Improvement Services (NIS) Department  
385 S. Goliad Street  
Rockwall, Texas 75087

<small>STAFF USE ONLY</small>
RECEIVED BY:
DATE RECEIVED:
STR PERMIT NO.

**ACKNOWLEDGEMENTS BY PROPERTY OWNER (PLEASE INITIAL BY EACH STATEMENT)**

- DMSS* I acknowledge that a *Short-Term Rental Permit* granted by the City of Rockwall does not supersede any property specific restrictions against *Short-Term Rentals* that may exist under law, agreement, lease, covenant, or deed restriction.
- DMSS* I acknowledge that if three (3) violations/citations occur in any consecutive 12-month period, that my *Short-Term Rental Permit* will be revoked and that I will not be eligible to apply for a new *Short-Term Rental Permit* for 12-months from the date of revocation. In addition, I acknowledge that the City of Rockwall will have the right to inspect my property when a violation is reported or suspected.
- DMSS* I acknowledge that a *Short-Term Rental Permit* and any non-conforming rights associated with a *Short-Term Rental Permit* are non-transferable to another property owner or operator, or address or location.
- DMSS* I acknowledge that I am responsible for remitting all applicable state, county, and local hotel occupancy taxes in a timely manner pursuant to all applicable laws and the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinance. I also acknowledge that failure to pay hotel occupancy tax will result in the revocation of my *Short-Term Rental Permit*.
- DMSS* I acknowledge that a *Short-Term Rental Permit* is valid for a period of three (3) years, and – as the owner of the subject property – it is my responsibility to apply for a renewal 30-days prior to the expiration of my *Short-Term Rental Permit*. Should I fail to submit a renewal application in this time period, I will forfeit all non-conforming rights and be required to submit a new application that will be subject to all the current requirements stipulated by the Unified Development Code (UDC) and Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances.

**REGISTRATION TYPE**

- New Registration |  Renewal of an Existing Registration  
Was this property being used as a short-term rental prior to April 1, 2024?  Yes |  No

**PROPERTY INFORMATION (PLEASE PRINT)**

Address	117 Lanshire Dr	Zoning	Residential A1
Subdivision	Lynden Park Estates Phase 3	Lot	16
General Location		Block	

**TYPE OF SHORT-TERM RENTAL**

Please indicate the type of short-term rental being permitted and registered:

- SHORT-TERM RENTAL (OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex – or portion thereof – in which the property owner or operator, as reflected in a valid lease agreement, is a resident (i.e. occupies the primary structure) and is present during the rental. This includes when a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is detached from the primary structure and either the primary or secondary structure is rented, but the owner or operator resides on the property.
- SHORT-TERM RENTAL (NON-OWNER-OCCUPIED SINGLE-FAMILY HOME, TOWNHOME, OR DUPLEX).** A single-family home, townhome, or duplex – or a portion thereof – in which the property owner or operator does not occupy the dwelling unit during the rental, or that the owner or property owner does not occupy another dwelling unit – or portion thereof – on the same property (i.e. the property owner or operator is not on-site as an occupant during the rental of the property).
- SHORT-TERM RENTAL (APARTMENT OR CONDOMINIUM).** An apartment or condominium (or similar multi-family structure, excluding duplexes, but including triplexes or quadplexes, as defined in this Unified Development Code [UDC]) – or a portion thereof – in which the property owner or operator may or may not be an occupant of the dwelling unit during the rental.

**PROPERTY OWNER INFORMATION (PLEASE PRINT)**

Name	Daryl Schroeder	Phone	425-931-1578
Mailing Address	1205 Lake Glen Circle	City	Rockwall State TX Zip Code 75087
Email	dmss holdings 1@gmail.com		

**RESPONSIBLE PARTY (PLEASE PRINT)**

Please note that a *Responsible Party* is required for all *Short-Term Rental Permit* applications. A *Responsible Party* is a local representative that resides in Rockwall County and who is available at all time the rental is in use. The *Responsible Party* must be available within one (1) hour of contact and must be authorized to make decisions regarding the property and its occupants.

Same as Property Owner

Name	Phone		
Mailing Address	City	State	Zip Code
Email			

SHORT-TERM RENTAL APPLICATION AND REGISTRATION CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7709

**Exhibit 'B':  
Short-Term Rental Permit Application**



**SHORT-TERM RENTAL PERMIT APPLICATION AND REGISTRATION**

City of Rockwall  
Neighborhood Improvement Services (NIS) Department  
385 S. Goliad Street  
Rockwall, Texas 75087

**REQUIREMENTS CHECKLIST**

Please indicate that the following required items have been provided with this application by checking the box next to each required item:

- REGISTRATION FEE.** A \$500.00 application fee payable to the City of Rockwall.
- SITE PLAN.** A site plan showing the location of the *Short-Term Rental* and the parking areas provided for the *Short-Term Rental*.
- PICTURES.** Pictures of the subject property showing the rear, front, and side yards of the subject property. In addition, pictures of all structures – *one (1) per each façade of a structure* – and any on-site amenities.
- COMMERCIAL INSURANCE.** Each *Short-Term Rental* shall be required to have and provide proof of general commercial insurance (or an equivalent) coverage of a minimum of \$500,000.00 per occurrence coverage and an aggregate of \$1,000,000.00.
- DRIVER LICENSE.** A copy of the driver license for the property owner and responsible party.

**GENERAL STANDARDS CHECKLIST**

Please indicate that subject property currently conforms with the following requirements by checking the box next to each general standard:

- ADVERTISING.** All advertising for the *Short-Term Rental* – including online or on a proprietary website, application, or other technology – will include the *Short-Term Rental Permit Number* within the description or body of the advertisement for public reference.
- PARKING.** The parking on the subject property currently conforms to the requirements of *Table 5: Parking Requirement Schedule* of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, I understand that all parking shall be on an improved surface (i.e. gravel, pavers, asphalt, or concrete) and no guest or occupant will park on an unimproved surface (e.g. grass, vegetation, soil, etc.).
- EVACUATION PLAN. [ONLY APPLICABLE TO APARTMENTS AND CONDOMINIUMS THAT DO NOT HAVE DIRECT INGRESS/EGRESS TO THE EXTERIOR OF THE BUILDING FROM THE FRONT DOOR].** An evacuation plan showing how to exit the building has been posted on the front door.
- TEMPORARY STRUCTURES.** There are no temporary structures (i.e. recreational vehicles/campers, vehicles intended for occupancy, tents, canopies or shade structures that are not permitted by the City of Rockwall, or similar structures or vehicles) being utilized as a *Short-Term Rental*.
- TRASH/RUBBISH/SOLID WASTE.** There are enough City approved containers (i.e. a polycarts or approved garage cans) to hold all trash/rubbish/solid waste produced on-site. I also understand that it will be a violation to have any trash/rubbish/solid waste – bagged or otherwise – placed on the ground.
- SIGNAGE.** No external signage shall be installed or constructed on the property indicating or advertising the property as a *Short-Term Rental*.
- FIRE EXTINGUISHER.** A standard five (5) pound fire extinguisher (i.e. 2A:10B:C) has been properly mounted within 75-feet of all portions of the *Short-Term Rental* on each floor.
- SMOKE AND CARBON MONOXIDE DETECTORS.** Operable smoke and carbon monoxide detectors have been installed in the *Short-Term Rental* in accordance with all applicable City of Rockwall codes.
- INGRESS/EGRESS.** All bedrooms in the *Short-Term Rental* have at least one (1) operable emergency point of ingress/egress for rescue and escape (i.e. windows and/or doors).
- SLEEPING ACCOMMODATIONS.** There is no overnight sleeping outdoors or outdoor sleeping spaces provided as part of the *Short-Term Rental*.
- TENANT NOTIFICATION.** The following information has been posted in a visible and obvious location inside the *Short-Term Rental*: [1] the property owner's and/or the Responsible Party's contact information and phone number; [2] pertinent information relating to the aforementioned standards (i.e. the location of the required off-street parking; the schedule, location, and requirements regarding trash/rubbish/solid waste; information regarding the conduct of guests; and etc.); [3] information to assist guests in the case of an emergency (i.e. emergency and non-emergency telephone numbers for police, fire, and medical services); and, [4] a notice that failure to conform to the requirements and codes of the City of Rockwall is a violation, and that an owner, occupant, or visitor can be cited for violations to these requirements.

**RESPONSIBLE PARTY'S CERTIFICATION**

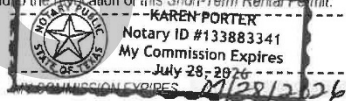
I hereby certify that I am the *Responsible Party* of the property identified in this application, and that my primary residence is located in Rockwall County. I further understand my responsibilities as the *Responsible Party* as stipulated by Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and consent to have my information posted online. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

RESPONSIBLE PARTY'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*



**PROPERTY OWNER'S CERTIFICATION**

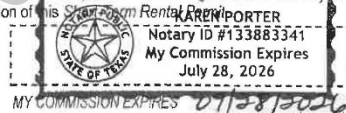
I hereby certify that I am the property owner of the property identified in this application, and that all information provided on this application is true and correct. I also hereby certify that the property identified in this application is in compliance with all of the requirements of Chapter 13, *Rental Housing*, of the Municipal Code of Ordinances, and that it is my sole responsibility to ensure that the property continues to be in compliance with the requirements and regulations of the City of Rockwall. I further acknowledge that failure to comply with these requirements and attests will lead to the revocation of this *Short-Term Rental Permit*.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF November, 2024

PROPERTY OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*



SHORT-TERM RENTAL APPLICATION AND REGISTRATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 774-7769

**Exhibit 'C'**  
*Short-Term Rental Photographs*





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

**TO:** Mayor and City Council

**DATE:** December 16, 2024

**APPLICANT:** Ryan Joyce; *Michael Joyce Properties*

**CASE NUMBER:** Z2024-048; *Zoning Change (AG to PD) for the Juniper Subdivision*

### SUMMARY

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 519.53-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

### BACKGROUND

The portions of the subject property adjacent to the current alignment of S. Goliad Street [SH-205] were annexed into the City on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. The remainder of the subject property, north of S. Goliad Street [SH-205], was annexed into the City on June 15, 1998 by *Ordinance No. 98-20 [Ordinance No. A1998-002]*. The portion of the subject property southeast of S. Goliad Street [SH-205] was annexed into the City on August 30, 1999 by *Ordinance No. 99-33 [i.e. Case No. A1999-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the property has remained vacant since annexation.

On May 17, 2024, the applicant -- *Ryan Joyce of Michael Joyce Properties* -- submitted a development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses (*i.e. Case No. Z2024-027*). Specifically, the applicant was proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 989-lot single-family residential subdivision that would have consisted of five (5) lot sizes (*i.e. [A] 27, 185' x 200' lots; [B] 71, 100' x 110' lots; [C] 54, 80' x 110' lots; [D] 372, 72' x 110' lots; and [E] 465, 62' x 110' lots*). On June 4, 2024, the applicant submitted a letter requesting to withdraw the case to allow the applicant time to "...handle some contractual issues ..." and make changes to the concept plan to address community feedback. On June 25, 2024, the Planning and Zoning Commission approved a motion to allow the withdraw of the request by a vote of 6-0, with one (1) vacant seat.

Following this withdraw request, on July 19, 2024, the applicant submitted a development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses (*i.e. Case No. Z2024-033*). Specifically, the applicant was proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 960-lot single-family residential subdivision that would have consisted of seven (7) lot sizes (*i.e. [A] 24, 185' x 200' lots; [B] 15, 100' x 200' lots; [C] 46, 100' x 140' lots; [D] 125, 82' x 125' lots; [E] 377, 72' x 125' lots; [F] 308, 62' x 125' lots; and, [G] 65, 52' x 120' lots*). On August 13, 2024, the Planning and Zoning Commission reviewed the applicant's case and approved a motion to recommend approval of the request by a vote of 3-2, with Commissioners Hagaman and Hustings dissenting and Commissioners Conway and Thompson absent. Subsequently, this case went before the City Council on August 19, 2024, and was ultimately denied without prejudice by a vote of 6-1, with Mayor Johannesen dissenting.

Since this case was denied without prejudice, the applicant was permitted to resubmit an application without being subject to the application prohibition stipulated by Subsection 01.04, *Denial of an Application*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Based on this, on September 13, 2024, the applicant resubmitted a new development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses (i.e. Case No. Z2024-048). Specifically, the applicant was proposing to entitle the subject property for 41.00-acres of limited General Retail (GR) District land uses, and a 885-lot single-family residential subdivision that would have consisted of seven (7) lot sizes (i.e. [A] 12, 185' x 200' lots that are a minimum of 65,340 SF; [B] 13, 185' x 200' lots that are a minimum of 43,560 SF; [C] 18, 120' x 200' lots that are a minimum of 32,670 SF; [D] 66, 100' x 150' lots that are a minimum of 12,000 SF; [E] 168, 82' x 125' lots that are a minimum of 9,600 SF; [F] 339, 72' x 125' lots that are a minimum of 8,640 SF; and, [G] 269, 62' x 125' lots that are a minimum of 7,440 SF). On October 15, 2024, the Planning and Zoning Commission reviewed the applicant's new request and approved a motion to recommend approval by a vote of 5-1, with Commissioner Hagaman dissenting and Commissioner Odom absent. Following this action, the City Council reviewed the case on October 21, 2024 and approved a motion to deny the request without prejudice by a vote of 4-2, with Mayor Johannesen and Councilmember Thomas dissenting.

Again, since the case was denied without prejudice, the applicant resubmitted a new development application on November 15, 2024 (i.e. Case No. Z2024-060). A summary of all of the requests submitted to the City and the change from submittal to submittal and an overall change in the request is as follows:

**TABLE 1: SUMMARY OF CHANGES FOR CASES Z2024-027, Z2024-033, Z2024-048 & Z2024-060**

	Z2024-027	Z2024-033		Z2024-048		Z2024-060		OVERALL CHANGE
	PROPOSED	PROPOSED	CHANGE	PROPOSED	CHANGE	PROPOSED	CHANGE	
<b>ACREAGES</b>								
DEVELOPABLE RESIDENTIAL	427.92	427.92	-	427.92	-	427.92	-	-
RESIDENTIAL FLOODPLAIN	67.50	67.50	-	67.50	-	67.50	-	-
DEVELOPABLE COMMERCIAL	28.65	28.65	-	28.65	-	15.01	(-13.64)	(-13.64)
COMMERCIAL FLOODPLAIN	12.35	12.35	-	12.35	-	9.1	(-3.25)	(-3.25)
GROSS ACREAGE	536.42	536.42	-	536.42	-	519.53	(-16.89)	(-16.89)
<b>OPEN SPACE</b>								
OPEN SPACE ACREAGE	190.85	190.85	-	187.00	(-3.85)	183.75	(-3.25)	(-7.1)
OPEN SPACE PERCENTAGE	28.14%	28.14%	-	27.42%	(-0.72%)	28.00%	(+0.58%)	(-0.14%)
<b>LOTS TYPES</b>								
185' x 200' (65,340 SF)	0	0	-	12	(+12)	12	-	(+12)
185' x 200' (43,560 SF)	27	24	(-3)	13	(-11)	13	-	(-14)
120' x 200' (32,670 SF)	0	0	-	18	(+18)	18	-	(+18)
100' x 200' (21,780 SF)	0	15	(+15)	0	(-15)	8	(+8)	(+8)
100' x 150' (12,000 SF)	0	0	-	66	(+66)	65	(-1)	(+65)
100' x 140' (12,000 SF)	0	46	(+46)	0	(-46)	0	-	-
100' x 110' (12,000 SF)	71	0	(-71)	0	-	0	-	(-71)
82' x 125' (9,600 SF)	0	125	(+125)	168	(+43)	247	(+79)	(+247)
80' x 110' (9,600 SF)	54	0	(-54)	0	-	0	-	(-54)
72' x 125' (8,640 SF)	0	377	(+377)	339	(-38)	249	(-90)	(+249)
72' x 110' (8,640 SF)	372	0	(-372)	0	-	0	-	(-372)
62' x 125' (7,440 SF)	0	308	(+308)	269	(-39)	258	(-11)	(+258)
62' x 110' (7,440 SF)	465	0	(-465)	0	-	0	-	(-465)
52' x 120' (6,000 SF)	0	65	(+65)	0	(-65)	0	-	-
TOTAL LOTS	989	960	(-29)	885	(-75)	870	(-15)	(-119)
<b>DENSITY</b>								
GROSS DENSITY	2.02	1.79	(-0.23)	1.65	(-0.14)	1.68	(+0.03)	(-0.34)
GROSS RESIDENTIAL DENSITY	2.00	1.94	(-0.06)	1.79	(-0.15)	1.76	(-0.03)	(-0.24)
NET DENSITY	2.31	2.24	(-0.07)	2.07	(-0.17)	2.03	(-0.04)	(-0.28)

**KEY:**

RED: DECREASED FROM PREVIOUS SUBMITTAL

GREEN: INCREASED FROM PREVIOUS SUBMITTAL

**PURPOSE**

On November 15, 2024, the applicant -- Ryan Joyce of Michael Joyce Properties -- submitted a new development application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for

Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Specifically, the applicant is proposing to entitle the subject property for 24.10-acres of limited General Retail (GR) District land uses, and a 870-lot single-family residential subdivision that will consist of eight (8) lot sizes (i.e. [A] 12, 185' x 200' lots that are a minimum of 65,340 SF; [B] 13, 185' x 200' lots that are a minimum of 43,560 SF; [C] 18, 120' x 200' lots that are a minimum of 32,670 SF; [D] eight [8], 100' x 200' lots that are a minimum of 21,780 SF; [E] 65, 100' x 150' lots that are a minimum of 12,000 SF; [F] 247, 82' x 125' lots that are a minimum of 9,600 SF; [G] 249, 72' x 125' lots that are a minimum of 8,640 SF; and, [H] 258, 62' x 125' lots that are a minimum of 7,440 SF).

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located north and south of S. Goliad Street [SH-205]; with the northside being bounded by John King Boulevard, S. Goliad Street [SH-205], FM-549, and a property owned by the Rockwall Independent School District (RISD), and the southside being bounded by S. Goliad Street [SH-205], Lofland Circle, and the Lake Rockwall Estates Subdivision. The land uses adjacent to the subject property are as follows:

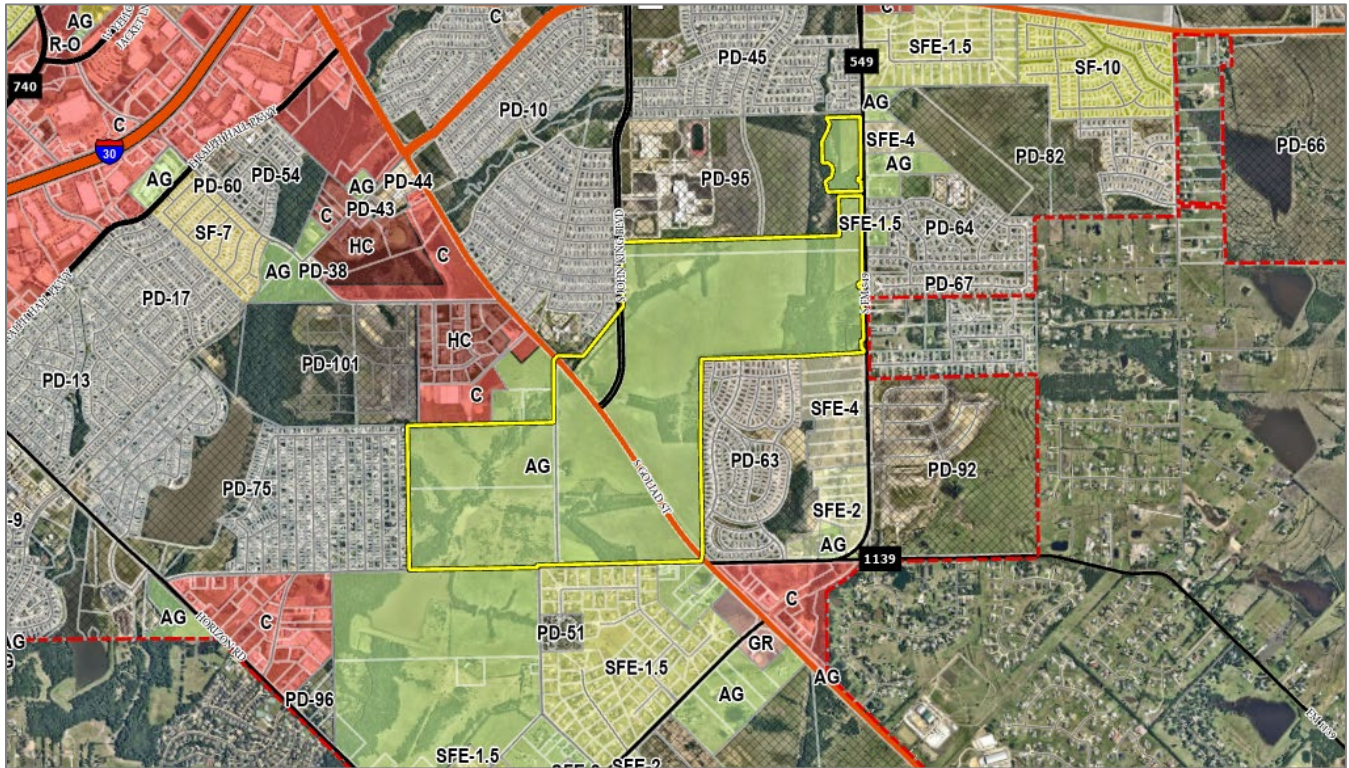
North: Directly north of the subject property is an 80.00-acre parcel of land (i.e. Lot 3, Block A, Rockwall CCA Addition), which is occupied by a *Public Secondary School* (i.e. Rockwall 9<sup>th</sup> Grade Center South). North of this is a 27.4460-acre parcel of land (i.e. Lot 1, Block A, Rockwall CCA Addition), which is occupied by a *Public Secondary School* (i.e. the Rockwall College and Career Academy). Also, north of the subject property is a 145.554-acre tract of land (i.e. Tract 7-1 of the W. H. Baird Survey, Abstract No. 25), which is vacant. All of these properties are owned by the Rockwall Independent School District, and are zoned Planned Development District 95 (PD-95) for limited Neighborhood Services (NS) District land uses. Beyond these tracts of land is the Lofland Farms Subdivision, which consists of 401 single-family residential lots on 130.52-acres of land. This subdivision is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property is the following: [1] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [2] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [3] Lofland Circle, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of Lofland Circle is the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres. This subdivision is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property are the following subdivisions: [1] the Somerset Park Subdivision, which consists of 309 single-family residential lots on 139.31-acres that are zoned Planned Development District 63 (PD-63) for Single-Family 10 (SF-10) District land uses; [2] the Lofland Lake Estates Subdivision, which consists of 15 single-family residential lots on 66.10-acres that are zoned Agricultural (AG), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estates 4.0 (SFE-4.0) Districts; and, [3] the Oaks of Buffalo Way Subdivision, which consists of 65 single-family residential lots on 117.63-acres that are zoned Single-Family Estate 1.5 (SFE-1.5) District. Also, east of the subject property is FM-549, which is identified as a TXDOT4D (i.e. Texas Department of Transportation [TXDOT], four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are the following subdivisions: [1] the Hickory Ridge Subdivision, which consists of 544 single-family residential lots on 191.83-acres that are zoned Planned Development District 10 (PD-10) for Single-Family 6 (SF-6), Single-Family 7 (SF-7) and Single-Family 8.4 (SF-8.4) District land uses; and, [2] the Lake Rockwall Estates East Subdivision, which consists of 638 single-family residential lots on 156.99-acres that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



**CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 519.53-acre subject property will incorporate *commercial* and *residential* land uses. This includes ~24.10-acres of land dedicated to limited General Retail (GR) District land uses and ~495.42-acres of land consisting of 870 residential lots, two (2) public parks, private open space, two (2) amenities centers, and a proposed water tower site. The proposed 870 single-family residential lots will consist of eight (8) lot types: [1] 12 Type 'A' lots that are a minimum of 185' x 200' or a minimum of 65,340 SF, [2] 13 Type 'B' lots that are a minimum of 185' x 200' or a minimum of 43,560 SF, [3] 18 Type 'C' lots that are a minimum of 120' x 200' or a minimum of 32,670 SF, [4] eight (8) Type 'D' lots that are a minimum of 100' x 200' or a minimum of 21,780 SF, [5] 65 Type 'E' lots that are a minimum of 100' x 150' or a minimum of 12,000 SF, [6] 247 Type 'F' lots that are a minimum of 82' x 125' or a minimum of 9,600 SF, [7] 249 Type 'G' lots that are a minimum of 72' x 125' or a minimum of 8,640 SF, and [8] 258 Type 'H' lots that are a minimum of 62' x 125' or a minimum of 7,440 SF. This translates to a gross density of 1.68 dwelling units per gross acre for the total development (*i.e.* 1.76 dwelling units per acre without the ~24.10-acre tracts of land designated for limited General Retail [GR] District land uses). The minimum dwelling unit size (*i.e.* air-condition space) will range from 2,750 SF to 3,500 SF. With regard to the proposed housing product, staff has incorporated the upgraded anti-monotony standards and masonry requirements into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, *board-and-batten* siding, or decorative pattern to allow a more *Traditional Neighborhood Design* product (*also referred to as Gingerbread -- similar to what is allowed in the Somerset Park Subdivision*). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 10 (SF-10) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

**TABLE 2: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	65,340 SF	12	01.38%
B	185' x 200'	43,560 SF	13	01.49%
C	120' x 200'	32,670 SF	18	02.07%

D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 120'	7,440 SF	258	29.66%
			870	100.00%

**TABLE 3: LOT DIMENSIONAL REQUIREMENTS**

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C	D	E	F	G	H
MINIMUM LOT WIDTH <sup>(1)</sup>	185'	185'	120'	100'	100'	82'	72'	62'
MINIMUM LOT DEPTH	200'	200'	200'	200'	150'	125'	125'	125'
MINIMUM LOT AREA (SF)	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
MINIMUM FRONT YARD SETBACK <sup>(2), (5) &amp; (6)</sup>	30'	30'	30'	30'	30'	20'	20'	20'
MINIMUM SIDE YARD SETBACK <sup>(9)</sup>	15'	15'	15'	10'	10'	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET)	15'	15'	15'	15'	15'	15'	15'	15'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT <sup>(8)</sup>	20'	20'	20'	20'	20'	20'	20'	20'
MAXIMUM HEIGHT <sup>(3)</sup>	35'	35'	35'	35'	35'	35'	35'	35'
MINIMUM REAR YARD SETBACK <sup>(4)</sup>	30'	30'	30'	10'	10'	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) <sup>(7)</sup>	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
MAXIMUM LOT COVERAGE	40%	40%	50%	50%	50%	65%	65%	65%
MINIMUM GARAGE PARKING SPACES	3	3	3	3	3	3	3	2

**GENERAL NOTES:**

- 1: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AND THE REAR LOT WIDTH REDUCED BY TEN (10) PERCENT AS MEASURED AT THE FRONT OR REAR PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT YARD AND REAR YARD BUILDING SETBACK. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN TABLE 1.
- 2: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE. FOR CORNER LOTS, THE FRONT YARD BUILDING SETBACK SHALL BE APPLIED TO ALL PROPERTY LINES THAT HAVE FRONTAGE ON A PUBLIC STREET. KEYSTONE LOTS (I.E. CORNER LOTS THAT SHARE A REAR YARD WITH THE SIDE YARD OF ANOTHER PROPERTY) SHALL BE REQUIRED TO HAVE THE FENCING AT OR BEHIND THE FRONT YARD BUILDING SETBACK.
- 3: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE EAVE OR TOP PLATE (WHICHEVER IS GREATER) OF THE SINGLE-FAMILY HOME.
- 4: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- 5: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE FRONT YARD BUILDING SETBACK BY UP TO TEN (10) FEET FOR ANY PROPERTY; HOWEVER, THE ENCROACHMENT SHALL NOT EXCEED FIVE (5) FEET ON SIDE YARD SETBACKS. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- 6: J-SWING OR TRADITIONAL SWING GARAGES ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MAXIMUM OF FIVE (5) FEET.
- 7: AIR-CONDITIONED SPACE.
- 8: NO DRIVE APPROACH FOR A RESIDENTIAL LOT SHALL BE SITUATED TO ALLOW ACCESS ON A COLLECTOR OR ARTERIAL ROADWAY EXCEPT AS OTHERWISE DEPICTED ON THE CONCEPT PLAN FOR THE TWO (2) LOTS FRONTING ON MERCER'S COLONY AVENUE.
- 9: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (I.E. A KEYSTONE LOT), SHALL HAVE A SIDE SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

The proposed concept plan shows that the development will consist of 65.78-acres of private open space, 6.40-acres of amenity centers (which includes two [2] amenity centers), a 1.97-acre site for a future City water tower, and the proposed two (2) public parks consisting of 33.00-acres. This -- with the 76.60-acres of floodplain -- represents a total of 183.75-acres of open space, which translates to 28.00% (i.e.  $[76.60\text{-acres of floodplain}/2] + 65.78 + 6.40 + 1.97 + 33.00 = 145.45\text{-acres}/519.53\text{-acres gross} = 27.99645\%$ ) of the site being dedicated to open space/amenity. This exceeds the total required open space of 20.00% (or 103.906-acres) by 7.99645% (or ~41.544-acres). In addition, the proposed development will incorporate a minimum of an 80-foot landscape buffer with a ten (10) foot meandering trail for all residential adjacency to John King Boulevard, SH-205, and FM-549. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces, public parks, and non-residential developments. Staff should also note that the applicant has consented to incorporating a 50-foot landscape buffer, with a berm, and solid living screen consisting of evergreen trees along Lofland Circle (i.e. adjacent to the Oaks of Buffalo Way Subdivision). All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.



With regard to the proposed ~24.10-acres designated for limited General Retail (GR) District land uses, staff has identified all of the land uses within the General Retail (GR) District that would be inconsistent with residential adjacency and specifically prohibited these land uses in the Planned Development District ordinance. Staff has also incorporated language in the Planned Development District ordinance that requires a 50-foot landscape buffer with a minimum of a 48-inch berm and three (3) tiered screening (*i.e.* [1] a row of small to mid-sized shrubs, [2] a row of large shrubs or accent trees, and [3] a row of canopy trees on 20-foot centers) to be situated between the *commercial* and *residential* land uses. Along SH-205, FM-549, and John King Boulevard a landscape buffer meeting the *General Overlay District Standards* has been required.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) Roadways. All residential streets are required to be constructed to an R2 (*i.e. residential, two [2] lane, undivided roadway*) standard, which is a 29-foot *back-to-back* concrete street center within a 50-foot right-of-way with a five (5) foot concrete sidewalk on either side of the street. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:
  - (a) Mercers Colony Avenue. Mercers Colony Avenue is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalks on either side of the street.
  - (b) Stableglen Drive. Stableglen Drive is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.
  - (c) Lofland Circle. Lofland Circle is identified as a *Minor Collector*, which is a 41-foot *back-to-back* concrete street center within a 60-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway. In this case, the applicant will be required to verify the right-of-way and dedicate any necessary right-of-way for the future roadway; however, since the proposed plan does not show access off of this roadway, no roadway improvements will be required. The applicant's trail plan does show a five (5) foot concrete sidewalk, which will be required to be constructed along the northern right-of-way line of this roadway.
  - (d) Unnamed Roadway Extending from SH-205 to the Future Extension of Lofland Circle (AKA the John King Extension). This unnamed roadway is identified as a M4U (*i.e. major collector, four [4] lane, divided roadway*), which is a 45-foot *back-to-back* concrete street center within a 65-foot right-of-way with a minimum of a five (5) foot concrete sidewalk constructed on either side of the roadway.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) Water. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Plan and approved *Infrastructure Study*. Staff should note that the applicant has indicated on the concept plan the dedication of a ~1.97-acre *Water Tower Site*, which would be utilized as a future water tower site for the *780 Pressure Zone*. A corridor for the City of Heath's 24-inch water transmission line will also need to be provided and protected running north-south along the present-day alignment of Lofland Circle.
- (3) Wastewater. The applicant shall submit for an *Infrastructure Study* to the City's water/wastewater consultant. At a minimum, the applicant will need to install an eight (8) inch and 12-inch sewer mains in accordance with the City's Wastewater Plan and the approved *Infrastructure Study*. In addition, a minimum eight (8) inch sewer line will need to extend

through the site to the property lines. Any sewer pro-rata agreements will be assessed per acre, and shall be paid prior to construction.

- (4) Drainage. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the required detention study, and be situated outside the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds on the subject property. Any changes to the existing floodplain will require approval from the Natural Resource Conservation Service (NRCS). All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

**CONFORMANCE TO THE CITY’S CODES**

The proposed Planned Development District conforms to the majority of the City’s code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department’s *Standards of Design and Construction Manual* in the following ways:

- (1) Alleyways. The Engineering Department’s *Standards of Design and Construction Manual* stipulates that “(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete...” The code does grant the City Council the ability to “... waive the residential alley requirement, if it is in the best interest of the City.” [Page 14; Section 2.11 of the *Standards of Design and Construction Manual*]
- (2) Garage Configuration. Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that, “(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a *J-Swing [or traditional swing]* garage where the garage door is perpendicular to the street.”

Applicant’s Response to (1) & (2): In lieu of providing the required alleyways, the applicant is proposing to provide 80.00% *J-Swing* or *Traditional Swing* garages (or a total of 696 Lots) and 20.00% *Flat Front Entry* garages (or a total of 174 Lots). In addition, the only lots that will incorporate the *Flat Front Entry* garage product will be the *Type ‘H’* lots (which are the 62’ x 125’ lot product). As a compensatory measure the applicant is proposing to: [1] set the garages back from the front façade a minimum of five (5) feet, and [2] provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware. In addition, the applicant has consented to increasing the front yard building setback on all *Flat Front Entry* garages from 20-feet to 25-feet. All of these compensatory measures conform with the guidelines of the OURHometown Vision 2040 Comprehensive Plan. Staff should also note, that 80.00% of all lots (i.e. all Lot Types other than the *Type ‘H’* lots) are required to have a three (3) car garage.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the South Central Residential District and the Southwest Residential District and is primarily designated for Low Density Residential land uses. The plan defines Low Density Residential land uses as “... residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses ...” In addition, the Comprehensive Plan defines increased amenity as, “... developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5)

TABLE 4: DENSITY CALCULATIONS FOR NET AND GROSS

<u>ACREAGE CALCULATIONS</u>	
DEVELOPABLE RESIDENTIAL ACREAGE	427.92
RESIDENTIAL FLOODPLAIN ACREAGE	67.50
DEVELOPABLE COMMERCIAL ACREAGE	15.01
COMMERCIAL FLOODPLAIN ACREAGE	9.01
GROSS ACREAGE	519.53
<u>TOTAL RESIDENTIAL LOTS</u>	
	870
<u>DENSITY CALCULATIONS</u>	
GROSS DENSITY	1.68
GROSS RESIDENTIAL DENSITY	1.76
NET DENSITY (*)	2.03

NOTES:

\*: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTIALLY ZONED AREA

dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council.” In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he calculation of allowable density for residential developments shall be based on the gross site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism.” In this case the applicant is proposing a total gross density of 1.68 dwelling units per acre [i.e.  $870/519.53 = 1.67459$  or 1.68] (or a gross residential density of 1.76 dwelling units per gross acre less the ~24.10-acre tracts of land designated for limited General Retail [GR] District land uses). Based on this, the applicant’s request is in conformance with the required density for the Low Density Residential land use. Even though the gross density meets the requirements of the Comprehensive Plan, staff should point out that the applicant is still proposing to provide two (2) amenities centers on 6.40-acres of land, dedicate two (2) public parks on 33.00-acres of land, dedicate a site for a future public water tower on 1.97-acres of land, provide 65.78-acres of private open space, and is providing an excess of ~41.544-acres of open space beyond the 103.906-acres of required open space. In addition, the applicant is proposing to construct ten (10) foot trails along John King Boulevard and FM-549, and eight (8) foot trails internal to the site. This coupled with the ~24.10-acres of land – 15.01-acres of which is developable -- dedicated to Commercial/Retail land uses, the applicant’s request does appear to be substantially in compliance with the criteria for increased amenity and a mix of land uses.

As previously stated, the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan designates the majority of the subject property for Low Density Residential land uses; however, there are areas adjacent to the intersection of John King Boulevard and S. Goliad Street [SH-205] that are designated for Commercial/Retail land uses. Currently, the concept plan only shows ~24.10-acres of land in this area that will be designated for limited General Retail (GR) District land uses. This represents a reduction of ~37.40-acres in the area designated for Commercial/Retail land uses. This reduction will require the City Council to change the Future Land Use Plan from the Commercial/Retail land use designation to a Low Density Residential land use designation. The proposed change in the Future Land Use Plan is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Looking at the pertinent *District Strategies* for the South Central Residential District (i.e. the portion of the proposed development northeast of S. Goliad Street [SH-205]) and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This *District* has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern *Districts*. These developments should include a mix of larger to mid-sized lots.

Staff Response: The submitted PD Standards include language that allows for the incorporation of Traditional Neighborhood Design (TND) principles; however, the ordinance does not require these standards and leaves it open to completely exclude this product type. This is an important aspect of the *District Strategies* and was implemented in the adjacent development (i.e. the *Somerset Park Subdivision*). In addition, the proposed 62' x 125' and 72' x 125' lots (i.e. *Lot Types 'G' & 'H'*) -- which are the predominate lot types at 58.97% for Phase 1, 66.67% for Phase 2, and 53.45% for Phase 3 -- are not considered to be a mix of *larger to mid-sized lots*; however, staff should note that this has been heavily decreased from previous submittals. With this being said, this aspect of the proposed concept plan does not appear to conform with this *District Strategy*.

- (2) Commercial Land Uses. Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.

Staff Response: The concept plan provided by the applicant does show changes to how the Commercial/Retail areas are laid out in the Future Land Use Map; however, the changes appear to be nominal in nature, and the applicant’s request does appear to conform with this *District Strategy*.

- (3) John King Boulevard Trail Plan. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.

Staff Response: The *District Strategies Map* for the South Central Residential District shows that a *Rest Stop/Traiblazer Pylon* element is designated for the southeast corner of the future intersection of Mercers Colony Avenue and John King Boulevard. The *Layout Plan* provided by the applicant shows that two (2) *Trail Stops/Rest Stops* will be provided (i.e. one [1] at the northeast corner of the intersection of John King Boulevard and Mercers Colony Avenue, and one [1] at the northwest corner of Lofland Circle and S. Goliad Street [SH-205]), and has provided an exhibit showing that a covered trail head with picnic table and seat wall will be provided for both locations. This appears to be in conformance with this *District Strategy*.

Looking at the pertinent *District Strategies* for the Southwest Residential District (i.e. the portion of the proposed development southwest of S. Goliad Street [SH-205]) and how the proposed concept plan conforms to these strategies, staff identified the following:

- (1) Suburban Residential. This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

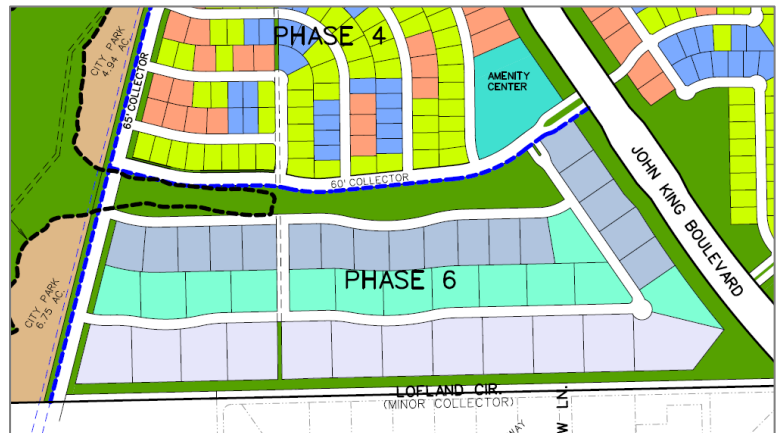


FIGURE 1. AREA ADJACENT TO OAKS OF BUFFALO WAY.

Staff Response: In this case, the Oaks of Buffalo Way Subdivision is composed of larger lots that are a minimum of 1½-acres in size or larger. The proposed transition provided by the applicant shows the same size lot product (i.e. *Lot Type 'A'*) lining a street that runs parallel to Lofland Circle and the northern boundary of the Oaks of Buffalo Way Subdivision. This is followed by a one (1) acre lot product (i.e. *Lot Type 'B'*) and a 0.75-acre lot product north of this (i.e. *Lot Type 'C'*). In addition, the applicant has incorporated a 50-foot landscape buffer along Lofland Circle that will incorporate additional landscaping. Based on this, the applicant's request is *in conformance* with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of these policies and goals (e.g. *minimum of six [6] foot side yard setbacks on all lot types, 25-foot setback for front entry garages, etc.*); however, staff has identified the following non-conformities on the original concept plan and provided the following recommendations to the applicant:

- (1) CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2). Existing development patterns and surrounding conditions (e.g. *lot size, architectural style, public improvements, etc.*) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.

Staff Response: The proposed concept plan appears to generally conform to the existing development patterns north of S. Goliad Street [SH-205] (i.e. *adjacent to the Somerset Park and Fontana Ranch Subdivisions*) and adjacent to the Lake Rockwall Estates Subdivision; however, better requirements for Traditional Neighborhood Design (TND) housing product should be incorporated north of S. Goliad Street [SH-205] to match the style of the homes established in the Somerset Park Subdivision. Based on this there are aspects of the applicant's proposal that conform to this goal; however, it cannot be considered to be completely conforming because the transition between the Somerset Park Subdivision and the proposed subdivision will be apparent considering the architectural styles.

Staff's Recommendation to the Applicant: Requirements stipulating that Traditional Neighborhood Design (TND) housing product be incorporated north of S. Goliad Street [SH-205] would better conform with the existing Somerset Park Subdivision.

- (2) CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3). To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.

Staff Response: In this case, the applicant's design incorporates homes that both side and back to the proposed public parks and open space. There are some areas where the applicant has included lots that are single-loaded on a street and in which the future home would front towards the proposed open space areas; however, this is not the norm throughout the development. Based on this, the proposed concept plan appears to only partially conform to this goal.

Staff's Recommendation to the Applicant: A majority of the lots in the proposed development should front to open space as opposed to side or back to open space.

- (3) CH. 08 | Sec. 02.02 | Goal 01; Policy 4: Developments should be encouraged to provide a mixture of lot sizes throughout each phase to ensure that maximum value accrues for all properties. This is particularly important in developments that propose clusters of smaller lots.

Staff Response: Homogenous pods of lots should be avoided except where called for by the Comprehensive Plan (e.g. *smaller lots fronting on to parks and larger lots being arranged towards the outside of the development*). The applicant has provided changes to mix lot types throughout various phases. There does remain a homogenous pod of the Type 'A', 'B' & 'C' Lots adjacent to the Oaks of Buffalo Way Subdivision; however, the applicant has stated that this is to provide a transition of lots from the subdivision into the proposed development. It should also be pointed out that the lots north of John King Boulevard tend to only consist of the Types 'D', 'E', 'F', 'G' & 'H' Lots, and Types 'G' & 'H' are primarily the smaller lot types.

Staff's Recommendation to the Applicant: Change the concept plan to better mix more the of the Lot Types throughout all phases of the proposed development.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request does appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On November 19, 2024, staff mailed 557 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Hickory Ridge, Hickory Ridge East, Lofland Farms, Fontanna Ranch, and the Oaks of Buffalo Way Homeowner's Associations (HOAs), which are the only HOAs within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received 214 responses from property owners inside the City limits. These responses were as follows:

- (1) Three (3) response from property owners within the 500-foot notification buffer in favor of the applicant's request.
- (2) 17 responses from property owners within the 500-foot notification buffer opposed to the applicant's request.
- (3) Three (3) responses from property owners outside the 500-foot notification buffer in favor of the applicant's request.
- (4) 191 responses from property owners outside the 500-foot notification buffer opposed to the applicant's request.

Staff has provided a map showing the location of all the responses received, and a *For/Against Map* showing that the 20.00% land area was not achieved within the 200-foot notification buffer as stipulated by the Texas Local Government Code (TLGC).

\* *Staff should note that the notices from property owners outside the 500-foot notification buffer opposed reduced from 202 at the Planning and Zoning Commission meeting to 191 in this case memo. This was due to the removal of several duplicated notices that were not caught because of spelling errors in the names or addresses.*

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this Zoning Change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of ~37.40-acre tracts of land from a Commercial/Retail designation to a Low Density Residential designation.
- (3) A *PD Development Plan* for the ~24.10-acre tracts of *Commercial* land will be required prior to site plan. This *PD Development Plan* will be required to delineate the required pedestrian connectivity between the *Residential* and *Commercial* land uses.
- (4) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-1, with Commissioner Hagaman dissenting and Commissioner Conway absent.



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:  
CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
  - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
  - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- OTHER APPLICATION FEES:**
- TREE REMOVAL (\$75.00)
  - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: 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.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **FM 205, TX**

SUBDIVISION **W.H. Baird Survey, Ab. No. 25; A. Johnson Survey, Ab No. 123; J.R. Johnson Survey, Ab No. 128** LOT **107** BLOCK

GENERAL LOCATION **At Intersection of Goliad & S. John King Blvd.**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Agricultural**

CURRENT USE **Agricultural**

PROPOSED ZONING **Planned Development District**

PROPOSED USE **Single Family, Commercial**

ACREAGE **536.42**

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER **William Lofland**

APPLICANT **Michael Joyce Properties**

CONTACT PERSON

CONTACT PERSON **Ryan Joyce**

ADDRESS **105 E. Kaufman Street**

ADDRESS **767 Justin Road**

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE

PHONE **512-965-6280**

E-MAIL

E-MAIL **ryan@michaeljoyceproperties.com**

## NOTARY VERIFICATION [REQUIRED]

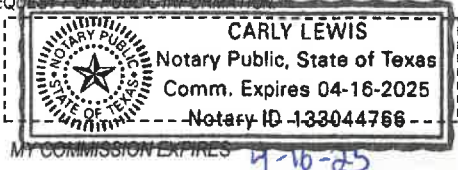
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED William Lofland [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

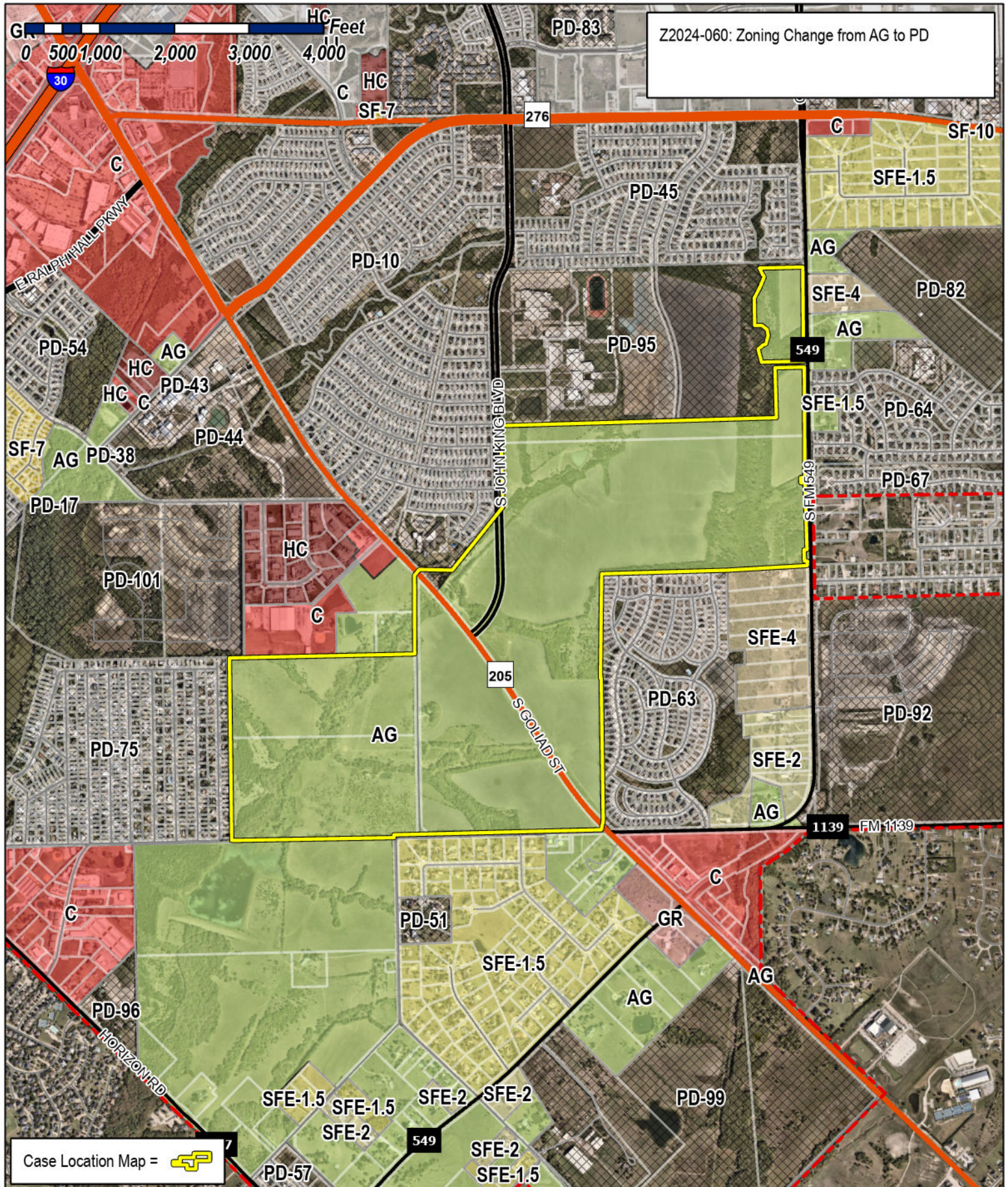
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 8246.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12<sup>th</sup> DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 DAY OF November, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# 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.



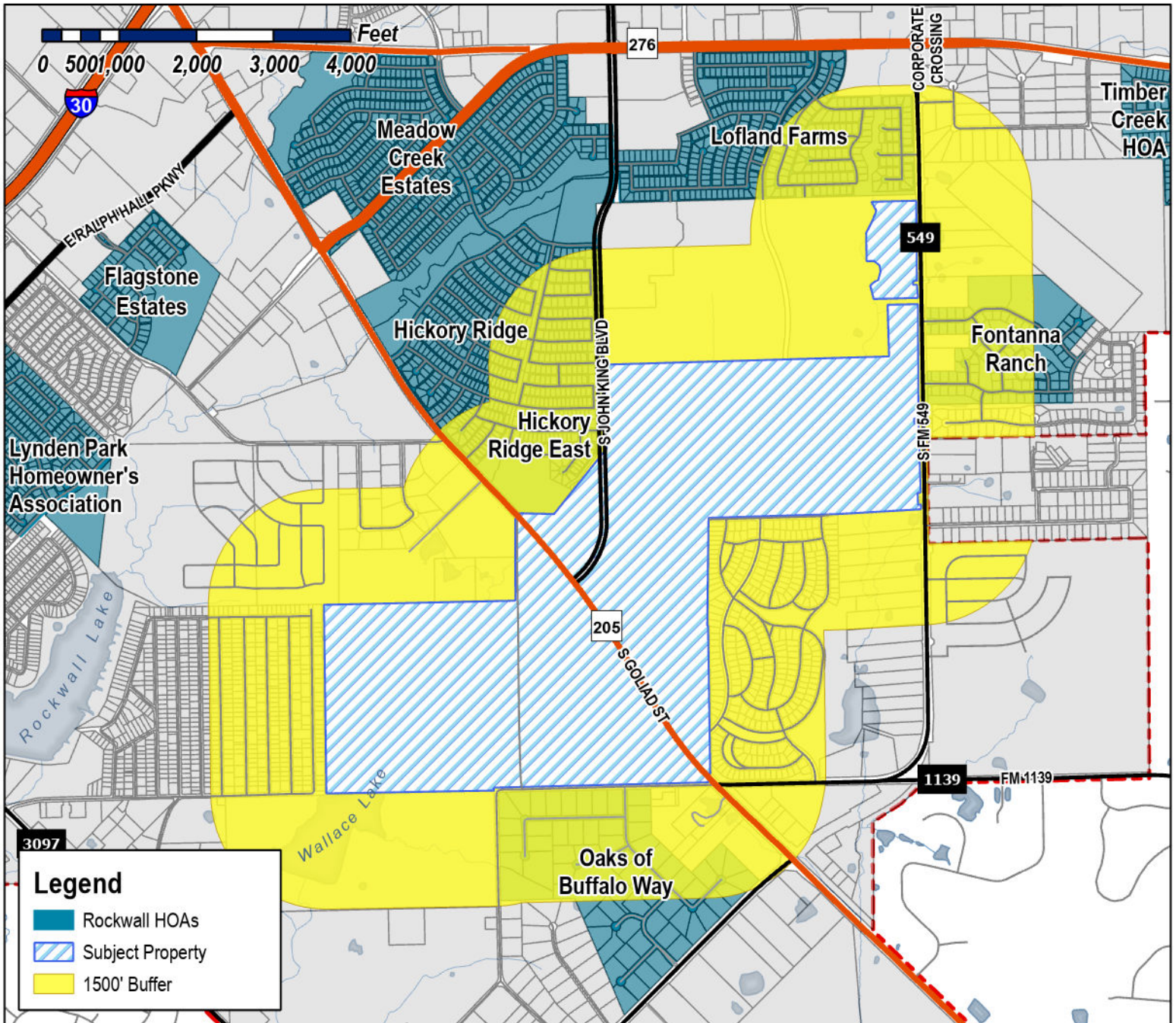




# City of Rockwall

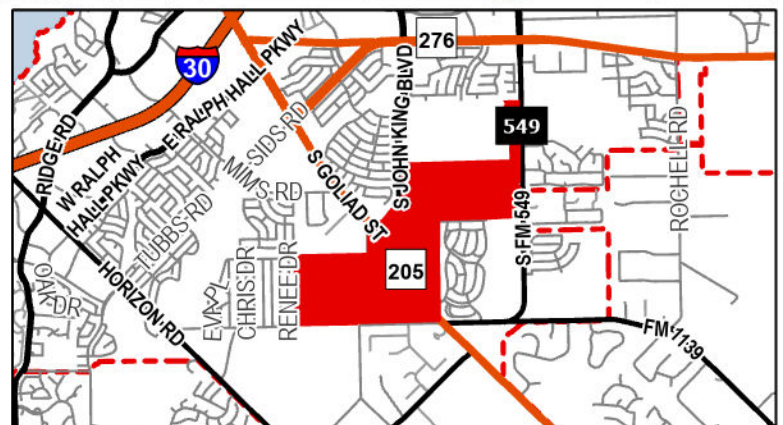
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2024-060  
**Case Name:** Zoning Change from AG to PD  
**Case Type:** Zoning  
**Zoning:** Agricultural (AG) District  
**Case Address:** FM 205

**Date Saved:** 11/15/2024  
 For Questions on this Case Call (972) 771-7745



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2024-060]  
**Date:** Wednesday, November 20, 2024 2:05:39 PM  
**Attachments:** [Public Notice \(11.18.2024\).pdf](#)  
[HOA Map \(11.15.2024\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-060: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a [Zoning Change](#) from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

Thank you,

*Melanie Zavala*

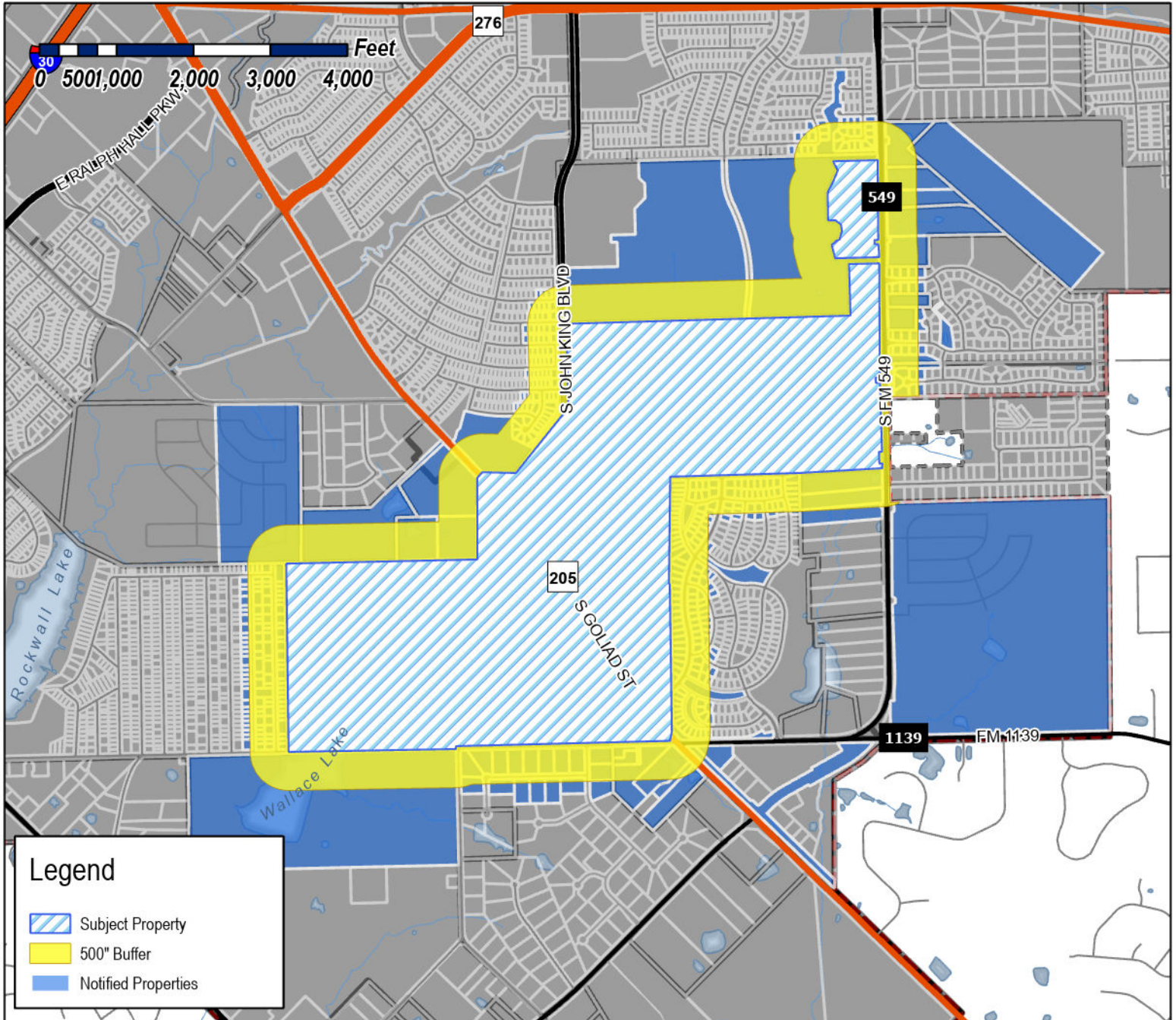
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

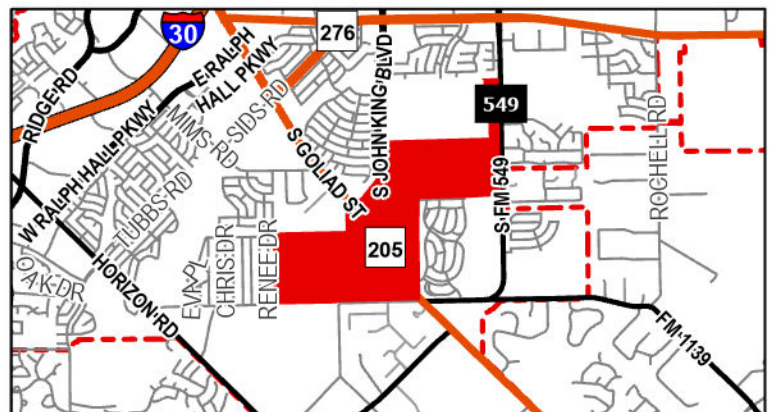
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For Questions on this Case Call: (972) 771-7745



SANCHEZ ARNULFO & ORALIA  
398 NICOLE DR  
ROCKWALL, TX 75032

GUERRERO ALVARO AND  
MARGARITA CASTILLO  
414 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
400 RENEE RD  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

OCCUPANT  
395 RENEE DR  
ROCKWALL, TX 75032

PANTZAY MARVIN A FLORES AND  
SULEIMA Y MONTERROSO  
111 NICOLE DRIVE  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
118 RENEE DR  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

OCCUPANT  
115 RENEE DR  
ROCKWALL, TX 75032

VASQUEZ FRANCISCO  
125 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
130 RENEE DR  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

OCCUPANT  
127 RENEE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

JUNFA USA, LLC  
910 MELISSA LN  
GARLAND, TX 75040

OCCUPANT  
137 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE A  
142 RENEE DR  
ROCKWALL, TX 75032

THOMPSON WILLIAM R ETUX  
20 CALLE DEL SOL  
SAN JUAN, PR 901

OCCUPANT  
139 RENEE DR  
ROCKWALL, TX 75032

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

OCCUPANT  
149 NICOLE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

OCCUPANT  
233 RENEE DR  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
285 RENEE DR  
ROCKWALL, TX 75032

GUERRERO ALVARO AND  
MARGARITA CASTILLO  
400 RENEE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
208 NICOLE DR  
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

OCCUPANT  
485 RENEE DR  
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA  
441 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
498 EVANS RD  
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ  
522 EVANS DR  
ROCKWALL, TX 75032

GUEVARA CRUZ & LIZ  
522 EVANS DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

HERNANDEZ FELICITAS  
183 NICOLE DR  
ROCKWALL, TX 75032

MEDRANO CESAR AND ANDREA MARTINEZ  
181 RENEE DR  
ROCKWALL, TX 75032

NGUYEN ANNA  
812 BLUFFCREEK LN APT 208  
ARLINGTON, TX 76006

OCCUPANT  
421 NICOLE DR  
ROCKWALL, TX 75032

SANCHEZ ARNULFO AND ORALIA VARGAS  
395 NICOLE DR  
ROCKWALL, TX 75087

MCLOUD JOY ANN  
375 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS JOSE LUIS AND  
JUANA DIAZ  
1750 E FM 550  
ROCKWALL, TX 75032

OCCUPANT  
353 NICOLE DR  
ROCKWALL, TX 75032

ESTRADA NOHEMA  
705 LAKESIDE DR  
ROCKWALL, TX 75032

OCCUPANT  
283 NICOLE DR  
ROCKWALL, TX 75032

MEJIA JULIO & MARIA  
176 RENEE DR  
ROCKWALL, TX 75032

CARMONA JOSE  
194 RENEE DRIVE  
ROCKWALL, TX 75032

MORENO IGNACIO & CRISPIN  
241 TROUT ST  
ROCKWALL, TX 75032

OCCUPANT  
250 RENEE DR  
ROCKWALL, TX 75032

CERVANTES HECTOR AND  
ERIKA MOLINA  
548 NICOLE DRIVE  
ROCKWALL, TX 75032

GONZALES BALTAZAR & LUZ MARIA ZUNIGA  
C/O LAKE POINTE CHURCH  
701 I-30  
ROCKWALL, TX 75087

OCCUPANT  
496 NICOLE DR  
ROCKWALL, TX 75032

RUIZ SONIA  
2009 WORCESTER LN  
GARLAND, TX 75040

OCCUPANT  
159 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS AND ROSA  
162 RENEE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
176 NICOLE DR  
ROCKWALL, TX 75032

VASQUEZ JESUS  
167 RENEE DR  
ROCKWALL, TX 75032

GALLARDO RENE AND  
MARIBEL GALLARDO  
547 NICOLE DR  
ROCKWALL, TX 75087

VALDEZ EUSEBIO  
505 EVANS DR  
ROCKWALL, TX 75032

UC JOSE LUIS GPE XOOL  
GELLY DELROSARIO  
186 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
196 NICOLE DR  
ROCKWALL, TX 75032

VALDEZ JOSE G  
1311 PRATO AVE  
MCLENDON CHISHOLM, TX 75032

OCCUPANT  
508 RENEE DR  
ROCKWALL, TX 75032

GUTIERREZ EFREN  
1385 LOCHSPRING DR  
ROCKWALL, TX 75032

OCCUPANT  
433 RENEE DR  
ROCKWALL, TX 75032

TORRES LUIS & TERESA HERNANDEZ  
344 COUNTY LINE RD  
ROCKWALL, TX 75032

OCCUPANT  
363 RENEE DR  
ROCKWALL, TX 75032

OLIVARES JAIME  
1209 QUAIL DR  
GARLAND, TX 75040

OCCUPANT  
191 RENEE DR  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
302 NICOLE DR  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

CARMONA JOEL  
221 NICOLE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

LEDEZMA J SOCORRO AGUILAR  
201 RENEE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
211 RENEE DR  
ROCKWALL, TX 75032

RIVERA DORIS MABEL  
288 RENEE DR  
ROCKWALL, TX 75032

YANEZ ALONSO TORRES  
473 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
358 RENEE DR  
ROCKWALL, TX 75032

OLIVARES JAIME B & MARTINA G  
1209 QUAIL DR  
GARLAND, TX 75040

OCCUPANT  
386 RENEE DR  
ROCKWALL, TX 75032

VERA MIGUEL & GUADALUPE  
452 RENEE DR  
ROCKWALL, TX 75032

CASTILLO JOSE &  
LUZ DELGAEDO  
383 LAKESIDE DR  
ROCKWALL, TX 75032

OCCUPANT  
408 NICOLE DR  
ROCKWALL, TX 75032

VAZQUEZ JORGE A AND SYLVIA  
230 RENEE DR  
ROCKWALL, TX 75032

TREJO CECILLIO  
221 RENEE DR  
ROCKWALL, TX 75032

SANCHEZ PABLO  
248 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
250 NICOLE DR  
ROCKWALL, TX 75032

DIAZ FRANCISCO & MANUELA  
352 WAYNE DR  
ROCKWALL, TX 75032

OCCUPANT  
245 RENEE DR  
ROCKWALL, TX 75032

FLORES LISANDRA CONTRERAS  
288 NICOLE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
274 NICOLE DR  
ROCKWALL, TX 75032

DEBRA JEAN CRUZ TRUST  
DEBRA JEAN CRUZ - TRUSTEE  
262 RENEE DR  
ROCKWALL, TX 75032

AYALA FRANCISCO & MARIA L  
265 RENEE DR  
ROCKWALL, TX 75032

CONTRERAS NORMA  
360 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
372 NICOLE DR  
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE  
MARINA COLUNGA INDEPENDENT EXECUTOR  
482 NICOLE DR  
ROCKWALL, TX 75032

FLORES ALEJANDRO  
1070 N BEN PAYNE RD  
ROCKWALL, TX 75087

OCCUPANT  
466 RENEE DR  
ROCKWALL, TX 75032

MAYHALL DANNEJ J  
473 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
463 RENEE DR  
ROCKWALL, TX 75032

COLUNGA MARIA CRISTINA  
C/O BERNABE COLUNGA  
807 N JOSEPHINE ST  
ROYSE CITY, TX 75189

OCCUPANT  
452 EVANS RD  
ROCKWALL, TX 75032

ROCKWALL HOUSING DEVELOPMENT  
CORPORATION  
787 HAIL DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
464 EVANS RD  
ROCKWALL, TX 75032

TORRES ALONSO G & MARIA  
441 LYNNE DR  
ROCKWALL, TX 75032

OCCUPANT  
486 EVANS RD  
ROCKWALL, TX 75032

LACAZE DARRYL AND ALLISON  
503 NICOLE DR  
ROCKWALL, TX 75032

XU ZICAI  
4509 PORTRAIT LANE  
PLANO, TX 75024

OCCUPANT  
471 NICOLE DR  
ROCKWALL, TX 75032

UC JOSE LUIS & GELLY DEL R  
186 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
164 NICOLE DR  
ROCKWALL, TX 75032

CERVANTES-OSORNIO HECTOR AND  
ERIKA J MOLINA-OLVERA  
548 NICOLE DRIVE  
ROCKWALL, TX 75032

OCCUPANT  
526 NICOLE DR  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

OCCUPANT  
441 NICOLE DR  
ROCKWALL, TX 75032

LOPEZ SILVIA  
430 RENEE DR  
ROCKWALL, TX 75032

DRCE TRUST  
4219 ASHMONT CT  
DALLAS, TX 75287

OCCUPANT  
431 NICOLE DR  
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE  
MARINA COLUNGA INDEPENDENT EXECUTOR  
470 NICOLE DR  
ROCKWALL, TX 75032

ROSAS LAURA PATRICIA  
523 NICOLE DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

OCCUPANT  
503 RENEE DR  
ROCKWALL, TX 75032

GALLARDO RENE AND  
MARIBEL GALLARDO  
547 NICOLE DR  
ROCKWALL, TX 75087

OCCUPANT  
535 NICOLE DR  
ROCKWALL, TX 75032

VALDEZ EUSEBIO  
505 EVANS  
ROCKWALL, TX 75032

OCCUPANT  
520 RENEE DR  
ROCKWALL, TX 75032

SHEPHERD PLACE HOMES INC  
10527 CHURCH RD # 201  
DALLAS, TX 75238

OCCUPANT  
116 NICOLE DR  
ROCKWALL, TX 75032

MARTINEZ RONALD W GOMEZ AND PAOLA I  
CASTILLO  
424 NICOLE DR  
ROCKWALL, TX 75032

COLUNGA BERNABE ESTATE  
MARINA COLUNGA INDEPENDENT EXECUTOR  
448 NICOLE DR  
ROCKWALL, TX 75032

DIAZ-ALMARAZ CARLOS OMAR  
514 NICOLE DR  
ROCKWALL, TX 75032

SRP SUB LLC  
1717 MAIN ST SUITE 2000  
DALLAS, TX 75201

OCCUPANT  
3112 LIMESTONE HILL LN  
ROCKWALL, TX 75032

THOMPSON LISA  
3078 DEER RIDGE DR  
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS  
3081 COOLWOOD LANE  
ROCKWALL, TX 75032

BEDDER MANAGEMENT AUSTIN LLC  
9901 BRODIE LANE SUITE 160-172  
AUSTIN, TX 78748

OCCUPANT  
3089 COOLWOOD LN  
ROCKWALL, TX 75032

MANKUS STEPHEN & SUSAN  
7401 RODEO DR  
DENTON, TX 76208

OCCUPANT  
3097 COOLWOOD LN  
ROCKWALL, TX 75032

OCHOA RENE  
3107 COOLWOOD LANE  
ROCKWALL, TX 75032

ROJAS AMITAY HUERTA AND SORANGEL PEREZ  
PARADA  
3132 COOLWOOD LN  
ROCKWALL, TX 75032

VARGAS JOSE A  
3124 COOLWOOD LN  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

OCCUPANT  
3116 COOLWOOD LN  
ROCKWALL, TX 75032



SLATTER SARAH KIMBERLY  
3100 COOLWOOD LN  
ROCKWALL, TX 75032

SN DFW LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

OCCUPANT  
3092 COOLWOOD LN  
ROCKWALL, TX 75032

ROCK RANDALL L  
1704 ASBURY DR  
WYLIE, TX 75098

OCCUPANT  
2741 MASSEY LN  
ROCKWALL, TX 75032

STANDIFER JEREMY B & KATHRYN  
2771 MASSEY LN  
ROCKWALL, TX 75032

BASWELL KEVIN T & SUZANN J  
1715 S FM 549  
ROCKWALL, TX 75032

MAYHALL DANIEL J  
473 RENEE DR  
ROCKWALL, TX 75032

WANG EILEEN HONGLIAN &  
HAWKINS HAOHAI YAO  
5887 KILLARNEY CIR  
SAN JOSE, CA 95138

OCCUPANT  
2861 DEUTZ CT  
ROCKWALL, TX 75032

PAXTON CLAUDIA  
2750 MASSEY LN  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

OCCUPANT  
3071 FALLBROOK DR  
ROCKWALL, TX 75032

COVINGTON TEVIN TYLER  
3469 POST OAK DRIVE  
ROCKWALL, TX 75032

OROZCO ARMANDO  
3465 POST OAK DR  
ROCKWALL, TX 75032

RISTER JOHN & CHRISTINE  
4815 BEAR CLAW LANE  
ROCKWALL, TX 75032

SHAH MURTAZA M AND MARIA E  
4755 BEAR CLAW LANE  
ROCKWALL, TX 75032

CURTIS CHRISTOPHER LEE AND  
BERT G CURTIS & PAMELA S CURTIS  
4735 BEAR CLAW LANE  
ROCKWALL, TX 75032

ZAZAKIS LAURA J AND JOHN  
3014 WIMBERLEY LANE  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

POUNDS PAMELA AND PAUL B  
3010 FONTANNA BLVD  
ROCKWALL, TX 75032

LOESCH RICHARD C & LISA  
3012 FONTANNA BOULEVARD  
ROCKWALL, TX 75032

RAYSON BRIAN CHRISTOPHER & MISTY MICHELE  
3014 FONTANA BOULEVARD  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

ANDERSON ERICKA RENEE  
3442 POST OAK DR  
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L  
3055 FALLBROOK DR  
ROCKWALL, TX 75032

PROGRESS RESIDENTIAL BORROWER 4 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

OCCUPANT  
3129 COOLWOOD LN  
ROCKWALL, TX 75032

ROBINSON JEREMY A  
10012 TISBURY DR  
FRISCO, TX 75035

OCCUPANT  
3137 COOLWOOD LN  
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

VILLA CORNELIO & ESTHER  
3062 FALLBROOK DR  
ROCKWALL, TX 75032

MADRID AYDEE E  
3070 FALLBROOK DR  
ROCKWALL, TX 75032

LAU VIVIAN SO FAN AND  
RUSSELL THETU LY  
131 W SANTA ANITA TERRACE  
ARCADIA, CA 91007

OCCUPANT  
3078 FALLBROOK DR  
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D  
3090 FALLBROOK DR  
ROCKWALL, TX 75032

HENSON RICHARD W & SHARON ES  
PO BOX 1091  
ROCKWALL, TX 75087

OCCUPANT  
2424 FM549  
ROCKWALL, TX 75032

STRANG DANIEL EDWARD AND SUSANNE LEIGH  
3158 LUCHENBACK TRL  
ROCKWALL, TX 75032

SIMMONS COLTON D AND DANIELLE  
3016 FONTANNA DR  
ROCKWALL, TX 75032

SAGNIBENE JOE AND LISA  
3162 LUCKENBACH TRAIL  
ROCKWALL, TX 75032

THOMPSON WILLIAM AND KATHY  
3013 WIMBERLEY LN  
ROCKWALL, TX 75087

DUNN DAVID IRVIN II  
2841 HAYMAKER DR  
ROCKWALL, TX 75032

WONG IU YAM IRENE  
36-38 GLENWOOD AVE  
PITTSFIELD, MA 0

OCCUPANT  
2851 HAYMAKER DR  
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE  
2861 HAYMAKER DR  
ROCKWALL, TX 75032

TURNER CALEB MAURICE  
3015 FONTANNA BLVD  
ROCKWALL, TX 75032

THEKEN JAMES JR AND JACQUELINE  
3013 FONTANA BLVD  
ROCKWALL, TX 75032

CHISHOLM JILL MARIE  
3011 FONTANA BLVD  
ROCKWALL, TX 75032

VITAR RODOLFO AND IRMA  
3009 FONTANA BOULEVARD  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

OCCUPANT  
3875 SELBORNE DR  
ROCKWALL, TX 75032

WOOLDRIDGE KATHERINE W  
2150 GLEANER DR  
ROCKWALL, TX 75032

MEJIA SERGIO  
2140 GLEANER DR  
ROCKWALL, TX 75032

DOWNUM CHRIS D & JULIE W  
2130 GLEANER DR  
ROCKWALL, TX 75032

NICKERSON TERENCE & DOROTHIA  
3061 DUSTY RIDGE DR  
ROCKWALL, TX 75032

GARCIA ROBERT & GLENDA  
2760 MASSEY LN  
ROCKWALL, TX 75032

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
23975 PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

OCCUPANT  
2751 MASSEY LN  
ROCKWALL, TX 75032

LAFLEUR SIEGEN  
2761 MASSEY LANE  
ROCKWALL, TX 75032

MUENKS RUSSELL JOHN  
2771 MCCORMICK CT  
ROCKWALL, TX 75032

SULLIVAN BRANDI KATHERINE  
2770 MASSEY LN  
ROCKWALL, TX 75032

ML VENTURES, LLC  
7908 BOULDER RIVER TRAIL  
MCKINNEY, TX 75070

OCCUPANT  
2850 DEUTZ CT  
ROCKWALL, TX 75032

DUNAWAY LORI J  
2860 DEUTZ COURT  
ROCKWALL, TX 75032

SERCY WILLIAM CHARLES AND  
NORMAN WAYNE SERCY AND MARSHA MARIE  
SERCY  
2851 DEUTZ CT  
ROCKWALL, TX 75032

FOWLER KATELIN  
2871 DEUTZ COURT  
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN  
2140 NEW HOLLAND DR  
ROCKWALL, TX 75032

CAVETT DEBRA  
2130 NEW HOLLAND DR  
ROCKWALL, TX 75032

WHITTERN STEVEN B & JERALYN LOUISE  
2841 DEUTZ CT  
ROCKWALL, TX 75032

GAINOUS LESLIE III AND  
ERICA ESCOBAR  
2110 NEW HOLLAND DRIVE  
ROCKWALL, TX 75032

RETTMAN KRISTIE  
2830 DEUTZ COURT  
ROCKWALL, TX 75032

CULBERTSON JACK NEAL  
3046 DUSTY RIDGE DR  
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN  
3090 DUSTY RIDGE DR  
ROCKWALL, TX 75032

GARNER AMY  
3105 MISTY RIDGE LN  
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

OCCUPANT  
3108 MISTY RIDGE LN  
ROCKWALL, TX 75032

SFR JV-2 2023-1 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

OCCUPANT  
3116 MISTY RIDGE LN  
ROCKWALL, TX 75032

MAH JEFFERY  
305 BLANCO CIR  
SOUTHLAKE, TX 76092

OCCUPANT  
3124 MISTY RIDGE LN  
ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP  
105 CLIPPER COURT  
ROCKWALL, TX 75032

OCCUPANT  
3092 MISTY RIDGE LN  
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH  
3102 LIMESTONE HILL LN  
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO  
3067 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

POWERS JUSTIN D  
PO BOX 850  
ROCKWALL, TX 75087

OCCUPANT  
3079 DUSTY RIDGE DR  
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY  
3073 DUSTY RIDGE DR  
ROCKWALL, TX 75032

SNYDER STACY & CHARLES  
2840 DEUTZ CT  
ROCKWALL, TX 75032

INGRAM JAMES KENDELL  
1957 S FM 549  
ROCKWALL, TX 75032

RODRIGUEZ EVANGELINA PARRA & KRYSTAL  
MARIE RODRIGUEZ  
2601 PATRICIA LN  
GARLAND, TX 75041

OCCUPANT  
1791 FM549  
ROCKWALL, TX 75032

WALKER JANICE L  
1777 FM 549  
ROCKWALL, TX 75032

INGRAM JAMES KENDELL  
1957 S FM 549  
ROCKWALL, TX 75032

OCCUPANT  
1925 FM549  
ROCKWALL, TX 75032

TERMINI EUGENE D & BONNIE  
1851 S FM 549  
ROCKWALL, TX 75032

DICHARD CHRIS E  
1903 FM 549  
ROCKWALL, TX 75032

SHOMETTE WILLIAM TODD AND KERRI PARSONS  
3012 WIMBERLEY LN  
ROCKWALL, TX 75032

GODWIN JULIE AND BOBBY  
3112 SAN MARCOS  
ROCKWALL, TX 75032

OCCUPANT  
2120 NEW HOLLAND DR  
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

GILMORE TODD AND TIFFANY  
2831 DUETZ CT  
ROCKWALL, TX 75032

MENDOZA MIGUEL  
3410 POST OAK DR  
ROCKWALL, TX 75032

SWAIT TIFFANY  
3402 POST OAK DR  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
, 0

FOX PATRICK AND MEGAN  
3119 COOLWOOD LANE  
ROCKWALL, TX 75032

BURNS A STACEY  
3070 DEER RUDGE DR  
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA  
3087 DUSTY RIDGE DR  
ROCKWALL, TX 75032

WARNELL DONALD L AND MARIA D  
3009 WIMBERLEY LN  
ROCKWALL, TX 75032

PARKER LYNN TERRY  
3015 WIMBERLEY LN  
ROCKWALL, TX 75032

PEARSON GREGORY AND VICKI  
1920 BROKEN LANCE LANE  
ROCKWALL, TX 75032

DELK GREGORY S AND SANDRA G  
2020 BROKEN LANCE LN  
ROCKWALL, TX 75032

CURTIS PAMELA  
2040 BROKEN LANCE LN  
ROCKWALL, TX 75032

DAWA DAWA AND  
TENZIN LHAMO  
3011 WIMBERLEY LANE  
ROCKWALL, TX 75032

BATSON NICHOLAS AND JESSIE  
3010 WIMBERLEY LANE  
ROCKWALL, TX 75032

ROCKWALL I S D  
3025 LIMESTONE HILL LN  
ROCKWALL, TX 75032

CITY OF ROCKWALL  
, 0

PALMA MAYRA A & YOVANI D  
3087 FALLBROOK DR  
ROCKWALL, TX 75032

BAYOUD JENNIFER  
940 COTTON DEPOT LN APT 440  
FT WORTH, TX 76102

OCCUPANT  
3079 FALLBROOK DR  
ROCKWALL, TX 75032

TAN JUDY AND  
LAM KHANG DUY  
914 FALCON TRAIL  
MURPHY, TX 75094

OCCUPANT  
3054 FALLBROOK DR  
ROCKWALL, TX 75032

CARRANZA LUCY  
3087 DEER RIDGE DR  
ROCKWALL, TX 75032

WESSON LAURIE K  
3079 DEER RIDGE DR  
ROCKWALL, TX 75032

FORT PHILLIP D & TYRA W  
3071 DEER RIDGE DR  
ROCKWALL, TX 75032

CRESPIN DEBRA  
3063 DEER RIDGE DR.  
ROCKWALL, TX 75032

TOWNSEND NINA  
3084 MISTY RIDGE LN  
ROCKWALL, TX 75032

CARRANZA GILBERTO E  
3078 DUSTY RIDGE DR  
ROCKWALL, TX 75032

SRP SUB, LLC  
1131 W WARNER RD STE 102  
SCOTTSDALE, AZ 85284

OCCUPANT  
3450 POST OAK DR  
ROCKWALL, TX 75032

USCMF SN TEXAS A LLC  
8390 E VIA DE VENTURA F-110 #303  
SCOTTSDALE, AZ 85258

OCCUPANT  
3047 FALLBROOK DR

HP TEXAS I LLC  
120 SOUTH REIVERSIDE PLAZA SUITE 2000  
CHICAGO, IL 60606

OCCUPANT  
3418 POST OAK DR  
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE  
3062 DEER RIDGE DR  
ROCKWALL, TX 75032

RODRIGUEZ BRIAN  
8 BROOKWAY CT  
MANSFIELD, TX 76063

OCCUPANT  
3078 LIMESTONE HILL LN  
ROCKWALL, TX 75032

CEVALLOS JASON & MARY  
3086 LIMESTONE HILL LN  
ROCKWALL, TX 75032

DENNIS AMY L  
3094 LIMESTONE HILL LN  
ROCKWALL, TX 75032

BADER MARKUS AND KIMBERLY  
1940 BROKEN LANCE LN  
ROCKWALL, TX 75032

PODLESKI GREGG T & MARIANNE  
1950 BROKEN LANCE LN  
ROCKWALL, TX 75032

WILKINSON RICHARD S  
1970 BROKEN LANCE LANE  
ROCKWALL, TX 75032

TSIC ASSOCIATES HOLDINGS TRUST  
350 MEADOW GATE RD  
MEADOW VISTA, CA 95722

OCCUPANT  
1990 BROKEN LANCE LN  
ROCKWALL, TX 75032

TATE ERIN ELIZABETH  
3063 FALLBROOK DR  
ROCKWALL, TX 75032

LEWIS REX STEPHEN  
3473 POST OAK DR  
ROCKWALL, TX 75032

TERRELL JUSTIN C & DESIREE N  
3476 POST OAK DRIVE  
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA  
3472 POST OAK DR  
ROCKWALL, TX 75032

BAKER ALEXANDER AND  
ARTEMIS LI  
2045 BROKEN LANCE LN  
ROCKWALL, TX 75032

HOOVER WILLIAM A AND TAMMY  
2025 BROKEN LANCE LANE  
ROCKWALL, TX 75032

MOORE JAMES S AND KATRINA D  
2005 BROKEN LANCE LANE  
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

KILPATRICK KERRY LYNN & JENNY LYNN  
3125 MISTY RIDGE LN  
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL  
3117 MISTY RIDGE LANE  
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A  
3434 POST OAK DRIVE  
ROCKWALL, TX 75032

WOODWARD CHERIE J  
3426 POST OAK DR  
ROCKWALL, TX 75032

REGGIA DANIELLE R  
3100 MISTY RIDGE LN  
ROCKWALL, TX 75032

TUGGLE JERRY R & KATHRYN M  
3070 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

W2 CATTLE INVESTMENTS LLC  
C/O RANDY PARDUE  
508 TWILIGHT TRAIL SUITE 99  
RICHARDSON, TX 75080

OCCUPANT  
3062 DUSTY RIDGE DR  
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC  
2321 FIELDCREST DR  
ROCKWALL, TX 75032

OCCUPANT  
3054 DUSTY RIDGE DR  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER  
1648 TROW BRIDGE  
ROCKWALL, TX 75032

OCCUPANT  
3055 DEER RIDGE DR  
ROCKWALL, TX 75032

HICKORY RIDGE EAST HOMEOWNERS ASSOC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

SCHUETTE JASON & BARBARA  
1925 BROKEN LANCE LN  
ROCKWALL, TX 75032

BRUCE LIVING TRUST  
757 AVALON DR  
HEATH, TX 75032

OCCUPANT  
2065 BROKEN LANCE LN  
ROCKWALL, TX 75032

TIPPETT TERRANCE & EMILY  
2060 BROKEN LANCE LANE  
ROCKWALL, TX 75032

DRENTH HOWARD D AND TERESSA  
2080 BROKEN LANE  
ROCKWALL, TX 75032

ESPARZA ABEL AND MONICA CARMONA  
336 NICOLE DR  
ROCKWALL, TX 75032

ESTATE OF WILLIAM K & BEATRICE BURNS  
319 RENEE DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032

OCCUPANT  
337 RENEE DR  
ROCKWALL, TX 75032

IBARRA MATEO CASTRO  
140 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
152 NICOLE DR  
ROCKWALL, TX 75032

SOSA LORENA  
293 NICOLE DR  
ROCKWALL, TX 75032

ESPARZA MARCO  
312 RENEE  
ROCKWALL, TX 75032

CONTRERAS JOSE LUIS AND  
JUANA DIAZ  
1750 E FM 550  
ROCKWALL, TX 75032

OCCUPANT  
330 RENEE DR  
ROCKWALL, TX 75032

SH DEV KLUTTS ROCKWALL LLC  
2400 DALLAS PARKWAY SUITE 460  
PLANO, TX 75093

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
312 NICOLE DR  
ROCKWALL, TX 75032

BENITES ROSA  
322 NICOLE DR  
ROCKWALL, TX 75032

CHINN DERRICK O  
PO BOX 35011  
LOS ANGELES, CA 90035

OCCUPANT  
3468 POST OAK DR  
ROCKWALL, TX 75032

BEAVERS SHIRLEY  
3460 POST OAK DR  
ROCKWALL, TX 75032

RUSHING MASON & JACLYN A  
3111 MISTY RIDGE LANE  
ROCKWALL, TX 75032

JARMAN EMMA  
3091 MISTY RIDGE LN  
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY  
3083 MISTY RIDGE LN  
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE  
3099 MISTY RIDGE LN  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

IBARRA GABRIELA AND  
EDUARDO OSORNIO  
171 CRAWFORD LN  
ROYSE CITY, TX 75189

OCCUPANT  
291 RENEE DR  
ROCKWALL, TX 75032

ESPARZA MARCO A  
312 RENEE DR  
ROCKWALL, TX 75032

OCCUPANT  
383 RENEE DR  
ROCKWALL, TX 75032

WHEELER JANIS & KEVIN M  
451 RENEE DR  
ROCKWALL, TX 75032

SIERRA ZACARIAS RAMIREZ  
1244 COUNTY ROAD 2278  
QUINLAN, TX 75474

OCCUPANT  
515 RENEE DR  
ROCKWALL, TX 75032

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

WALLACE LAND PARTNERS L P  
6271 HORIZON RD  
ROCKWALL, TX 75032

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

DEAN ANN W  
106 STANDING OAK DR  
GEORGETOWN, TX 78633

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

MILLER FAMILY INVESTMENT LP  
17430 CAMPBELL RD STE 230  
DALLAS, TX 75252

SMARTT LOFLAND & BOND  
1 CARMARTHEN CT  
DALLAS, TX 75225

LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

LAYZA & LUNA REAL ESTATE LLC  
2922 S GOLIAD ST  
ROCKWALL, TX 75032

SANCHEZ ARNULFO  
398 NICOLE DR  
ROCKWALL, TX 75032

OCCUPANT  
222 NICOLE DR  
ROCKWALL, TX 75032

MCINTIRE JUANITA  
373 RENEE DR  
ROCKWALL, TX 75032

MENDEZ ALAN ERNESTO ROJAS AND YAZMIN  
ACOSTA MEJIA  
303 RENEE DR  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS  
ASSOCIATION INC  
C/O ASSURED MANAGEMENT  
2500 LEGACY DR SUITE 220  
FRISCO, TX 75034

BLOOMFIELD HOMES LP  
1050 E. STATE HWY 114 EAST SUITE 210  
SOUTHLAKE, TX 76092

ROSS SCOTT TRAVIS AND MEGAN  
2517 LOUDON ST WEST  
ROCKWALL, TX 75032

DENSON PATRICIA ANN  
2521 LOUDON ST WEST  
ROCKWALL, TX 75032

JOSHI MAYURESH S AND  
BINITA SINHA  
2513 LOUDON ST WEST  
ROCKWALL, TX 75032

GATEWOOD PAULA AND WADE  
2509 LOUDON ST W  
ROCKWALL, TX 75032

SIGNO FAMILY LIVING TRUST  
GENARO A SIGNO AND JULITA R SIGNO-  
TRUSTEES  
2505 LOUDON STREET WEST  
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION  
INC  
C/O CMA  
1800 PRESTON PARK BLVD SUITE 240  
PLANO, TX 75093

OCCUPANT  
4509 SYLVAN PARK DR  
ROCKWALL, TX 75032

DE LOS SANTOS CARLOS AND MARGOT  
2501 LOUDON ST WEST  
ROCKWALL, TX 75032

HUGHES BRYAN  
2423 LOUDON ST WEST  
ROCKWALL, TX 75032

MARTINEZ ALEXANDRA ISABEL PRIETO AND  
ANGEL JAVIER SANCHEZ ROJAS  
2419 LOUDON ST WEST  
ROCKWALL, TX 75032

GARZA SIMONE M & HEATH  
2518 LOUDON ST E  
ROCKWALL, TX 75032

JOHNSTON RODNEY DURRAL JR AND KIMBERLY  
D  
2504 LOUDON ST EAST  
ROCKWALL, TX 75032

BOLDEN QUINTEN TIBERIUS AND  
ALEXANDER NICHOLAS KUJAK  
2417 LOUDON ST WEST  
ROCKWALL, TX 75032

ACKERMAN DANYELL AND ALAN  
2418 LOUDON STREET EAST  
ROCKWALL, TX 75032

NAMIE NOMIE M III AND GINA MARIE  
2413 LOUDON ST WEST  
ROCKWALL, TX 75032

BOCK FAMILY TRUST OF 2003  
JOSEPH C AND SHIZUKO BOCK-TRUSTEES  
2601 LONG COMMON SOUTH  
ROCKWALL, TX 75032

SWAIN STEPHEN & CAROL J  
2406 LOUDON ST E  
ROCKWALL, TX 75032

GIL ANNA AND JULIAN  
2409 LOUDON STREET WEST  
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION  
INC  
C/O CMA  
1800 PRESTON PARK BLVD SUITE 240  
PLANO, TX 75093

WILLIAMS DAVIS CRAIG AND JENNIFER IRENE  
2405 LOUDON ST WEST  
ROCKWALL, TX 75032

DIGGS DAVID WILEY  
2401 LOUDON ST WEST  
ROCKWALL, TX 75032



SOMERSET PARK COMMUNITY ASSOCIATION  
INC  
C/O CMA  
1800 PRESTON PARK BLVD SUITE 240  
PLANO, TX 75093

TAYLOR SHELLY A  
2518 LONG COMMON NORTH  
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION  
INC  
C/O CMA  
1800 PRESTON PARK BLVD SUITE 240  
PLANO, TX 75093

FURLONG FAMILY TRUST  
2502 LONG COMMON NORTH  
ROCKWALL, TX 75032

MURRAY BRADY & JENNIFER  
4310 STABLE GLEN DRIVE  
ROCKWALL, TX 75032

ROBERTS KYLE & KATELIN  
4314 SELBORNE DR  
ROCKWALL, TX 75032

MILLIGAN BYRON PEYTON AND MELANIE BAILEY  
4317 STABLEGLEN DR  
ROCKWALL, TX 75032

VIDICAN FLORIN  
4306 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

PETERSEN JOEL AND LEIGHANN MARIE  
4309 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

LIRA MARCELINO JOSE &  
ROZENEIDE S SOUSA LINS  
4318 SELBORNE DR  
ROCKWALL, TX 75032

HERNANDEZ RAUL RALPH  
4302 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

TRAVIS MARK SUMMIT AND KAITLYN MAE  
4301 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

OCONELL PETER JAMES AND MICHELLE ANN  
4214 QUINCY ST  
ROCKWALL, TX 75032

BROWN KAREN D  
4215 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

MELI JILL MARIE  
4210 QUINCY ST  
ROCKWALL, TX 75032

ROBINSON JOSEPH BROOKS  
4210 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

BURKHALTER JEFFREY MICHAEL AND LINDSEY  
ANN  
4209 STABLEGLEN DR  
ROCKWALL, TX 75032

SHEPHERD JEFFREY W AND PAMELA A  
4206 STABLE GLEN DRIVE  
ROCKWALL, TX 75032

PATTERSON KENNETH EARL AND CYNTHIA A  
4205 STABLEGLEN DR  
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION  
INC  
C/O CMA  
1800 PRESTON PARK BLVD SUITE 240  
PLANO, TX 75093

IRWIN MATTHEW LEE AND MYLIN NICOLE  
4202 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

ROSOFF AMY LYNN  
4111 QUINCY STREET  
ROCKWALL, TX 75032

HIGDON RICKIE LEE AND ASUNCION MARINA  
4113 STABLEGLEN DR  
ROCKWALL, TX 75032

DIVITTORIO ZEB ROBERT AND KELSEY LYNN  
4110 STABLEGLEN DR  
ROCKWALL, TX 75032

SIMS RUSSELL ROBERT AND CALLIE MICHELLE  
4105 QUINCY STREET  
ROCKWALL, TX 75032

CAMP DARROL B AND TASHIA F  
4109 STABLEGLEN DR  
ROCKWALL, TX 75032

PARSON JESSICA L AND CHRISTOPHER P  
4106 STABLEGLEN DR  
ROCKWALL, TX 75032

COOK BROOKE AND MATTHEW  
4105 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

UNDERWOOD MARK AND MICHELLE  
4101 QUINCY STREET  
ROCKWALL, TX 75032

HUNG MINH LAM AND BIHN TAN QUACH  
4102 STABLEGLEN DR  
ROCKWALL, TX 75032

HENSON DAVID ROSS AND DEBORAH PROWSE  
4101 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

TROST COOPER RANDALL & JENNIFER  
4027 QUINCY ST  
ROCKWALL, TX 75032

BURNS TONYA KAY AND AUBREY LEE  
4014 STABLEGLEN DR  
ROCKWALL, TX 75032

HALL HUNTER AND KELSEY  
4013 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

GUARDIOLA SOCORRO AND  
JESSICA GUAZZONE  
4023 QUINCY ST  
ROCKWALL, TX 75032

TOPALOVIC NIKOLA AND KAYLEE NAN  
4010 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

SEUMANUTAFU JOHN AND CHRISTINE  
4009 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

WESLEY ERIC CHARLES & TERRI LASHON  
4019 QUINCY STREET  
ROCKWALL, TX 75032

HUNTER BRIAN JEFFREY AND JENNIFER LYNN  
4006 STABLEGLEN DR  
ROCKWALL, TX 75032

ARCHIBALD KAREN AND MATTHEW  
4003 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

SOMERSET PARK COMMUNITY ASSOCIATION  
INC  
C/O CMA  
1800 PRESTON PARK BLVD SUITE 240  
PLANO, TX 75093

RAMSBOTTOM DAVID BRADLEY AND DAWN  
4018 QUINCY STREET  
ROCKWALL, TX 75032

BECOMING ONE MINISTRY & COUNSELING  
CENTER  
4002 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

ARMSTRONG HOYT AND MIMI TU ANH  
4001 STABLEGLEN DR  
ROCKWALL, TX 75032

JANDREW DUSTY R AND JUSTIN C  
4014 QUINCY STREET  
ROCKWALL, TX 75032

MICHAEL BOBIE AND SUSAN L BOBIE LIVING  
TRUST  
MICHAEL BOBIE AND SUSAN L BOBIE- TRUSTEES  
3917 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

BETTEVY RYAN A & KIMBERLY  
4010 QUINCY STREET  
ROCKWALL, TX 75032

GILMORE CARA D  
3910 STABLEGLEN DR  
ROCKWALL, TX 75032

GALLOWAY BRENT JR & JACQUELINE  
3913 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

LONG PAIGE MICHELE AND RYAN KEATHLEY  
4017 OLMSTED DRIVE  
ROCKWALL, TX 75032

CONFIDENTIAL OWNER  
3906 STABLEGLEN DR  
ROCKWALL, TX 75032

DUKE ROCHELLE  
4013 OLMSTED DRIVE  
ROCKWALL, TX 75032

MOORE STEPHANIE RAAN AND RODNEY WAYNE  
3909 STABLEGLEN DRIVE  
ROCKWALL, TX 75032

OSMUN DAVID CHARLES AND MARISHA  
3902 STABLEGLEN DR  
ROCKWALL, TX 75032

TORRES MARCUS ANTHONY AND AMANDA E  
3905 STABLEGLEN AVE  
ROCKWALL, TX 75032

ROLDAN EMILY ELIZABETH AND IVAN  
3901 STABLEGLEN DR  
ROCKWALL, TX 75032

ILKENHANS JAMES CURTIS  
3813 OLMSTED DRIVE  
ROCKWALL, TX 75032

HUMPHREY JAY AND KIMMIE  
4768 S STATE HWY 205  
ROCKWALL, TX 75032

RCH WATER SUPPLY CORPORATION  
PO BOX 2034  
ROCKWALL, TX 75087

IMBURGIA JOHN & GRACE  
211 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

IMBURGIA JOHN & GRACE  
211 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

CASSAR JEFFREY AND JENNIFER  
193 ELVIS PRESLEY LN  
ROCKWALL, TX 75032

RCH WATER SUPPLY CORPORATION  
PO BOX 2034  
ROCKWALL, TX 75087

RCH WATER SUPPLY CORP  
PO BOX 2034  
ROCKWALL, TX 75087

CRENSHAW JANET AND GERALD S  
3005 SAN MARCOS DR  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'  
ASSOCIATION INC  
6750 HILLCREST PLAZA DRIVE SUITE 326  
DALLAS, TX 75230

JONES KRISTINE KAYE AND  
JOSE ENRIQUE FRESQUEZ  
3010 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

RILEY CHRISTINE  
3014 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

HERNANDEZ ARMANDO AND DARLA DEANETTE  
3009 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

COWARD ERICA AND RICHARD  
3013 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

FRANKLIN J BACHMAN TRUST  
CYNTHIA KAY BACHMAN TRUSTEE  
3001 SAN MARCOS DR  
ROCKWALL, TX 75032

SCHOEN DAVID L AND MARY F  
3006 SAN MARCOS DRIVE  
ROCKWALL, TX 75032

FONTANNA RANCH HOMEOWNERS'  
ASSOCIATION INC  
6750 HILLCREST PLAZA DRIVE SUITE 326  
DALLAS, TX 75230

HAYES, LAGWENDA  
3108 COOLWOOD LN  
ROCKWALL, TX 75032

HAYES KRISTOPHER  
3108 COOLWOOD LN  
ROCKWALL, TX 75032

LOFLAND FARMS OWNERS ASSOC.  
C/O SPECTRUM ASSOCIATION MANAGEMENT  
17319 SAN PEDRO SUITE 318  
SAN ANTONIO, TX 78232

WING-PAL LLC  
1227 WOODLAWN AVE  
DALLAS, TX 75208

OCCUPANT  
2390 S FM549  
ROCKWALL, TX 75032

WING-PAL LLC  
1227 WOODLAWN AVE  
DALLAS, TX 75208

OCCUPANT  
2380 FM549  
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

ARCADIA LAKES OF SOMERSET HOLDINGS LLC  
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DALLAS, TX 75219

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DALLAS, TX 75219

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3500 MAPLE AVENUE #1165  
DALLAS, TX 75219

THE STATE OF TEXAS, BY AND THROUGH THE  
TEXAS TRANSPORTATION COMMISSION  
125 E 11TH STREET  
AUSTIN, TX 78701

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
<Null>  
1050 WILLIAMS ST <Null>  
ROCKWALL, TX 75087

OCCUPANT  
2301 S JOHN KING BLVD  
ROCKWALL, TX 75032

ROCKWALL 205 INVESTORS LLC (1075652)  
<Null>  
1 CANDLELITE TRAIL <Null>  
HEATH, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN  
6315 GRAND PROMINENCE CT <Null>  
KATY, TX 77494

OCCUPANT  
207 NICOLE DR  
ROCKWALL, TX 75032

TEXAS RE INVESTMENTS LLC 401K PLAN  
6315 GRAND PROMINENCE CT  
KATY, TX 77494

OCCUPANT  
195 NICOLE DR  
ROCKWALL, TX 75032

FRENTRESS ABIGAIL LEIGH  
327 NICOLE DR <Null>  
ROCKWALL, TX 75032

CASTANON RAMON & ESMERALDA ALMANZA  
382 NICOLE DR <Null>  
ROCKWALL, TX 75032

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

## Z2024-060: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) and General Retail (GR) District land uses on a 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey, Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Ryan Miller**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

## Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Ryan Bettevy

ADDRESS 4010 Quincy St, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

My neighborhood will be surrounded by this development and I am 100% in favor of it. The price point of the homes they are proposing will benefit all of the surrounding communities. I much prefer this to industrial development or multi family units that could come if this isn't passed. The added benefit of multiple city parks and trails is also exciting.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- Other:

**HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?**

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- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:



# PUBLIC NOTICE



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PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
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NOV 25 2024

RECEIVED

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Sincerely,

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Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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### Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

*More Tax Base for City, County, Schools*

**SHEPHERD PLACE HOMES, INC.**  
DBA ROBBIE HALE HOMES  
972-475-1100  
10527 CHURCH RD #201  
DALLAS, TX 75238-2224

Name:

Address:

*Robbie Hale*  
*11/25/2024*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Director of Planning & Zoning



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## Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

*Good City Improvements*

Name:

*Jay McLeod*

Address:

*375 Nicole Dr Rockwall Tx 75082*

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Teressa Drenth

ADDRESS 2080 Broken Lance Ln, Rockwall, TX 75032

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- Other:

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- Other:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Gregory Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Jill Chisholm

ADDRESS 3011 Fontanna Blvd, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

We do not have the infrastructure. Building way too fast without taking time to examine consequences

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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Jose A. Vargas

ADDRESS 3124 Coolwood Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Mire traffic and insecurity issues

**PLEASE CHECK ALL THAT APPLY.**

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- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
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PHONE: (972) 771-7745  
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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Murtaza Shah

ADDRESS 4755 Bear Claw Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

I oppose this development because it'll cause further congestion on hw205. They need to expand it to accommodate for more traffic in this area.

**PLEASE CHECK ALL THAT APPLY.**

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- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

**HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?**

- I received a property owner notification in the mail
- I read about the request on the City's website
- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Christopher Curtis

ADDRESS 4735 Bear Claw Lane Rockwall Texas 75032

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

I think it has been made pretty clear by a few members of city council and residents to have this developer come back to the residents around this projected development and discuss. There has been ZERO effort to talk to us. (As of November 21) No one has heard a peep since the last council meeting. Does that clearly mean he is not wanting to discuss this, but only try to rush this during the holiday season? This just seems odd to me. I have attended every meeting and the majority of comments from the community and some council members have been please touch base with the residents. That just has NOT been done. I am very disappointed in the developer. I really had high hopes for this project. I hope all of you feel the same way.

Please consider moving to Jan.

Also, I would love to hear how the city plans to react to the 3 failed RISD school bonds this past November. Obviously, this development isn't on the districts radar (at the moment). I'd love some feedback on that!

Thank you!

**PLEASE CHECK ALL THAT APPLY.**

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- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: The developer sent me an email.



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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Mollie Curtis

ADDRESS 4735 Bear Claw Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Rockwall infrastructure - including schools and roads - cannot afford to take on an additional 900 homes at this time.

**PLEASE CHECK ALL THAT APPLY.**

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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME HOWARD DRENTH

ADDRESS 2080 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

**PLEASE CHECK ALL THAT APPLY.**

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- Other:

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Pam Curtis

ADDRESS 2040 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This developer has yet to do what was requested by both council and the citizens and talk to us! Please have them communicate!! Taking a few homes out and springing this on us over the holidays is incredibly disappointing!

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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Sandra Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

**PLEASE CHECK ALL THAT APPLY.**

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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Gregg Podleski

ADDRESS 1950 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

They are not listening to us in our meetings this development not improving our city

**PLEASE CHECK ALL THAT APPLY.**

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Z2024-060 Zoning Change  
**Date:** Sunday, December 1, 2024 7:54:36 PM

---

Dear Mr. Miller,

This is a response to Z2024-060-Zoning change notification we received again. As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We **do not agree in adding Retail** on FM549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes. There are literally empty retail lots at Galaxy Ranch development and new retail being added with the IKEA approval. We don't need retail lots right there.

We oppose the change to PD and adding more SMALL lots of single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change. If more larger lots were added, we would potentially change our opinion.

Thank you,  
Pam and Paul Pounds  
3010 Fontanna Blvd, Rockwall, 75032

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition to the request.

NAME Lynn Parker

ADDRESS 3015 Wimberley Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Just more of the same from previous application. Building this many homes in the allotted space is way too dense. The surrounding homes will devalue if this goes through. Traffic backup is bad now, imagine what it will be like if these 900 extra homes are built. It would mean an approximate 1800 more vehicles flooding the area. The roads are not able to cope with current traffic. Noise levels will increase. Densely built homes will lead to an area where no one will want to live because the current standard of the communities already in place will depreciate. The surrounding areas will suffer greatly with noise, traffic fumes, population density and a decline in living standards. I am not opposed to new homes, but this many in a small area is not in keeping with the existing areas.

**PLEASE CHECK ALL THAT APPLY.**

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- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Email from neighbor

Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

By developing this parcel of land there will be a tremendous negative impact on already heavy congested traffic at Johnlang/205th 549. The high density development will also tax our already stressed water supply and put a strain on property values in already developed communities by increasing property tax assessment on those who have been negatively impacted by inflation.

Name: Christine Seumanutala

Address: 40091 Stableglen Dr, Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



**TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT**

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: December 1, 2024

RE: Case No. Z2024-060 – Requested Zoning Change from AG to PD

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add hundreds of new homes in the area that is bound by FM549 and SH205. This property is locked in between an unimproved road and state highways for which Rockwall has no control. The amount of traffic already in this area is out of control. Traffic during peak times already backs up from 205/549 to Mims and beyond on days and as far as can be seen on the southern portion of 549. While the roads are planned to be widened, the planned improvements will barely be sufficient for the current usage. And this does not account for the feeder roads, such as 549, John King and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of 1000s of more cars is not sustainable in the current configuration.
2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. The latest bond has failed and there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem especially without the developer agreeing to provide land for a new school.
3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.
4. What about expanded services such as fire and police for the new residents and houses? I am not aware of adding any new city services as part of this project.

5. Every year for the last several years there have been water shortages. My understanding is that water allotments are not being increased. So where exactly is the water going to be for all of these houses?
6. The proposed development violates the spirit of the density requirements. Large swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

*Christine and John Rister*

Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. IMPACT ON PROPERTY TAX AND HOME VALUE
2. ROADS WILL NOT SUPPORT ADDITIONAL TRAFFIC
3. COMMERCIAL STRIP PROPOSED WILL BE ACROSS FROM MY HOME

Name: EUGENE TENMINI

Address: 1851 S. FM 549 ROCKWALL TX. 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

- destruction of open space & habitat for native flora & fauna
- over-crowding of schools will continue & accelerate
- roads & water mains in this area are already over capacity
- multi-family housing is desperately needed but continually ignored

Name: Amy Dennis

Address: 3094 Limestone Hill Ln, Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Peggy Brake

ADDRESS 1323 Calistoga Dr, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

None

**PLEASE CHECK ALL THAT APPLY.**

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- Other:

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- My neighbors told me about the request
- Other:

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Charles Schreiber

ADDRESS 1140 Shores Blvd, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Let landowner fully benefit from his land

**PLEASE CHECK ALL THAT APPLY.**

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- 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: Interested resident

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- Other: Councilman text

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CASE NUMBER Z2024-060

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- I am in favor of the request
- I am in opposition of the request

NAME Carin Brock

ADDRESS 204 Chatfield Dr, Rockwall, TX, 75087, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

As a community member who cares about the value of my property and quality development in Rockwall, I'm confused by certain council members' objection to this request in the face of TX legislative priorities that will further limit a City Council's discretionary power. If our council fails to act now and approve a high quality development that meets the guidelines that our Council set out for residential development, we may be stuck with a much lower quality/higher density development in the future. I am in favor of this high quality development.

**PLEASE CHECK ALL THAT APPLY.**

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CASE NUMBER Z2024-060

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NAME Teressa Drenth

ADDRESS 2080 Broken Lance Ln, Rockwall, TX 75032

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

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- I am in favor of the request
- I am in opposition of the request

NAME Gregory Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

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- I am in opposition of the request

NAME Jill Chisholm

ADDRESS 3011 Fontanna Blvd, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

We do not have the infrastructure. Building way too fast without taking time to examine consequences

**PLEASE CHECK ALL THAT APPLY.**

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- I am in favor of the request
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NAME Jose A. Vargas

ADDRESS 3124 Coolwood Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Mire traffic and insecurity issues

**PLEASE CHECK ALL THAT APPLY.**

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- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

**HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?**

- I received a property owner notification in the mail
- I read about the request on the City's website
- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Murtaza Shah

ADDRESS 4755 Bear Claw Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

I oppose this development because it'll cause further congestion on hw205. They need to expand it to accommodate for more traffic in this area.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
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- Other:

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PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

## PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request  
 I am in opposition of the request

NAME Christopher Curtis

ADDRESS 4735 Bear Claw Lane Rockwall Texas 75032

## PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I think it has been made pretty clear by a few members of city council and residents to have this developer come back to the residents around this projected development and discuss. There has been ZERO effort to talk to us. (As of November 21) No one has heard a peep since the last council meeting. Does that clearly mean he is not wanting to discuss this, but only try to rush this during the holiday season? This just seems odd to me. I have attended every meeting and the majority of comments from the community and some council members have been please touch base with the residents. That just has NOT been done. I am very disappointed in the developer. I really had high hopes for this project. I hope all of you feel the same way.

Please consider moving to Jan.

Also, I would love to hear how the city plans to react to the 3 failed RISD school bonds this past November. Obviously, this development isn't on the districts radar (at the moment). I'd love some feedback on that!

Thank you!

## PLEASE CHECK ALL THAT APPLY.

- 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: The developer sent me an email.

# ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Mollie Curtis

ADDRESS 4735 Bear Claw Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

Rockwall infrastructure - including schools and roads - cannot afford to take on an additional 900 homes at this time.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other:

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME HOWARD DRENTH

ADDRESS 2080 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

As a resident and property owner directly affected by the plan, I am in opposition to development of this scale. Infrastructure is weak for the homes currently in place with horrible traffic and some already struggling with water supply, etc. I do not support this development.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- I read about the request in the Rockwall Herald Banner
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- Other:

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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Pam Curtis

ADDRESS 2040 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This developer has yet to do what was requested by both council and the citizens and talk to us! Please have them communicate!! Taking a few homes out and springing this on us over the holidays is incredibly disappointing!

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- Other:



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CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Sandra Delk

ADDRESS 2020 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

This plan has way too many homes placed on too small of lots. Too high of density and traffic will be even more out of control than it already is.

**PLEASE CHECK ALL THAT APPLY.**

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

**PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.**

- I am in favor of the request
- I am in opposition of the request

NAME Gregg Podleski

ADDRESS 1950 Broken Lance Ln, Rockwall, TX, 75032, USA

**PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.**

They are not listening to us in our meetings this development not improving our city

**PLEASE CHECK ALL THAT APPLY.**

- 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:

**From:** [REDACTED]  
**To:** [Planning](#)  
**Subject:** Z2024-060 Zoning Change  
**Date:** Sunday, December 1, 2024 7:54:36 PM

---

Dear Mr. Miller,

This is a response to Z2024-060-Zoning change notification we received again. As a resident who is in the buffer zone, our response has NOT changed. We still disagree with changing this zone to PD.

We oppose this change for multiple reasons. We **do not agree in adding Retail** on FM549 close to the neighborhoods which will bring noise and light pollutants along with additional traffic. There is already an increase in traffic due to the multiple neighborhoods being added. The noise and light pollution will decrease our livelihood and enjoyment of being in our homes. There are literally empty retail lots at Galaxy Ranch development and new retail being added with the IKEA approval. We don't need retail lots right there.

We oppose the change to PD and adding more SMALL lots of single family/residential homes due to increase of traffic in the area. This will be increased due to Klutz farm conversion. The lot sizes are too small and so many homes are being added. We are opposed to loss of more trees, and neighborhoods with small lots/crowding. (IF they are added they should be the same size as Fontanna Ranch to help keep more green, less concrete, less crowding). We oppose more concrete being added with retail and neighborhoods as planned in the proposed change. If more larger lots were added, we would potentially change our opinion.

Thank you,  
Pam and Paul Pounds  
3010 Fontanna Blvd, Rockwall, 75032

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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EMAIL: PLANNING@ROCKWALL.COM

CASE NUMBER Z2024-060

## PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- I am in favor of the request
- I am in opposition to the request.

NAME Lynn Parker

ADDRESS 3015 Wimberley Ln, Rockwall, TX, 75032, USA

## PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

Just more of the same from previous application. Building this many homes in the allotted space is way too dense. The surrounding homes will devalue if this goes through. Traffic backup is bad now, imagine what it will be like if these 900 extra homes are built. It would mean an approximate 1800 more vehicles flooding the area. The roads are not able to cope with current traffic. Noise levels will increase. Densely built homes will lead to an area where no one will want to live because the current standard of the communities already in place will depreciate. The surrounding areas will suffer greatly with noise, traffic fumes, population density and a decline in living standards. I am not opposed to new homes, but this many in a small area is not in keeping with the existing areas.

## PLEASE CHECK ALL THAT APPLY.

- I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- Other:

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- I received a property owner notification in the mail
- I read about the request on the City's website
- I saw a zoning sign on the property
- I read about the request in the Rockwall Herald Banner
- My neighbors told me about the request
- Other: Email from neighbor

Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

By developing this parcel of land there will be a tremendous negative impact on already heavy congested traffic at Johnlang/205th 549. The high density development will also tax our already stressed water supply and put a strain on property values in already developed communities by increasing property tax assessment on those who have been negatively impacted by inflation.

Name: Christine Seumanutala

Address: 40091 Stableglen Dr, Rockwall 75032

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

**TO: RYAN MILLER, ROCKWALL PLANNING AND ZONING DEPARTMENT**

FROM: Christine and John Rister

PROPERTY OWNED: 4815 Bear Claw Ln, Rockwall, Texas 75032

DATE: December 1, 2024

RE: Case No. Z2024-060 – Requested Zoning Change from AG to PD

We are **OPPOSED** to this zoning change for the following reasons:

1. The proposed density of the proposed development seeks to add hundreds of new homes in the area that is bound by FM549 and SH205. This property is locked in between an unimproved road and state highways for which Rockwall has no control. The amount of traffic already in this area is out of control. Traffic during peak times already backs up from 205/549 to Mims and beyond on days and as far as can be seen on the southern portion of 549. While the roads are planned to be widened, the planned improvements will barely be sufficient for the current usage. And this does not account for the feeder roads, such as 549, John King and Lofland Circle. This would increase the horrific traffic that already exists into and out of the area which notably is at a capacity that far exceeds the amount for which the roads were constructed. Indeed, the addition of the homes located north of FM549 and east of SH205 has already rendered the roads impassible at certain times of day. Often SH205 is backed up for well over a mile trying to navigate the FM549 and SH205 intersection. In fact, at times, the traffic on FM549 in either direction is often backed up so much that it makes it impossible to get out of our neighborhood (Oaks of Buffalo Way) and often takes 15-20 minutes to get through the FM549 and SH205 intersection. The addition of 1000s of more cars is not sustainable in the current configuration.
2. The schools in the area are maxed out. The middle school (Cain) that would service the students is already well beyond capacity with all classes ranging from 600-700 students per grade. The high school that would serve the area is similarly over capacity. The current freshman class alone is over 770 students. I am sure the elementary schools have similar issues. The latest bond has failed and there is no current relief for the overcrowding of our classrooms. Adding hundreds of new households will only exasperate the problem especially without the developer agreeing to provide land for a new school.
3. There is already a sufficient number of small lot homes in the area (see SH205/FM549 DR Horton Development). Similar to the issues that arose when prior properties in the area (i.e the Wallace Property) sought to change zoning, the planned subdivision is not consistent with the surrounding area homes and frankly is not needed and cannot be accommodated until the infrastructure is first changed.
4. What about expanded services such as fire and police for the new residents and houses? I am not aware of adding any new city services as part of this project.

5. Every year for the last several years there have been water shortages. My understanding is that water allotments are not being increased. So where exactly is the water going to be for all of these houses?
6. The proposed development violates the spirit of the density requirements. Large swaths of the property are not capable of being developed. Yet, the property owner/developer seeks to circumvent the density requirements by including that undevelopable property into the calculation in order to cram more houses in a smaller area instead of conforming to the density requirements for the developable areas of the land. This should not be permitted

While I understand that development is inevitable, cramming hundreds new homes and the accompanying traffic and persons into an already over-crowded area without the proper infrastructure to get those persons in and out of the new development, without the proper resources to provide to those homes based on current allotments, and without the proper room in schools to educate those persons is contrary to the best interest of Rockwall.

*Christine and John Rister*

Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

1. IMPACT ON PROPERTY TAX AND HOME VALUE
2. ROADS WILL NOT SUPPORT ADDITIONAL TRAFFIC
3. COMMERCIAL STRIP PROPOSED WILL BE ACROSS FROM MY HOME

Name: EUGENE TENMINI

Address: 1851 S. FM 549 ROCKWALL TX. 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



Case No. Z2024-060: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

- destruction of open space & habitat for native flora & fauna
- over-crowding of schools will continue & accelerate
- roads & water mains in this area are already over capacity
- multi-family housing is desperately needed but continually ignored

Name: Amy Dennis

Address: 3094 Limestone Hill Ln, Rockwall 75032

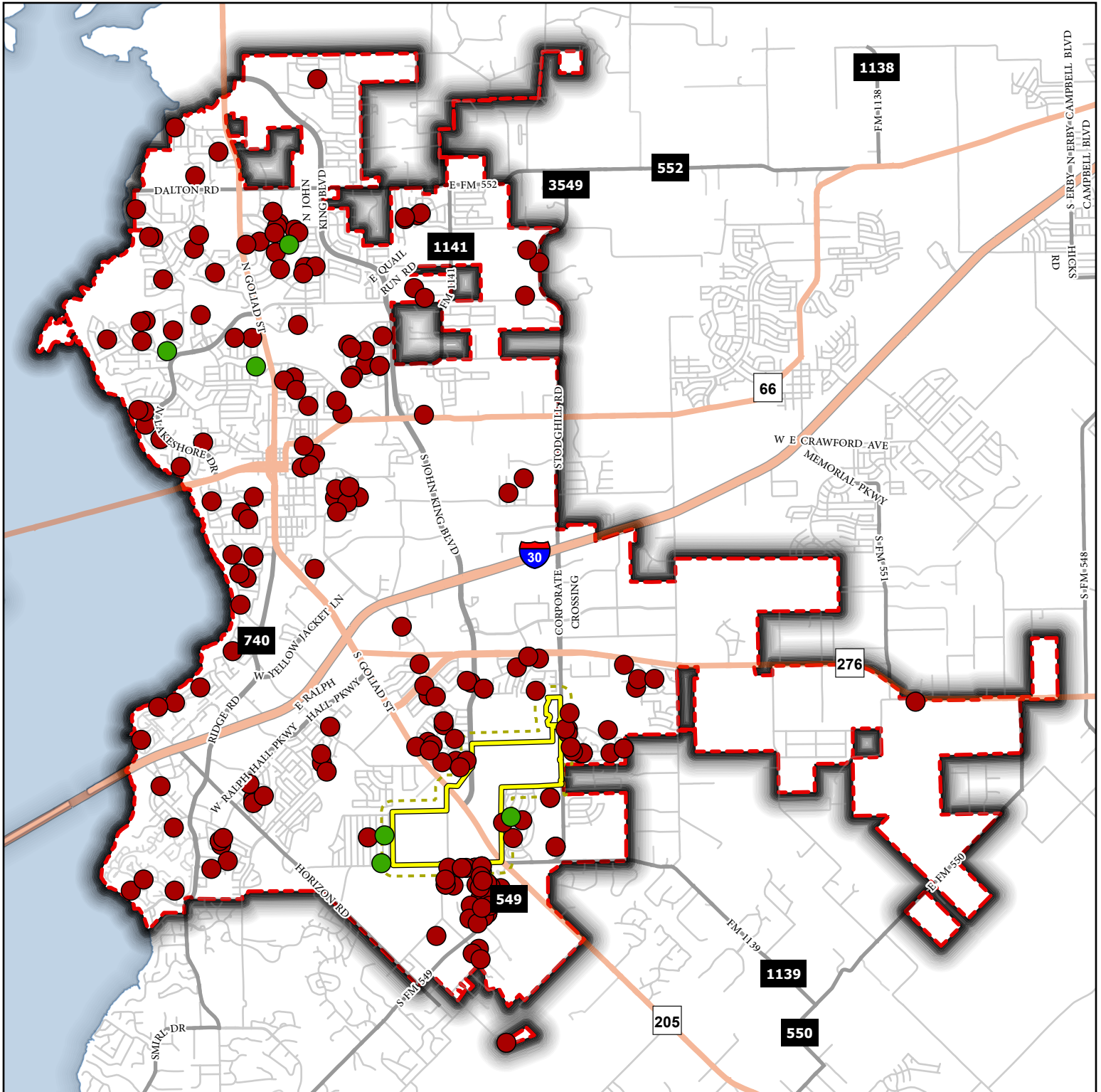
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.



# 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.



- I am in favor of the request
- I am in opposition of the request
- Subject Property
- 500 Ft Buffer

Z2024-060 Zoning Change from AG to PD

Date Saved: 12/13/2024

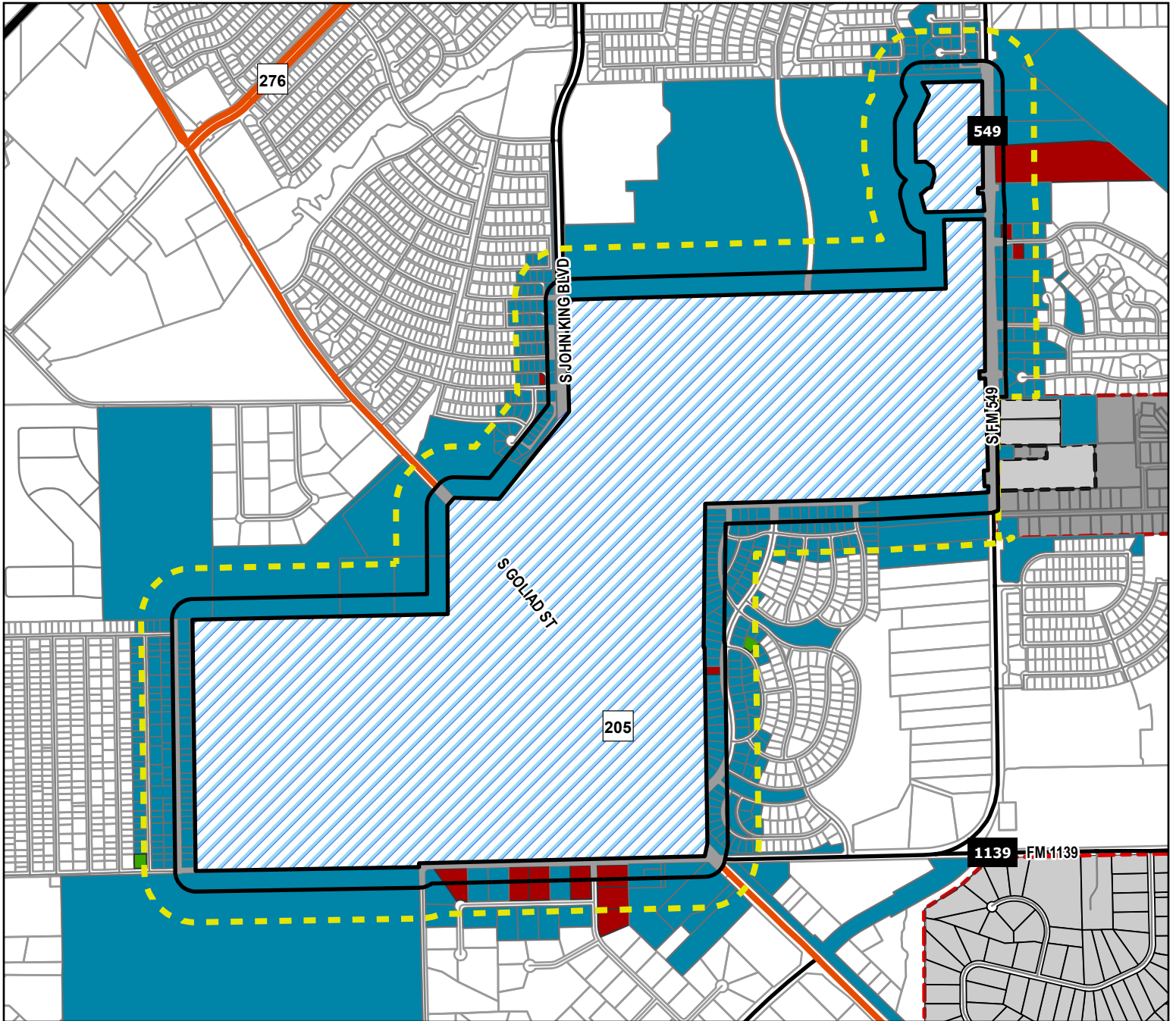
For Questions on this Case Call (972) 771-7745



# City of Rockwall

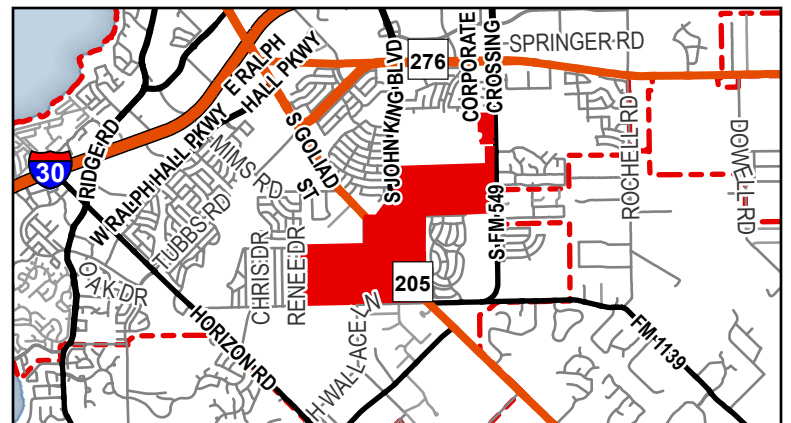
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## Z2024-060 Zoning Change from AG to PD

- 200 Ft Buffer
- 500 Ft Buffer
- Subject Property
- NO RESPONSE (103.14 Acres) 75.10%
- AGAINST (4.81 Acres) 3.50%
- FOR (0 Acres) 0%
- ROW (29.37 Acres) 21.39%



**Date Saved: 12/6/2024**

For Questions on this Case Call (972) 771-7745



767 Justin Rd  
Rockwall, TX 75087

September 13, 2024

Mr. Ryan Miller  
Director of Planning and Zoning  
City of Rockwall  
385 S Goliad Street  
Rockwall, TX 75087

RE: Zoning Application, Lofland Tract,

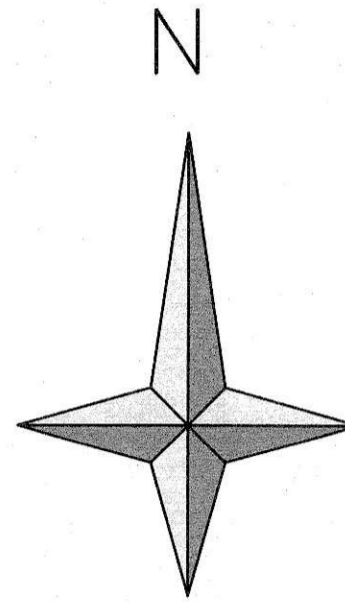
Dear Mr. Miller,

Michael Joyce Properties is submitting the attached Zoning Application, Concept Plan and Design Standards for consideration for a change in Zoning for the tracts as shown in the Concept Plan and Survey. We would like to request a change in Zoning from Agricultural District to a Planned Development District with the attached design standards.

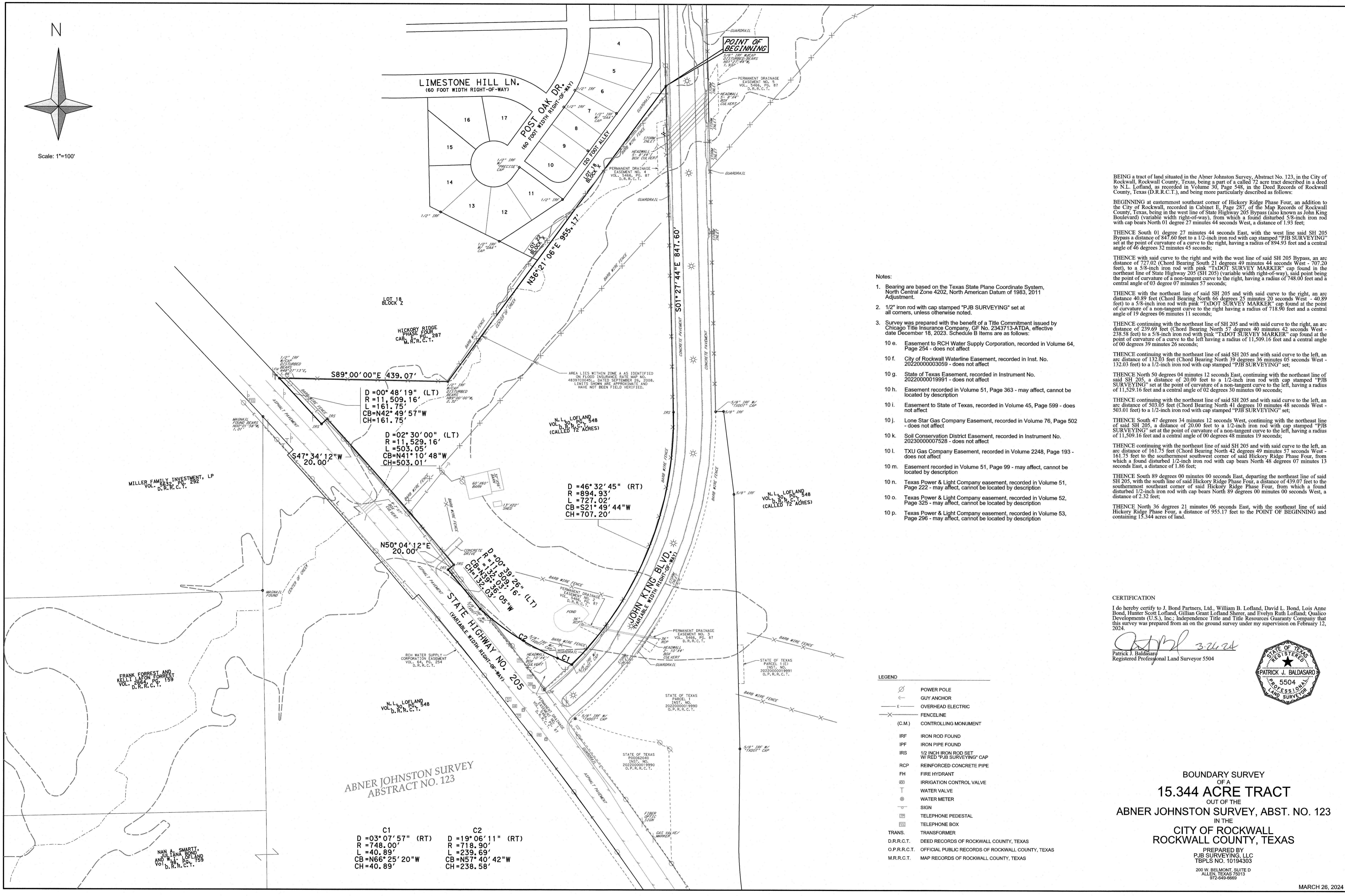
We thank you for your consideration and look forward to working with the City of Rockwall, the Planning and Zoning Commission and the City Council on the approval of this request.

Sincerely,

Ryan Joyce  
President, Michael Joyce Properties



Scale: 1"=100'



Notes:

- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
- 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
- Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
  - Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - does not affect
  - City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
  - State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
  - Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
  - Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
  - Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
  - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
  - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
  - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
  - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet) to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sheer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro*  
 Patrick J. Baldasaro  
 Registered Professional Land Surveyor 5504



LEGEND

- POWER POLE
- GUY ANCHOR
- OVERHEAD ELECTRIC
- FENCELINE
- CONTROLLING MONUMENT
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2 INCH IRON ROD SET WITH "PJB SURVEYING" CAP
- RCP REINFORCED CONCRETE PIPE
- FH FIRE HYDRANT
- ICV IRRIGATION CONTROL VALVE
- WV WATER VALVE
- WM WATER METER
- S SIGN
- TP TELEPHONE PEDESTAL
- TB TELEPHONE BOX
- TRANS. TRANSFORMER
- D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
- O.P.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
- M.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

BOUNDARY SURVEY  
 OF A  
**15.344 ACRE TRACT**  
 OUT OF THE  
**ABNER JOHNSTON SURVEY, ABST. NO. 123**  
 IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PREPARED BY  
 PJB SURVEYING, LLC  
 TBPLS NO. 10194303  
 200 W. BELMONT, SUITE D  
 ALLEN, TEXAS 75013  
 972-649-8669

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

BEGINNING at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93 feet;

THENCE South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a curve to the right, having a radius of 894.93 feet and a central angle of 46 degrees 32 minutes 45 seconds;

THENCE with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 727.02 (Chord Bearing South 21 degrees 49 minutes 44 seconds West - 707.20 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being the point of curvature of a non-tangent curve to the right, having a radius of 748.00 feet and a central angle of 03 degree 07 minutes 57 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance 40.89 feet (Chord Bearing North 66 degrees 25 minutes 20 seconds West - 40.89 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a non-tangent curve to the right having a radius of 718.90 feet and a central angle of 19 degrees 06 minutes 11 seconds;

THENCE continuing with the northeast line of SH 205 and with said curve to the right, an arc distance of 239.69 feet (Chord Bearing North 57 degrees 40 minutes 42 seconds West - 238.58 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having a radius of 11,509.16 feet and a central angle of 00 degrees 39 minutes 26 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 132.03 feet (Chord Bearing North 39 degrees 36 minutes 05 seconds West - 132.03 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05 feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West - 503.01 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

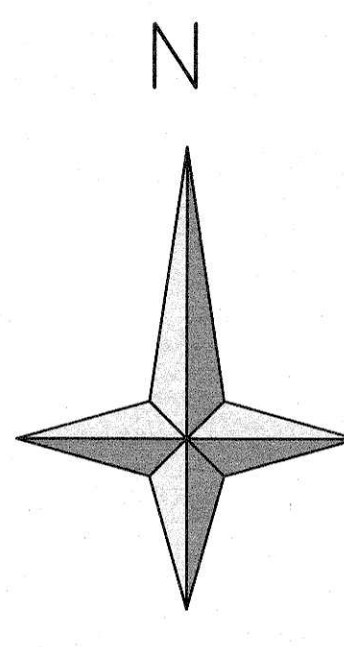
THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point

of curvature of a non-tangent curve to the left, having a radius of 11,509.16 feet and a central angle of 00 degrees 48 minutes 19 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75 feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West - 161.75 feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86 feet;

THENCE South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07 feet to the southernmost southeast corner of said Hickory Ridge Phase Four, from which a found disturbed 1/2-inch iron rod with cap bears North 89 degrees 00 minutes 00 seconds West, a distance of 2.32 feet;

THENCE North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17 feet to the POINT OF BEGINNING and containing 15.344 acres of land.



Scale: 1"=200'

VICMAR I, LTD. VOL. 2015, PG. 200 D.R.R.C.T.

LAYZA & LUNA REAL ESTATE, LLC INST. NO. 2022000001115 O.P.R.R.C.T.

MILLER FAMILY INVESTMENT, LP VOL. 2015, PG. 292 D.R.R.C.T.

FRANK FORREST AND KELLI LAFON FORREST VOL. 2015, PG. 59 D.R.R.C.T.

N.L. LOFLAND VOL. 30, PG. 48 D.R.R.C.T.

NAN A. SMART, JULIANA BOND AND W. J. SMITH VOL. 2015, PG. 759 D.R.R.C.T.

ROCKWALL LAKE DEVELOPMENT CAB. NO. 79 M.R.R.C.T.

JOHN R. JOHNSON SURVEY ABSTRACT NO. 128

WILLIAM W. FORD SURVEY ABSTRACT NO. 80

ABNER JOHNSON SURVEY ABSTRACT NO. 123

LOFLAND CIR (FORMERLY ROCKWALL-CHILLSOLM HIGHWAY)

LOFLAND CIR. (FORMERLY ROCKWALL-HIGHWAY)

BROKEN LANCE LANE (60-FOOT WIDTH RIGHT-OF-WAY)

WALLACE LANE

BEAR CLAW LN

D = 12° 47' 29" (LT)  
R = 5,105.59'  
L = 1,139.83'  
CB = S38° 03' 31" E  
CH = 1,137.46'

D = 00° 35' 02" (RT)  
R = 11,409.16'  
L = 116.29'  
CB = S42° 43' 19" E  
CH = 116.29'

D = 02° 30' 00" (RT)  
R = 11,389.16'  
L = 496.95'  
CB = S41° 10' 48" E  
CH = 496.91'

D = 05° 50' 02" (RT)  
R = 11,409.16'  
L = 1,161.69'  
CB = S37° 00' 47" E  
CH = 1,161.19'

D = 19° 30' 41" (LT)  
R = 1,152.00'  
L = 392.30'  
CB = S24° 51' 03" E  
CH = 390.41'

- LEGEND
- ⊗ POWER POLE
  - ⊙ GUY ANCHOR
  - OVERHEAD ELECTRIC
  - FENCELINE
  - (C.M.) CONTROLLING MONUMENT
  - IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - IRS 1/2" IRON ROD SET
  - W RED "PJB SURVEYING" CAP
  - SMMH SANITARY SEWER MANHOLE
  - CMP CORRUGATED METAL PIPE
  - FH FIRE HYDRANT
  - ⊗ IRRIGATION CONTROL VALVE
  - ⊗ WATER VALVE
  - ⊗ WATER METER
  - SIGN
  - ⊗ TELEPHONE PEDESTAL
  - ⊗ TELEPHONE BOX
  - ⊗ TRAFFIC CONTROL BOX
  - ⊗ TRAFFIC SIGNAL POLE
  - ⊗ ELECTRIC BOX
  - TRANS. TRANSFORMER
  - D.R.R.C.T. DEED RECORDS OF ROCKWALL COUNTY, TEXAS
  - O.P.R.R.C.T. OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
  - M.R.R.C.T. MAP RECORDS OF ROCKWALL COUNTY, TEXAS

Notes:

1. Bearings are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
2. 1/2" Iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
3. Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, GF No. 2343713-ATDA, effective date December 18, 2023. Schedule B items are as follows:
  - 10 e. Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 254 - affects, shown
  - 10 f. City of Rockwall Waterline Easement, recorded in Inst. No. 2022000003059 - does not affect
  - 10 g. State of Texas Easement, recorded in Instrument No. 20220000019991 - does not affect
  - 10 h. Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
  - 10 i. Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
  - 10 j. Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - affects, shown
  - 10 k. Soil Conservation District Easement, recorded in Instrument No. 20230000007528 - does not affect
  - 10 l. TXU Gas Company Easement, recorded in Volume 2248, Page 193 - affects, shown
  - 10 m. Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
  - 10 n. Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
  - 10 o. Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
  - 10 p. Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 48, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smart, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a mag nail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T., and the southeast corner of a called 15.98 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found mag nail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 90 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 390.41 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet) to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract and the southwest corner of said Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract of land described in deed to Vicmar I, Ltd., as recorded in Volume 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minutes 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC recorded in Instrument No. 2022000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.

CERTIFICATION

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland, Qualico Developments (U.S.), Inc., Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro*  
Patrick J. Baldasaro  
Registered Professional Land Surveyor 5504



BOUNDARY SURVEY  
OF A  
**242.2768 ACRE TRACT**  
OUT OF THE  
**JOHN. R. JOHNSON SURVEY, ABST. NO. 128**  
AND THE  
**ABNER JOHNSON SURVEY, ABST. NO. 123**  
IN THE  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

PREPARED BY  
PJB SURVEYING, LLC  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
872-648-6669



BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120 acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60 acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, D.R.R.C.T., and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T, and being more particularly described as follows:

BEGINNING at a magnail found at the northeast corner of a called 14.05 acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598 acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72 acre Lofland tract;

THENCE North 00 degrees 04 minutes 08 seconds West, with the west line of said 72 acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81 feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01 feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 00 degrees 35 minutes 02 seconds;

THENCE with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29 feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East - 116.29 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,389.16 feet and a central angle of 02 degrees 30 minutes 00 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95 feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East - 496.91 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the right, having a radius of 11,409.16 feet and a central angle of 05 degrees 50 minutes 02 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,161.69 feet (Chord Bearing South 37 degrees 00 minutes 47 seconds East - 1,161.19 feet) to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found at the point of curvature of a curve to the left having radius of 1,152.00 feet and a central angle of 19 degrees 30 minutes 41 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 392.30 feet (Chord Bearing South 24 degrees 51 minutes 03 seconds East - 390.41 feet) to a 5/8-inch iron rod found at the point of tangency;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, at a distance of 228.25 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 528.00 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on a non-tangent curve to the left, having a radius of 5,105.59 feet and a central angle of 12 degrees 47 minutes 29 seconds;

THENCE continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.83 feet (Chord Bearing South 38 degrees 03 minutes 31 seconds East - 1,137.46 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set on the south line of said Lofland 72 acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

THENCE South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72 acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42 feet passing the southwest corner of said Lofland 72 acre tract and the southeast corner of said Lofland 60 acre tract, continuing with the south line of said Lofland 60 acre tract and the north line of said Lofland Circle, a total distance of 2,789.02 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

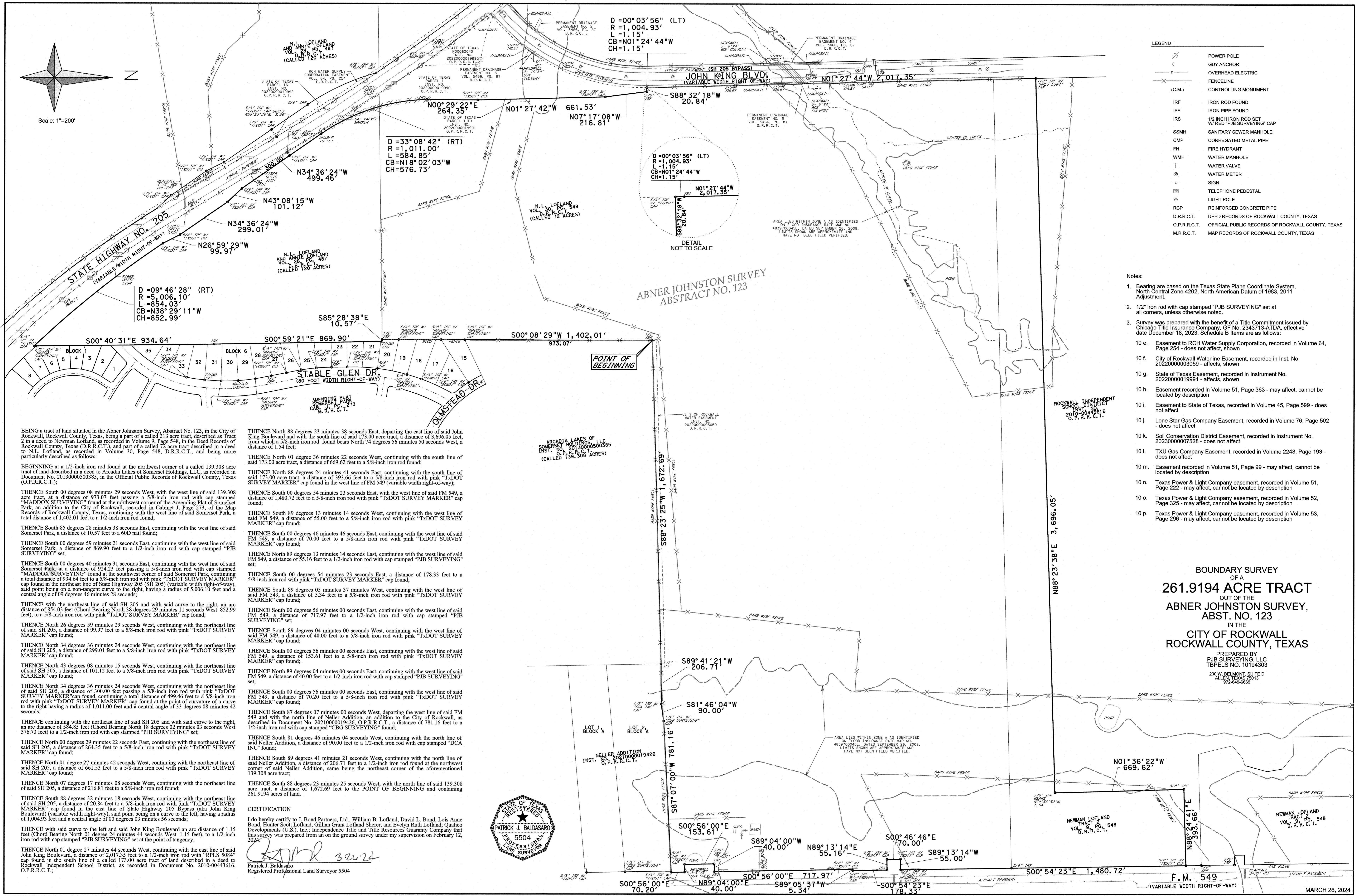
THENCE South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60 acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the southwest corner of said Lofland 60 acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

THENCE North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60 acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the northwest corner of said Lofland 60 acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

THENCE North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60 acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28 feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60 acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98 feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner

of said Forrest tract, continuing with the north line of said Lofland 60 acre tract and the south line of said Forrest tract, a total distance of 2,545.43 feet to an "X" set at the southeast corner of said Forrest tract, being in the west line of said Lofland 72 acre tract;

THENCE North 01 degree 03 minutes 21 seconds West, with the west line of said Lofland 72 acre tract and the east line of said Forrest tract, a distance of 571.95 feet to the POINT OF BEGINNING and containing 242.2768 acres of land.



**LEGEND**

	POWER POLE
	GUY ANCHOR
	OVERHEAD ELECTRIC
	FENCELINE
	CONTROLLING MONUMENT
	IRON ROD FOUND
	IRON PIPE FOUND
	1/2 INCH IRON ROD SET
	WI RED "PJB SURVEYING" CAP
	SANITARY SEWER MANHOLE
	CORRUGATED METAL PIPE
	FIRE HYDRANT
	WATER MANHOLE
	WATER VALVE
	WATER METER
	SIGN
	TELEPHONE PEDESTAL
	LIGHT POLE
	REINFORCED CONCRETE PIPE
	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TEXAS
	MAP RECORDS OF ROCKWALL COUNTY, TEXAS

- Notes:**
- Bearing are based on the Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, 2011 Adjustment.
  - 1/2" iron rod with cap stamped "PJB SURVEYING" set at all corners, unless otherwise noted.
  - Survey was prepared with the benefit of a Title Commitment issued by Chicago Title Insurance Company, OF No. 2343715-ATDA, effective date December 18, 2023. Schedule B items are as follows:
    - Easement to RCH Water Supply Corporation, recorded in Volume 64, Page 234 - does not affect, shown
    - City of Rockwall Waterline Easement, recorded in Inst. No. 20220000030593 - affects, shown
    - State of Texas Easement, recorded in Instrument No. 20220000019991 - affects, shown
    - Easement recorded in Volume 51, Page 363 - may affect, cannot be located by description
    - Easement to State of Texas, recorded in Volume 45, Page 599 - does not affect
    - Lone Star Gas Company Easement, recorded in Volume 76, Page 502 - does not affect
    - Soil Conservation District Easement, recorded in Instrument No. 2023000007528 - does not affect
    - TXU Gas Company Easement, recorded in Volume 2248, Page 193 - does not affect
    - Easement recorded in Volume 51, Page 99 - may affect, cannot be located by description
    - Texas Power & Light Company easement, recorded in Volume 51, Page 222 - may affect, cannot be located by description
    - Texas Power & Light Company easement, recorded in Volume 52, Page 325 - may affect, cannot be located by description
    - Texas Power & Light Company easement, recorded in Volume 53, Page 296 - may affect, cannot be located by description

**BOUNDARY SURVEY  
OF A  
261.9194 ACRE TRACT  
OUT OF THE  
ABNER JOHNSTON SURVEY,  
ABST. NO. 123  
IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**

PREPARED BY  
**PJB SURVEYING, LLC**  
TBPELS NO. 10194303  
200 W. BELMONT, SUITE D  
ALLEN, TEXAS 75013  
972-548-6869

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet 1, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found at the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TXDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.

**CERTIFICATION**

I do hereby certify to J. Bond Partners, Ltd., William B. Lofland, David L. Bond, Lois Anne Bond, Hunter Scott Lofland, Gillian Grant Lofland Sherer, and Evelyn Ruth Lofland; Qualico Developments (U.S.), Inc.; Independence Title and Title Resources Guaranty Company that this survey was prepared from an on the ground survey under my supervision on February 12, 2024.

*Patrick J. Baldasaro*  
Patrick J. Baldasaro  
Registered Professional Land Surveyor 5504



**ABNER JOHNSTON SURVEY  
ABSTRACT NO. 123**

**POINT OF BEGINNING**

CITY OF ROCKWALL  
WATER EASEMENT  
INST. NO. 2022000003059  
D.R.R.C.T.

ARCADIA LAKES OF LLC  
SOMERSET HOLDINGS  
INST. NO. 20130000500385  
O.P.R.R.C.T.  
(CALLED 139.308 ACRES)

ROCKWALL INDEPENDENT  
SCHOOL DISTRICT  
INST. NO. 2010-0443616  
O.P.R.R.C.T.

LOT 1  
BLOCK 'A'

LOT 2  
BLOCK 'A'

NELLER ADDITION  
INST. NO. 2021000019426  
O.P.R.R.C.T.

AREA LIES WITHIN ZONE A AS IDENTIFIED  
ON FLOOD INSURANCE RATE MAP NO.  
4839720045L, DATED SEPTEMBER 26, 2008.  
LIMITS SHOWN ARE APPROXIMATE AND  
HAVE NOT BEEN FIELD VERIFIED.

NEWMAN LOFLAND  
TRACT PG. 548  
VOL. 9, D.R.R.C.T.

F. M. 549  
(VARIABLE WIDTH RIGHT-OF-WAY)  
MARCH 26, 2024

BEING a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213 acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 120 acre tract described in a deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487 D.R.R.C.T., and part of a called 72 acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the northwest corner of a called 139.308 acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308 acre tract, at a distance of 973.07 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01 feet to a 1/2-inch iron rod found;

THENCE South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57 feet to a 60D nail found;

THENCE South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23 feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10 feet and a central angle of 09 degrees 46 minutes 28 seconds;

THENCE with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03 feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99 feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00 feet passing a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found, continuing a total distance of 499.46 feet (unable to set) to the point of curvature of a curve to the right having a radius of 1,011.00 feet and a central angle of 33 degrees 08 minutes 42 seconds;

THENCE continuing with the northeast line of said SH 205 and with said curve to the right, an arc distance of 584.85 feet (Chord Bearing North 18 degrees 02 minutes 03 seconds West 576.73 feet) to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE North 00 degrees 29 minutes 22 seconds East, continuing with the northeast line of said SH 205, a distance of 264.35 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 01 degree 27 minutes 42 seconds West, continuing with the northeast line of said SH 205, a distance of 661.53 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 07 degrees 17 minutes 08 seconds West, continuing with the northeast line of said SH 205, a distance of 216.81 feet to a 5/8-inch iron rod found;

THENCE South 88 degrees 32 minutes 18 seconds West, continuing with the northeast line of said SH 205, a distance of 20.84 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93 feet and a central angle of 00 degrees 03 minutes 56 seconds;

THENCE with said curve to the left and said John King Boulevard an arc distance of 1.15 feet (Chord Bearing North 01 degree 24 minutes 44 seconds West 1.15 feet), to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set at the point of tangency;

THENCE North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35 feet to a 1/2-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00 acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

THENCE North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00 acre tract, a distance of 3,696.05 feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54 feet;

THENCE North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00 acre tract, a distance of 669.62 feet to a 5/8-inch iron rod found;

THENCE North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00 acre tract, a distance of 393.66 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

THENCE South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 00 degrees 54 minutes 23 seconds East, a distance of 178.33 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

THENCE South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "PJB SURVEYING" set;

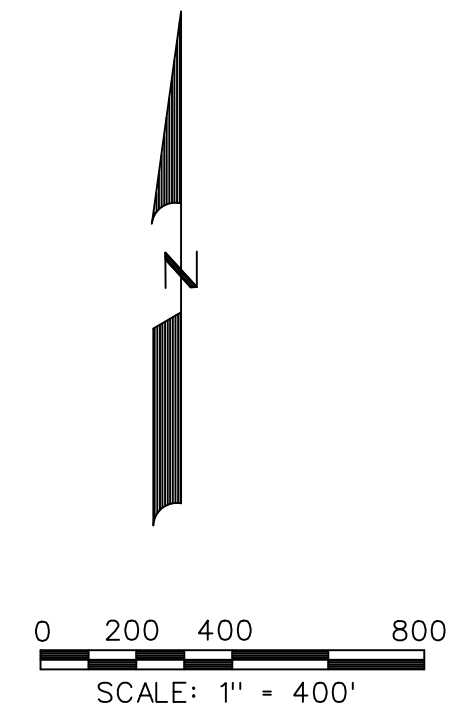
THENCE South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20 feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

THENCE South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16 feet to a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found;

THENCE South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00 feet to a 1/2-inch iron rod with cap stamped "DCA INC" found;

THENCE South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71 feet to a 1/2-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308 acre tract;

THENCE South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308 acre tract, a distance of 1,672.69 feet to the POINT OF BEGINNING and containing 261.9194 acres of land.



**LEGEND**

TYPICAL LOT SIZES

- TYPE 'A' - 1.35 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 Ac.
- COMMERCIAL - 28.1 Ac.

**CONCEPT PLAN ACREAGE**

GROSS ACRES - 519.53  
 COMMERCIAL ACREAGE - 28.1  
 COMMERCIAL FLOODPLAIN - 9.1  
 RESIDENTIAL ACREAGE - 427.92  
 RESIDENTIAL FLOODPLAIN - 67.50

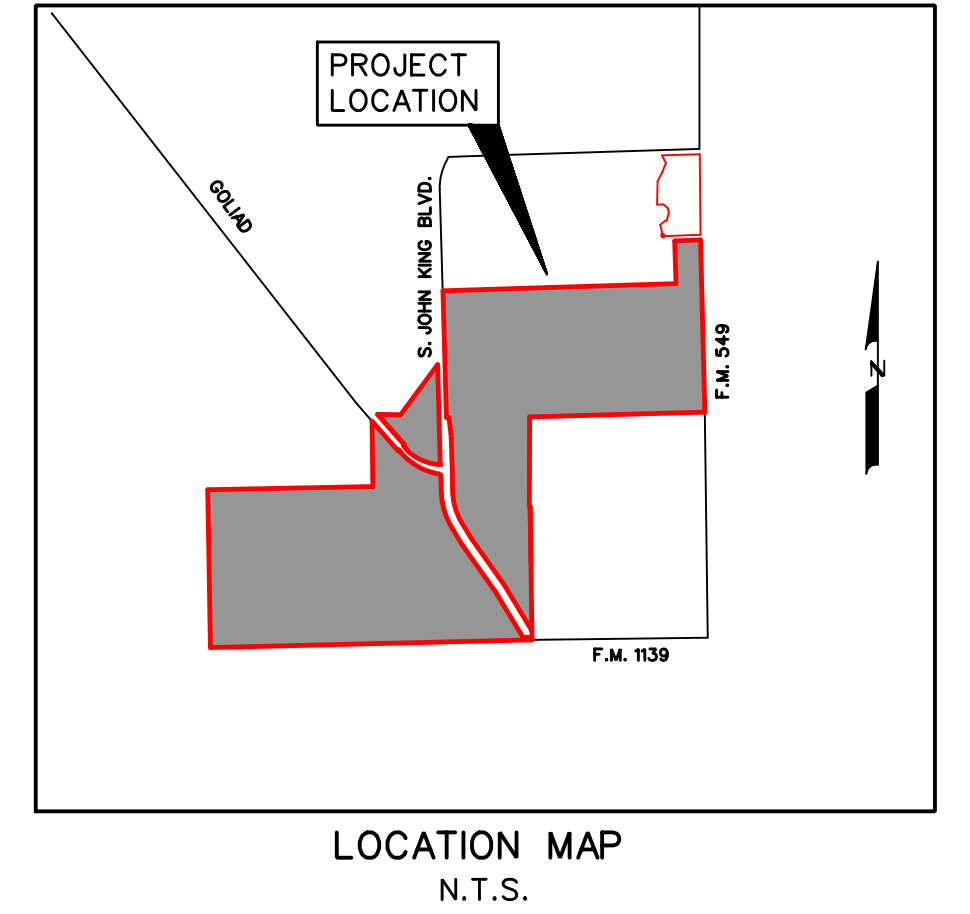
**DENSITY CALCULATIONS**

TOTAL RESIDENTIAL LOTS - 870  
 DENSITY ON GROSS - 1.67

TOTAL FLOODPLAIN ACRES - 74.67  
 OPEN SPACE REQUIRED - 107.28

**OPEN SPACE CALCULATION**

CITY PARKS - 33.00  
 CITY WATER TOWER - 1.97  
 FLOODPLAIN @ 50% - 37.33  
 PRIVATE OPEN SPACE - 65.78  
 AMENITIES CENTERS - 6.4  
 TOTAL OPEN SPACE - 139.34  
 EXCESS OPEN SPACE - 32.06



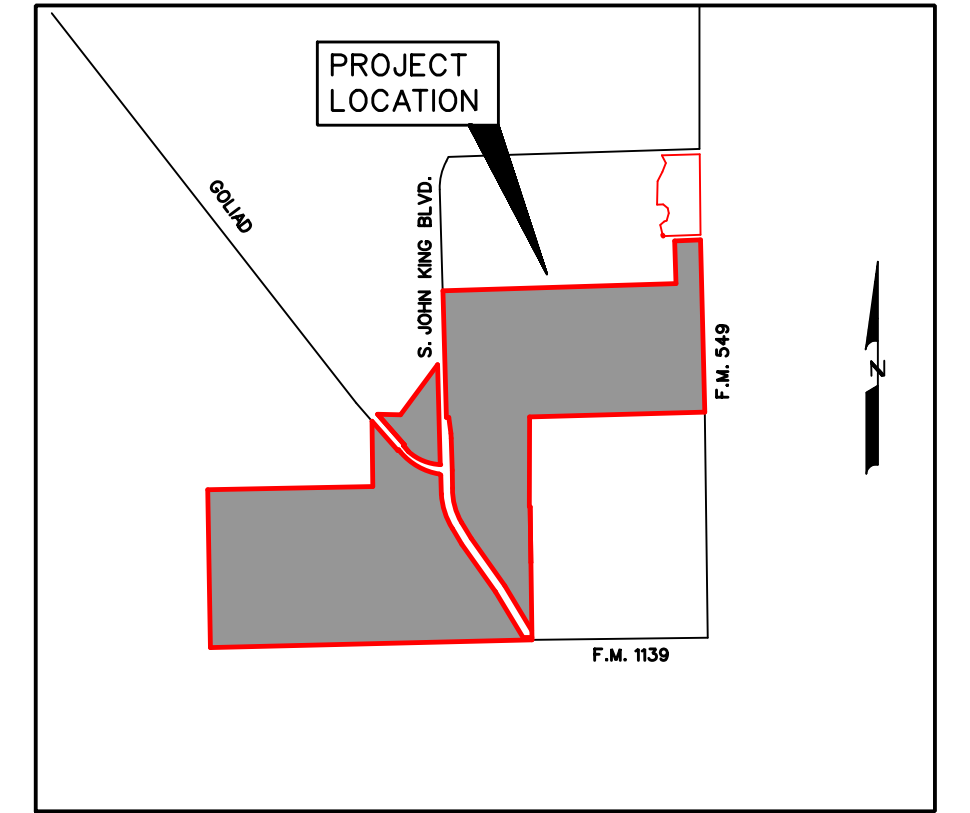
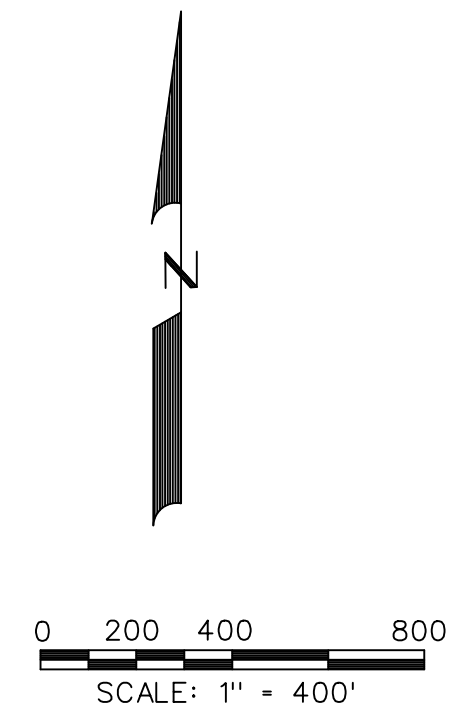
TOTAL ACRES	519.53
GROSS COMMERCIAL ACRES	28.1
TOTAL RESIDENTIAL LOTS	870
RESIDENTIAL DENSITY*	1.67
GROSS RESIDENTIAL DENSITY**	1.77
TOTAL FLOOD PLAIN ACRES	82.0
TOTAL OPEN SPACE ACRES	139.34

NOTE:  
 \* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)  
 \*\* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN  
 OF  
**JUNIPER**  
 SITUATED IN THE  
 W.H. BAIRD SURVEY, ABSTRACT NO. 25  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128  
 IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200  
 DECEMBER 2024 SCALE 1" = 400'

OWNERS  
 J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,  
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,  
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND  
 1 CARMARTHEN COURT  
 DALLAS, TEXAS 75225





LOCATION MAP  
N.T.S.

**LEGEND**

TYPICAL LOT SIZES

- TYPE 'A' - 1.35 AC. - 12 LOTS
- TYPE 'B' - 1.0 AC - 13 LOTS
- TYPE 'C' - 0.75 AC. - 18 LOTS
- TYPE 'D' - 0.50 AC. - 8 LOTS
- TYPE 'E' - 100' X 150' - 65 LOTS
- TYPE 'F' - 82' X 125' - 247 LOTS
- TYPE 'G' - 72' X 125' - 249 LOTS
- TYPE 'H' - 62' X 125' - 258 LOTS
- OPEN SPACE - 135.97 Ac.
- AMENITY CENTER - 6.4 Ac.
- CITY PARK - 33.00 Ac.
- COMMERCIAL - 28.1 Ac.

**CONCEPT PLAN ACREAGE**

GROSS ACRES - 519.53  
 COMMERCIAL ACREAGE - 28.1  
 COMMERCIAL FLOODPLAIN - 9.1  
 RESIDENTIAL ACREAGE - 427.92  
 RESIDENTIAL FLOODPLAIN - 67.50

**DENSITY CALCULATIONS**

TOTAL RESIDENTIAL LOTS - 870  
 DENSITY ON GROSS - 1.67

TOTAL FLOODPLAIN ACRES - 74.67  
 OPEN SPACE REQUIRED - 107.28

**OPEN SPACE CALCULATION**

CITY PARKS - 33.00  
 CITY WATER TOWER - 1.97  
 FLOODPLAIN @ 50% - 37.33  
 PRIVATE OPEN SPACE - 65.78  
 AMENITIES CENTERS - 6.4  
 TOTAL OPEN SPACE - 139.34  
 EXCESS OPEN SPACE - 32.06



TOTAL ACRES	519.53
GROSS COMMERCIAL ACRES	28.1
TOTAL RESIDENTIAL LOTS	870
RESIDENTIAL DENSITY*	1.67
GROSS RESIDENTIAL DENSITY**	1.77
TOTAL FLOOD PLAIN ACRES	82.0
TOTAL OPEN SPACE ACRES	139.34

NOTE:  
 \* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES)  
 \*\* CALCULATED AT (TOT RES LOTS)/(TOTAL ACRES-GROSS COMMERCIAL ACRES)

CONCEPT PLAN  
 OF  
**JUNIPER**  
 SITUATED IN THE  
 W.H. BAIRD SURVEY, ABSTRACT NO. 25  
 A. JOHNSON SURVEY, ABSTRACT NO. 123  
 J.R. JOHNSON SURVEY, ABSTRACT NO. 128

IN THE  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS  
 PREPARED BY  
**CORWIN ENGINEERING, INC.**  
 200 W. BELMONT, SUITE E  
 ALLEN, TEXAS 75013  
 972-396-1200

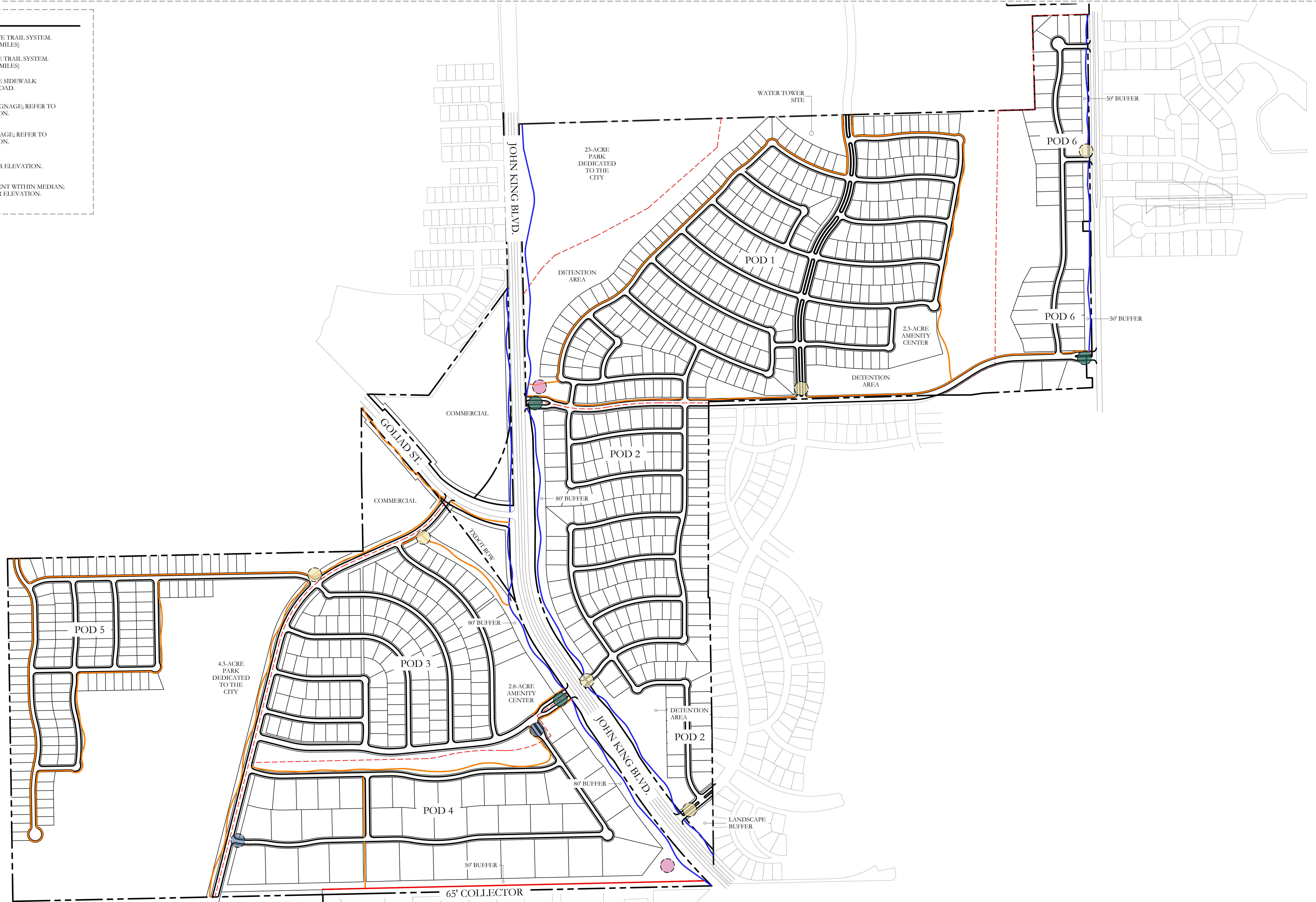
OWNERS  
 J BOND PARTNERS, LOIS ANNE BOND, DAVID LOFLAND BOND,  
 WILLIAM BRIGGS LOFLAND, HUNTER SCOTT LOFLAND,  
 GILLIAN GRANT LOFLAND SHERER & EVELYN RUTH LOFLAND  
 1 CARMARTHEN COURT  
 DALLAS, TEXAS 75225

DECEMBER 2024 SCALE 1" = 400'

CASE NO. Z2024-048

**CALLOUTS LEGEND:**

- 10'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 2.38 MILES)
- 8'-0" WIDTH CONCRETE TRAIL SYSTEM (APPROXIMATELY 5.04 MILES)
- 5'-0" WIDTH CONCRETE SIDEWALK ALONG COLLECTOR ROAD.
- SECONDARY ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- ENCLAVE ENTRY SIGNAGE; REFER TO SHEET 3 FOR ELEVATION.
- TRAIL STOP; REFER TO SHEET 4 FOR ELEVATION.
- MAIN ENTRY MONUMENT WITHIN MEDIAN; REFER TO SHEET 3 FOR ELEVATION.



**JUNIPER / OVERALL SIDEWALK AND TRAIL PLAN**

City of Rockwall, Rockwall County, Texas



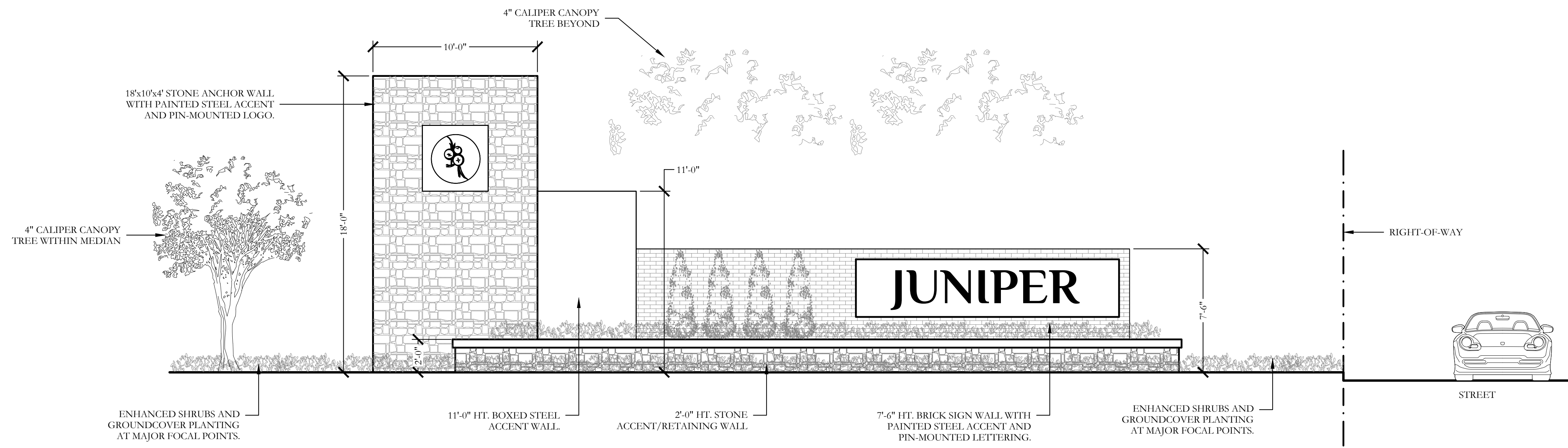
NORTH

SCALE: 1" = 300'-0"

SHEET 1 OF 5  
Owner Submittal 12-3-2024

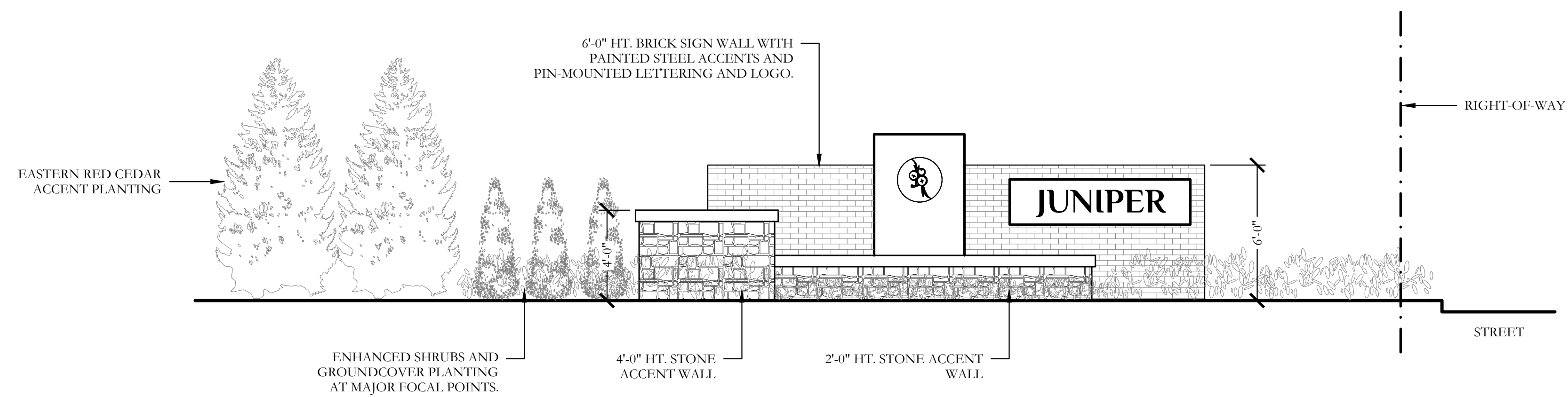


TBPES: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



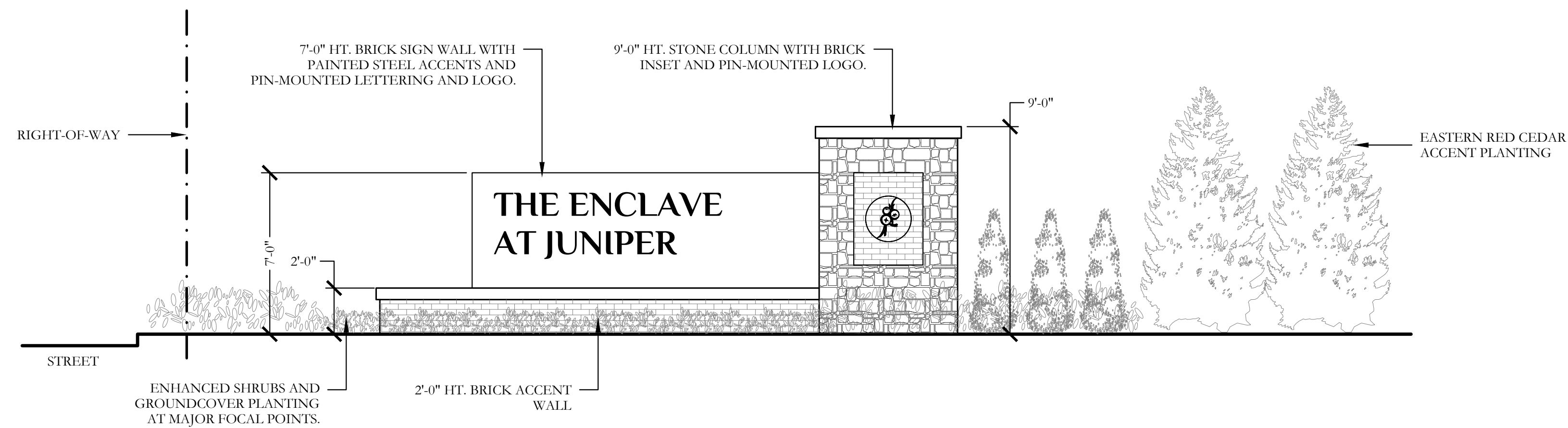
MAIN ENTRY SIGNAGE WITHIN MEDIAN  
ELEVATION

SCALE: 1/4" = 1'-0"



SECONDARY ENTRY SIGNAGE  
ELEVATION

SCALE: 1/4" = 1'-0"



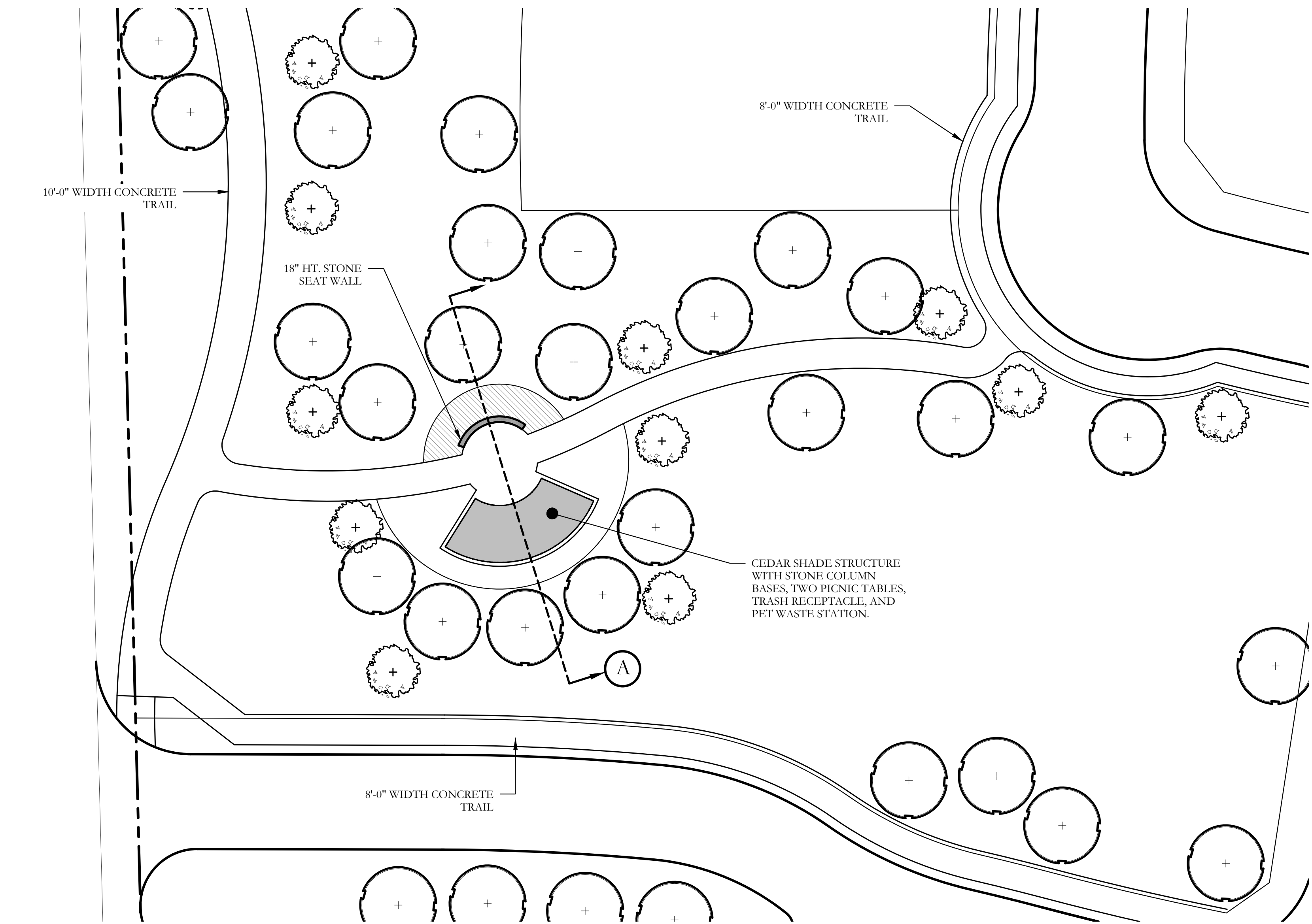
ENCLAVE ENTRY SIGNAGE  
ELEVATION

SCALE: 1/4" = 1'-0"

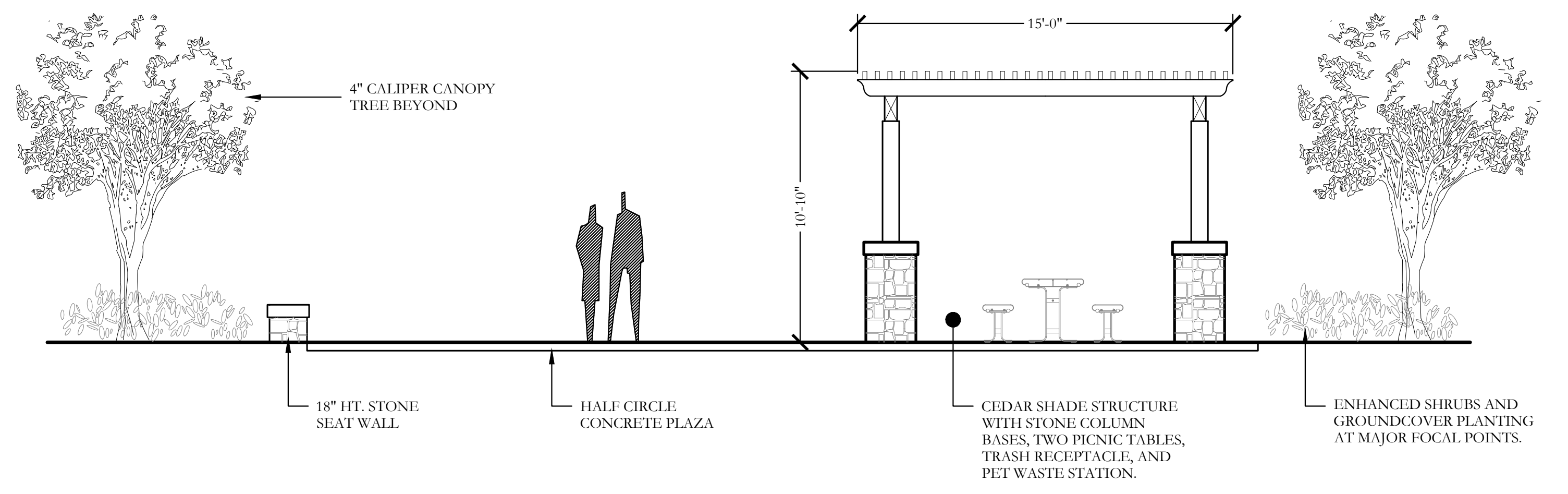
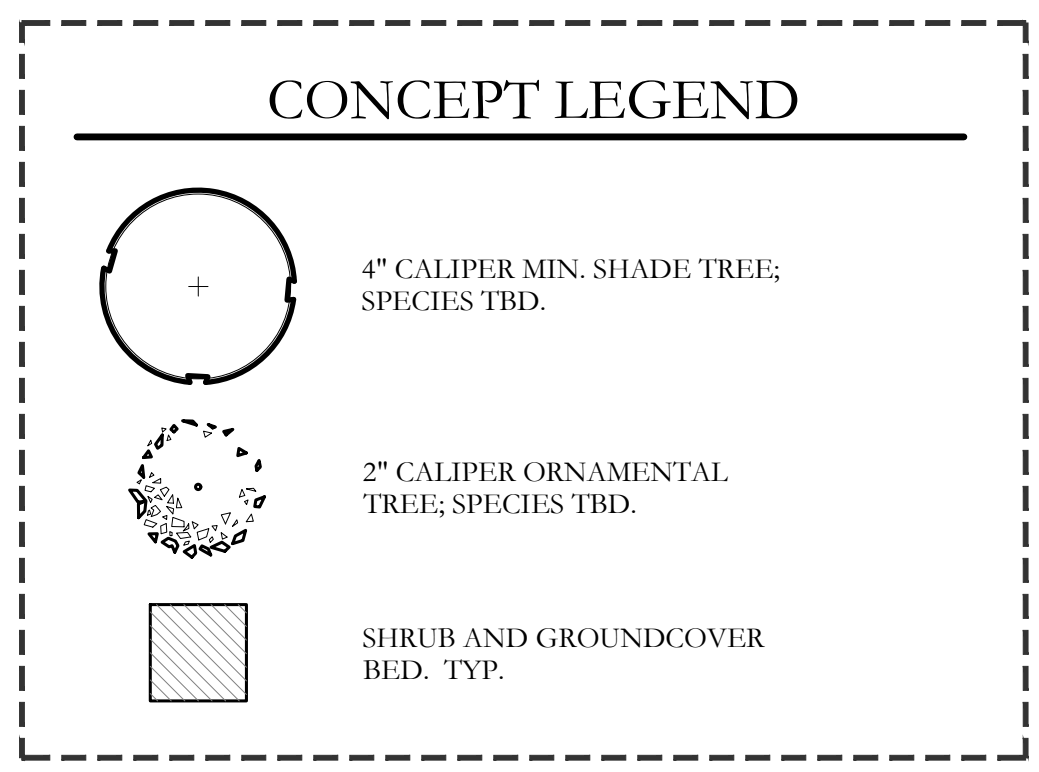
JUNIPER / ENTRY MONUMENT ELEVATIONS

City of Rockwall, Rockwall County, Texas

SHEET 3 OF 6  
Owner Submittal 9-10-2024



TRAIL STOP PLAN  
SCALE: 1" = 20'-0"

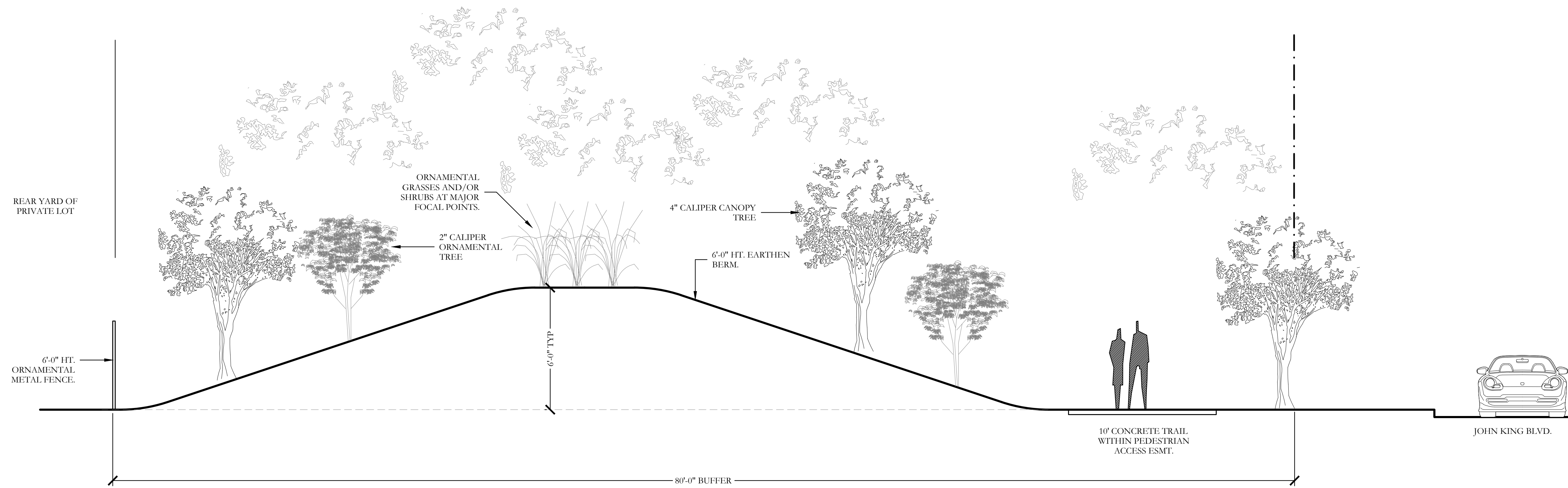


TRAIL STOP - SECTION A (TYPICAL NORTH AND SOUTH TRAIL STOP)  
SECTION/ELEVATION  
SCALE: 1/4" = 1'-0"

JUNIPER / ENTRY MONUMENT/TRAIL STOP ELEVATIONS

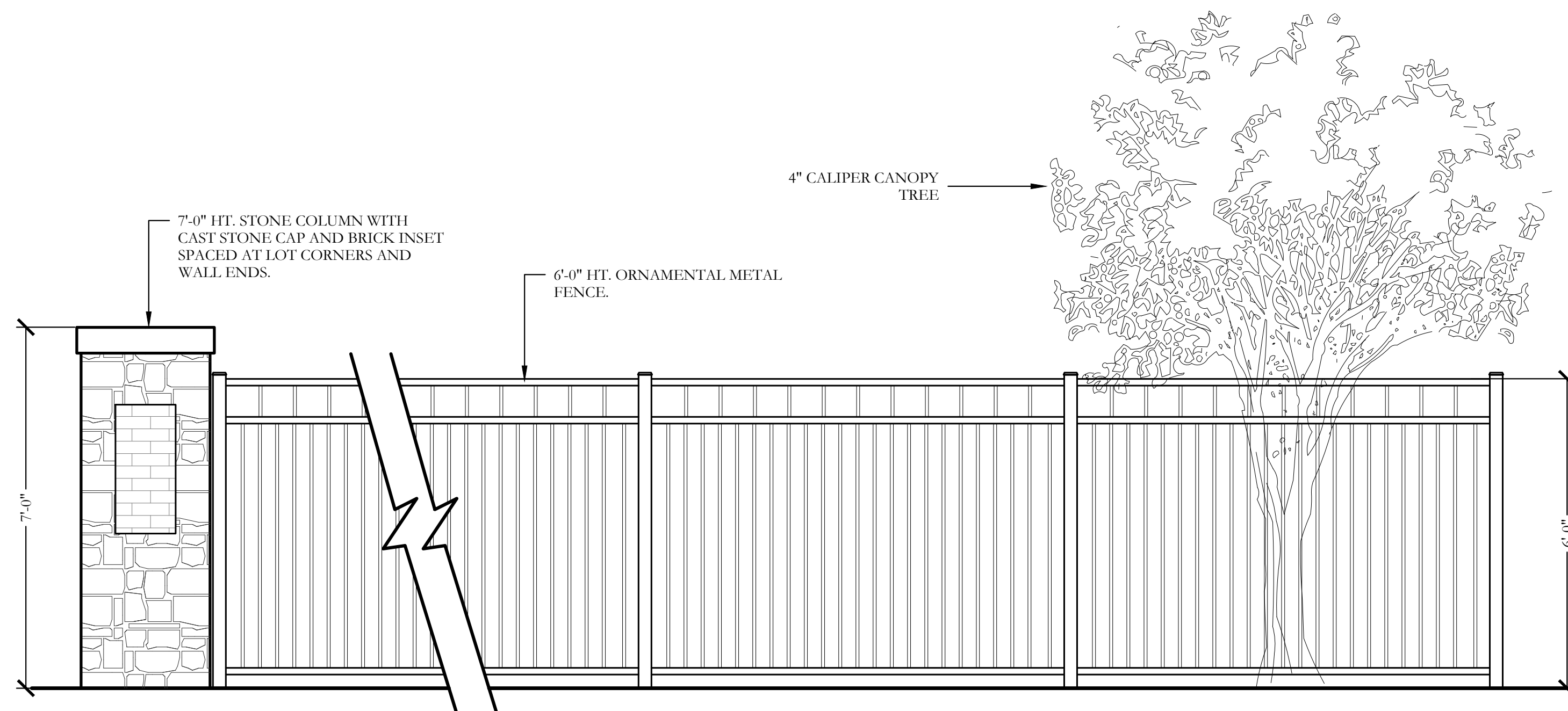
City of Rockwall, Rockwall County, Texas

SHEET 4 OF 6  
Owner Submittal 9-10-2024



TYPICAL CROSS SECTION OF JOHN KING BLVD.  
ELEVATION

SCALE: 1/4" = 1'-0"



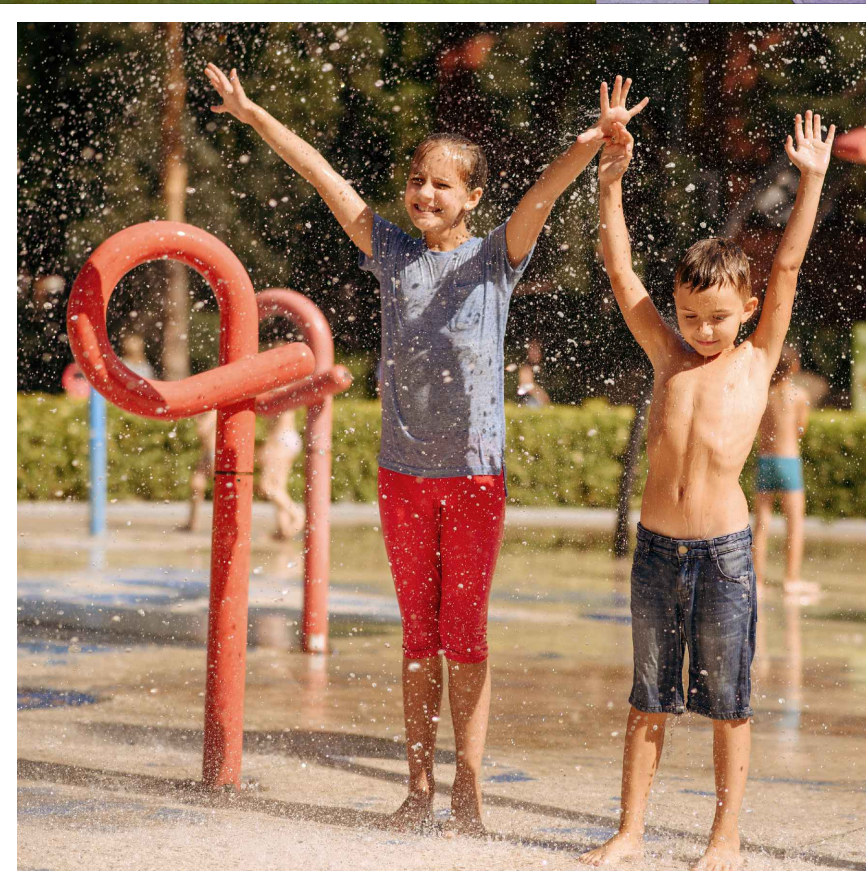
TYPICAL ORNAMENTAL METAL FENCE AND COLUMNS  
ELEVATION

SCALE: 1/2" = 1'-0"

JUNIPER / TYPICAL SCREENING DETAILS

City of Rockwall, Rockwall County, Texas

SHEET 5 OF 6  
Owner Submittal 9-10-2024



JUNIPER / AMENITY CENTER INSPIRATION PAGE

City of Rockwall, Rockwall County, Texas

SHEET 6 OF 6  
Owner Submittal 9-10-2024

Lot Type	Min Lot Size	Min Lot Size	Dwelling Units	% Dwel Un
1.35 acre	185 x 200	65340	12	1.38%
1 acre	185 x 200	43560	13	1.49%
3/4 acre	120 X 200	32670	18	2.07%
1/2 acre lots	100x200	21,780	8	0.92%
100'	100x150	12000	65	7.47%
82'	82x125	9600	247	28.39%
72'	72x125	8640	249	28.62%
62'	62x125	7440	258	29.66%
			870	100.00%

Total Acres 519.53  
 Gross Commercial 24.11  
 Total Res Lots 870  
 Residential Density = 1.675 = #res lots/total acres  
 Gross Res Density 1.756 = #res lots/(total acres-gross commercial)  
 Total Flood Plain Acres 79.85  
 Total Open Space Acres 135.97

Needs adjustment

9/13 submittal

Phase 1	
Lot Size	Total
62'	43
72'	72
82'	59
100'	13
0.5 Acre	8
1 Acre	0
<b>Total</b>	<b>195</b>

9/13 submittal

Phase 2	
Lot Size	Total
62'	58
72'	56
82'	54
100'	3
1 Acre	0
<b>Total</b>	<b>171</b>

9/13 submittal

Phase 3	
Lot Size	Total
62'	38
72'	55
82'	60
100'	21
1 Acre	0
<b>Total</b>	<b>174</b>

Phase 4	
Lot Size	Total
62'	0
72'	34
82'	74
100'	28
1 Acre	0
<b>Total</b>	<b>136</b>

Phase 5	
Lot Size	Total
62'	120
72'	31
82'	0
100'	0
1 Acre	0
<b>Total</b>	<b>151</b>

Phase 6	
Lot Size	Total
62'	0
72'	0
82'	0
100'	0
0.75 Acre	18
1.0 Acre	13
1.35 Acre	12
<b>Total</b>	<b>43</b>

All Phases	
Lot Size	Total
62'	259
72'	248
82'	247
100'	65
0.5 Acre	8
0.75 Ac	18
1.0 Ac	13
1.35 Acre	12
<b>Total</b>	<b>870</b>



**Legend**

- Boundary Area
- Rockwall City Limits



**Rockwall**

W YELLOW JACKET LN  
RALPH HALL PKWY

IH 30

FM 3549  
CORPORATE CROSSING

SH 276

S JOHN KING BLVD

S GOJAD ST

S FM 549

205

**PEACHTREE MEADOWS**  
292 Lots  
140.5 ac  
2.27 DU/AC

**LAKE ROCKWALL ESTATES - EAST**  
638 Lots  
156.99 ac  
4.06 DU/AC

**MEADOWCREEK ESTATES**  
584 Lots  
200.26 ac  
2.92 DU/AC

**HICKORY RIDGE**  
544 Lots  
191.83 ac  
2.84 DU/AC

**LOFLAND FARMS**  
401 Lots  
130.52 ac  
3.07 DU/AC

**STERLING FARMS**  
48 Lots  
77.74 ac  
0.62 DU/AC

**TIMBER CREEK**  
242 Lots  
90.65 ac  
2.67 DU/AC

**THE MCLENDON COMPANIES**  
5 Lots  
32.65 ac  
0.15 DU/AC

**TERRACINA**  
352 Lots  
179.91 ac  
1.50 DU/AC

**FONTANNA RANCH**  
208 Lots  
111.05 ac  
1.87 DU/AC

**LOFLAND LAKE ESTATES**  
15 Lots  
66.1 ac  
0.23 DU/AC

**SOMERSET PARK**  
309 Lots  
139.31 ac  
2.22 DU/AC

**HOMESTEAD**  
490 Lots  
196.01 ac  
2.49 DU/AC

**OAKS OF BUFFALO WAY**  
65 Lots  
117.63 ac  
0.55 DU/AC

**WILLOWCREST**  
28 Lots  
48.04 ac  
0.58 DU/AC

**WALLACE**  
3 Lots  
8.17 ac  
0.37 DU/AC

**CONOVER**  
2 Lots  
5.46 ac  
0.37 DU/AC

**BREWER BEND**  
3 Lots  
5.41 ac  
0.55 DU/AC

**SOUTHSIDE HILLS**  
384 Lots  
264.5 ac  
1.45 DU/AC

HORIZON RD

FM 549

**Heath**

**McLendon-Chisholm**



0 0.25 0.5 Miles

Date: 7/29/2024

# 16 SOUTH CENTRAL RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *South Central Residential District* contains a mixture of established medium and low density residential subdivisions along with several large vacant tracts of land designated for low density residential land uses. At the center of the district, the Rockwall Independent School District (RISD) acquired a large tract of land that is the home of the new Career Academy School, with potential plans to add a stadium, high school, and middle school to the property in the future. In addition, the realignment of SH-276 will create a major intersection at the corner of SH-205 and SH-276 that is anticipated to be a major commercial corner after the completion of the realignment. Having some of the largest tracts of undivided land, the *South Central Residential District* is an ideal place for low-density master planned communities that are highly amenitized.

## POINTS OF REFERENCE

- A. Meadow Creek Estates Subdivision
- B. Hickory Ridge Subdivision
- C. Lofland Farms Subdivision
- D. RISD's Career Academy
- E. Somerset Park Subdivision
- F. Sterling Farms Subdivision
- G. Fontanna Ranch Subdivision
- H. Timber Creek Subdivision

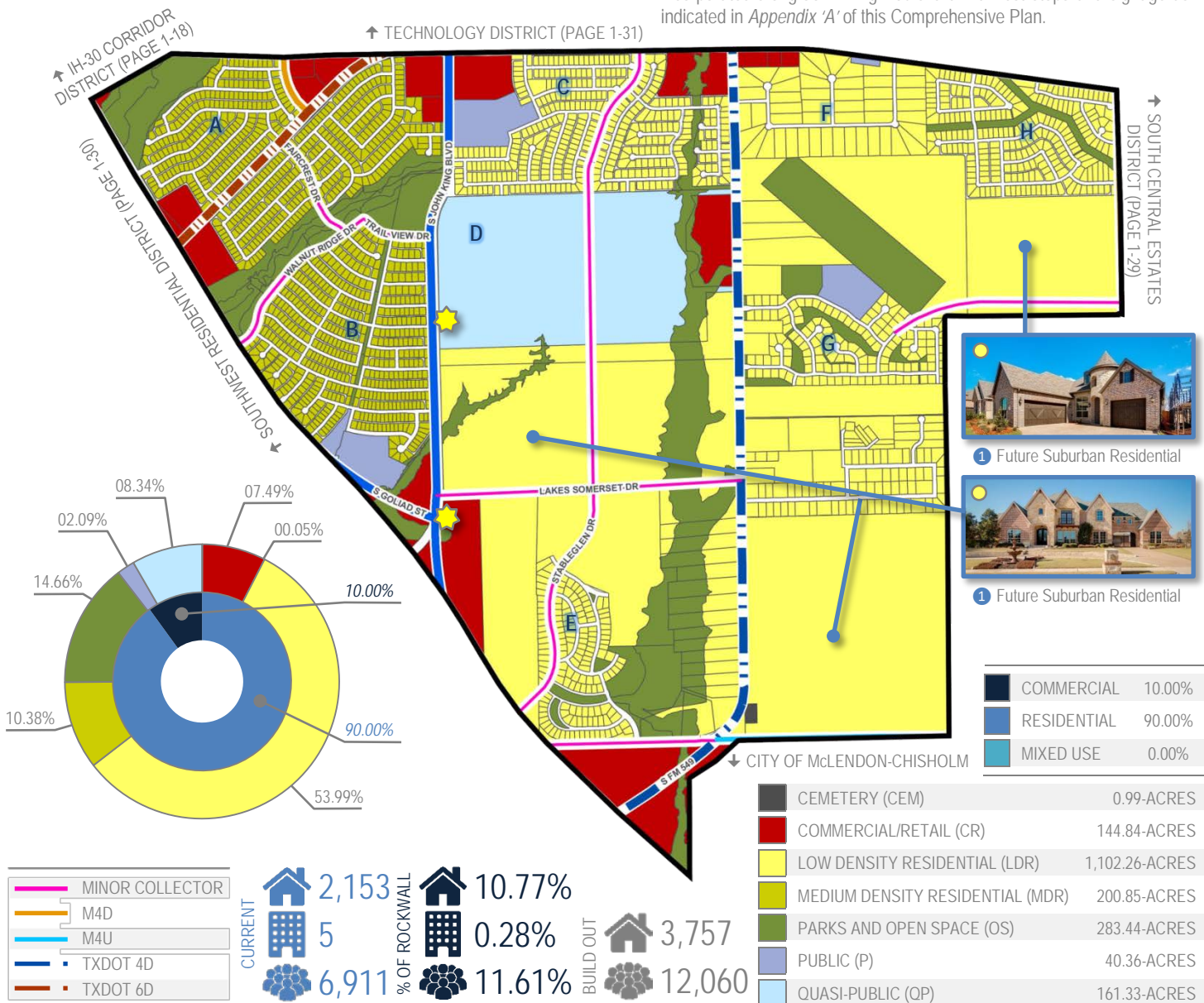
## LAND USE PALETTES

- Current Land Use
- Future Land Use
- John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

## DISTRICT STRATEGIES

The *South Central Residential District* is anticipated to add additional suburban developments in the western and southern areas of the district. Taking this into consideration the following are the strategies for this district:

- 1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. These developments should look to incorporate Traditional Neighborhood Design (TND) design principles to create unique developments from the more traditional suburban design prevalent in the northern districts. These developments should include a mix of larger to mid-sized lots.
- 2 **Commercial Land Uses.** Commercial in the northern areas of this district are intended to support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures. Commercial areas along SH-205 can include supportive and larger commercial developments. Larger commercial developments and cluster development is anticipated at the intersection of S. Goliad Street [SH-205] and SH-276 and S. Goliad Street [SH-205] and John King Boulevard. All commercial development should use berms, landscaping and large buffers to transition to residential land uses.
- 3 **John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'A'* of this Comprehensive Plan.



# 18 SOUTHWEST RESIDENTIAL DISTRICT

## DISTRICT DESCRIPTION

The *Southwest Residential District* contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses. In the future, this district is expected to continue to function as it does today with additional low-density master planned communities filling in the vacant land remaining in the central and southern areas of the district. In addition, the areas that are in transition are expected to continue to improve adding additional value to the City.

## DISTRICT STRATEGIES

The strategies for the *Southwest Residential District* are as follows:

1 **Suburban Residential.** This district has several large tracts of land that can support highly amenitized master planned communities. Areas adjacent to the Oaks of Buffalo Way Subdivision should utilize larger lots adjacent to the subdivision to transition to a smaller lot sizes; however, these areas should incorporate a mix of larger to mid-sized lots.

2 **Commercial/Industrial Land Uses.** The areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.

3 **Transitional Areas.** The areas designated as *Transitional Areas* are currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties; however, the City should look to continue to discourage uses and structures that are situated within established floodplains.

4 **Intersection of SH-276 and S. Goliad Street (Sids Road and S. Goliad Street).** The intersection at Sids Road and S. Goliad Street [SH-205] -- also identified as the future intersection of SH-276 and S. Goliad Street -- is anticipated to be a major commercial intersection due to the high traffic volumes carried by both SH-276 and S. Goliad Street [SH-205]. This intersection will most likely have commercial at all four (4) corners and will create a major node along both highways.



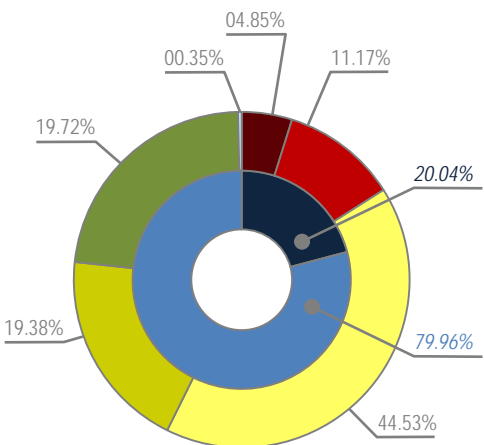
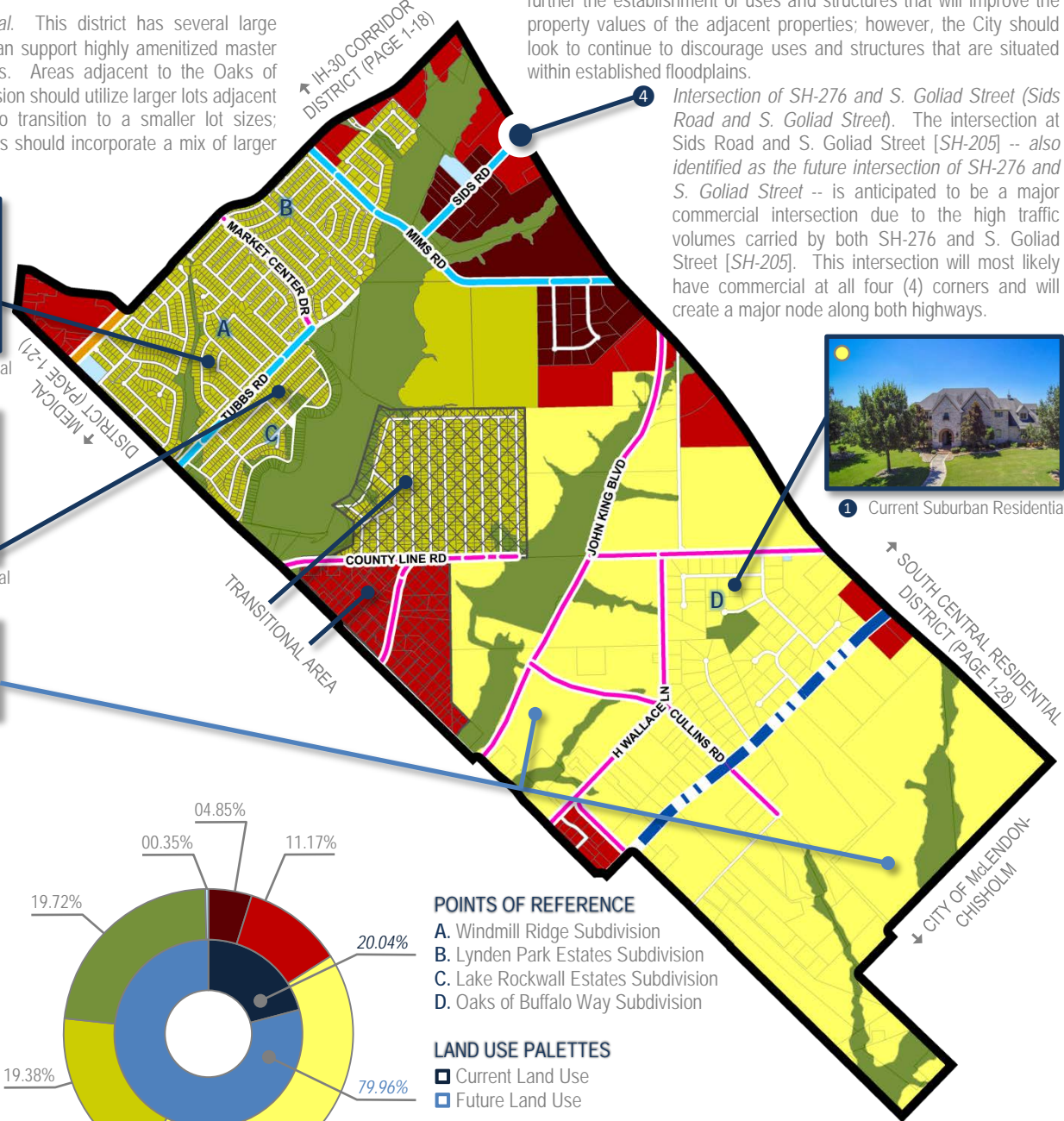
1 Current Suburban Residential



1 Current Suburban Residential



1 Future Suburban Residential



### POINTS OF REFERENCE

- A. Windmill Ridge Subdivision
- B. Lynden Park Estates Subdivision
- C. Lake Rockwall Estates Subdivision
- D. Oaks of Buffalo Way Subdivision

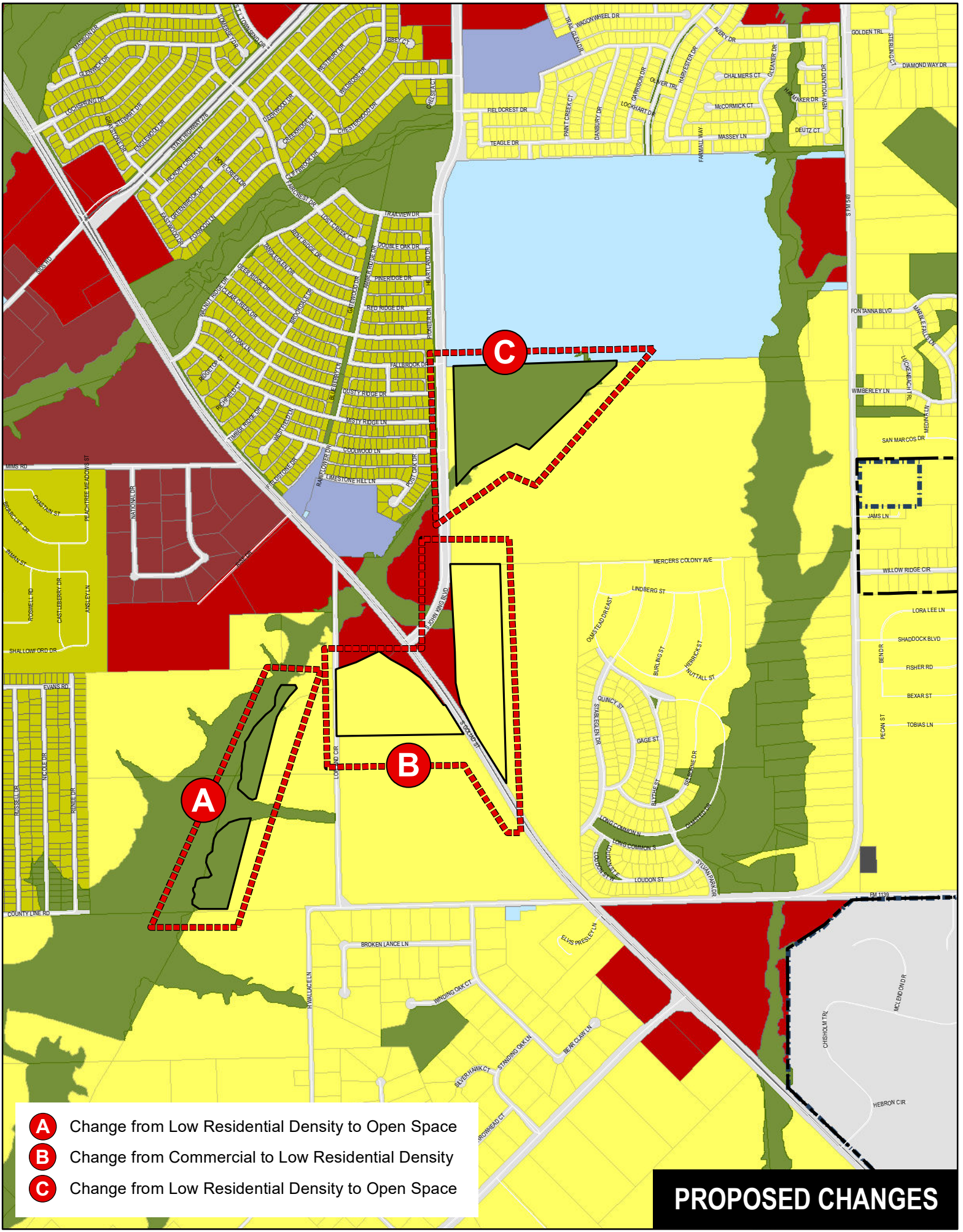
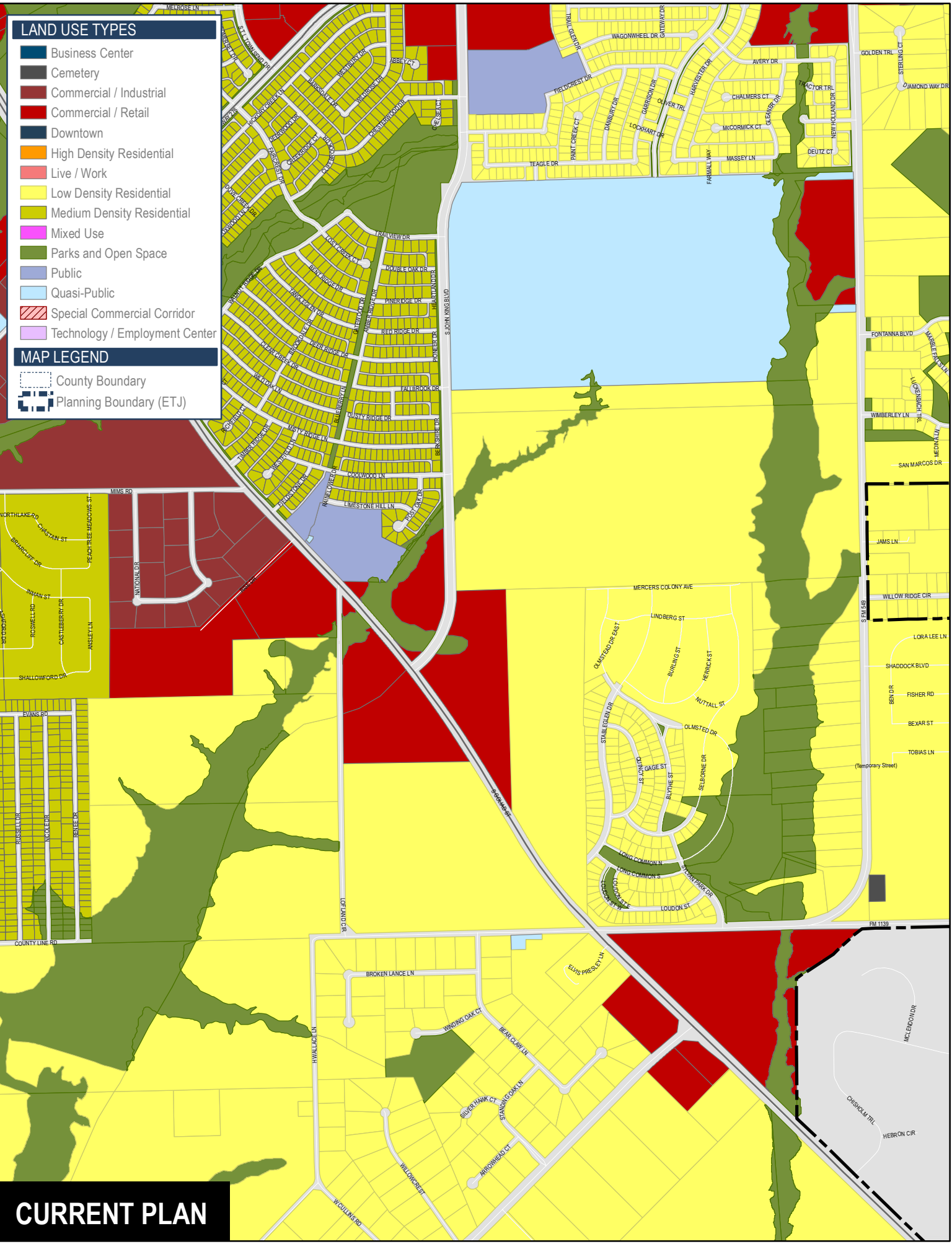
### LAND USE PALETTES

- Current Land Use
- Future Land Use

COMMERCIAL/INDUSTRIAL (CI)	120.50-ACRES
COMMERCIAL/RETAIL (CR)	277.44-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,106.20-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	481.39-ACRES
PARKS AND OPEN SPACE (OS)	489.99-ACRES
QUASI-PUBLIC (QP)	8.67-ACRES

BUILD OUT	4,251
% OF ROCKWALL	10.95%
CURRENT	2,190
	188
	7,437

COMMERCIAL	20.04%
RESIDENTIAL	79.96%
MIXED USE	0.00%
MINOR COLLECTOR	
M4D	
M4U	
TXDOT 4D	



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE FAMILY 10 (SF-10) DISTRICT AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 519.5402-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3 & 3-1 OF THE A. JOHNSON SURVEY, ABSTRACT NO. 123; TRACT 7 OF THE W. H. BAIRD SURVEY, ABSTRACT NO. 25; AND TRACTS 3 & 4 OF THE J. R. JOHNSON SURVEY, ABSTRACT NO. 128, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single Family 10 (SF-10) District and General Retail (GR) District land uses, on a 519.5402-acre tract of land identified Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tract 7 of the W. H. Baird Survey, Abstract No. 25 [20.3942-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas and more fully described in Exhibit 'A' and depicted in Exhibit 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in Exhibit 'C' of this ordinance, attached hereto and incorporated herein by reference as Exhibit 'C', which is deemed hereby to be a condition of approval of the

amended zoning classification for the *Subject Property*;

**SECTION 3.** That development of the trails and trail heads for the *Subject Property* shall generally be in accordance with the *Trail and Trail Head Plan*, depicted in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the amenities for the *Subject Property* shall generally be in accordance with the *Amenity Center Guidelines*, depicted in *Exhibit 'E'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 5.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That a *Master Parks and Open Space Plan* for the *Subject Property* -- prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* and *Trail Layout Plan* depicted in *Exhibit 'D'* of this ordinance -- shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

**SECTION 7.** That residential development on the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance [*including Subsections 7(b) through 7(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Master Parks and Open Space Plan
  - (2) Master Plat
  - (3) Preliminary Plat
  - (4) PD Site Plan
  - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City

concurrently with a *Master Parks and Open Space Plan* application for the development.

- (e) *Preliminary Plat*. A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan*. A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.
- (g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

**SECTION 8.** That commercial development on the *Subject Property* shall be in conformance with the process and procedures stipulated by this Planned Development District ordinance, the City's subdivision regulations, and the Unified Development Code (UDC);

**SECTION 9.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 10.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 11.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 12.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF JANUARY, 2024.**

\_\_\_\_\_  
Trace Johannesen, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 16, 2024

2<sup>nd</sup> Reading: January 6, 2025

DRAFT  
ORDINANCE  
12.16.2024



**Exhibit 'A':**  
*Legal Description*

BOUNDARY 1

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 213-acre tract, described as Tract 2 in a deed to Newman Lofland, as recorded in Volume 9, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., and being more particularly described as follows:

*BEGINNING* at a ½-inch iron rod found at the northwest corner of a called 139.308-acre tract of land described in a deed to Arcadia Lakes of Somerset Holdings, LLC, as recorded in Document No. 20130000500385, in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

*THENCE* South 00 degrees 08 minutes 29 seconds West, with the west line of said 139.308-acre tract, at a distance of 973.07-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the northwest corner of the Amending Plat of Somerset Park, an addition to the City of Rockwall, recorded in Cabinet J, Page 273, of the Map Records of Rockwall County, Texas, continuing with the west line of said Somerset Park, a total distance of 1,402.01-feet to a ½-inch iron rod found;

*THENCE* South 85 degrees 28 minutes 38 seconds East, continuing with the west line of said Somerset Park, a distance of 10.57-feet;

*THENCE* South 00 degrees 59 minutes 21 seconds East, continuing with the west line of said Somerset Park, a distance of 869.90-feet;

*THENCE* South 00 degrees 40 minutes 31 seconds East, continuing with the west line of said Somerset Park, at a distance of 924.23-feet passing a 5/8-inch iron rod with cap stamped "MADDOX SURVEYING" found at the southwest corner of said Somerset Park, continuing a total distance of 934.64-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the right, having a radius of 5,006.10-feet and a central angle of 09 degrees 46 minutes 28 seconds;

*THENCE* with the northeast line of said SH 205 and with said curve to the right, an arc distance of 854.03-feet (Chord Bearing North 38 degrees 29 minutes 11 seconds West 852.99-feet), to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 26 degrees 59 minutes 29 seconds West, continuing with the northeast line of said SH 205, a distance of 99.97-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 299.01-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 43 degrees 08 minutes 15 seconds West, continuing with the northeast line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 34 degrees 36 minutes 24 seconds West, continuing with the northeast line of said SH 205, a distance of 300.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 55 degrees 23 minutes 36 seconds West, continuing with the northeast line of said SH 205, a distance of 19.60-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 06 degrees 20 minutes 55 seconds;

*THENCE* continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 1,275.25-feet (Chord Bearing North 34 degrees 13 minutes 17 seconds West - 1,274.59-feet), to the east line of State Highway 205 Bypass (aka John King Boulevard) (variable width right-way), said point being on a curve to the left, having a radius of 1,004.93-feet and a central angle of 52 degrees 52 minutes 54 seconds;

*THENCE* with said curve to the left and said John King Boulevard an arc distance of 927.51-feet (Chord Bearing North 24 degrees 59 minutes 44 seconds East - 894.94-feet), to the point of tangency;

**Exhibit 'A':**  
**Legal Description**

*THENCE* North 01 degree 27 minutes 44 seconds West, continuing with the east line of said John King Boulevard, a distance of 2,017.35-feet to a ½-inch iron rod with "RPLS 5084" cap found in the south line of a called 173.00-acre tract of land described in a deed to Rockwall Independent School District, as recorded in Document No. 2010-00443616, O.P.R.R.C.T.;

*THENCE* North 88 degrees 23 minutes 38 seconds East, departing the east line of said John King Boulevard and with the south line of said 173.00-acre tract, a distance of 3,696.05-feet, from which a 5/8-inch iron rod found bears North 74 degrees 56 minutes 50 seconds West, a distance of 1.54-feet;

*THENCE* North 01 degree 36 minutes 22 seconds West, continuing with the south line of said 173.00-acre tract, a distance of 669.62-feet to a 5/8-inch iron rod found;

*THENCE* North 88 degrees 24 minutes 41 seconds East, continuing with the south line of said 173.00-acre tract, a distance of 393.66-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found in the west line of FM 549 (variable width right-of-way);

*THENCE* South 00 degrees 54 minutes 23 seconds East, with the west line of said FM 549, a distance of 1,480.72-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 89 degrees 13 minutes 14 seconds West, continuing with the west line of said FM 549, a distance of 55.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 00 degrees 46 minutes 46 seconds East, continuing with the west line of said FM 549, a distance of 70.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 89 degrees 13 minutes 14 seconds East, continuing with the west line of said FM 549, a distance of 55.16-feet;

*THENCE* South 00 degrees 54 minutes 23 seconds East, a distance of 178.33-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 89 degrees 05 minutes 37 minutes West, continuing with the west line of said FM 549, a distance of 5.34-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 717.97-feet;

*THENCE* South 89 degrees 04 minutes 00 seconds West, continuing with the west line of said FM 549, a distance of 40.00-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 153.61-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* North 89 degrees 04 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 40.00-feet;

*THENCE* South 00 degrees 56 minutes 00 seconds East, continuing with the west line of said FM 549, a distance of 70.20-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 87 degrees 07 minutes 00 seconds West, departing the west line of said FM 549 and with the north line of Neller Addition, an addition to the City of Rockwall, as described in Document No. 20210000019426, O.P.R.R.C.T., a distance of 781.16-feet;

*THENCE* South 81 degrees 46 minutes 04 seconds West, continuing with the north line of said Neller Addition, a distance of 90.00-feet;

*THENCE* South 89 degrees 41 minutes 21 seconds West, continuing with the north line of said Neller Addition, a distance of 206.71-feet to a ½-inch iron rod found at the northwest corner of said Neller Addition, same being the northeast corner of the aforementioned 139.308-acre tract;

*THENCE* South 88 degrees 23 minutes 25 seconds West, with the north line of said 139.308-acre tract, a

**Exhibit 'A':**  
**Legal Description**

distance of 1,672.69-feet to the *POINT OF BEGINNING* and containing 268.2965-acres of land.

BOUNDARY 2

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123 and the John R. Johnson Survey, Abstract No. 128, in the City of Rockwall, Rockwall County, Texas, being a part of a called 120-acre tract of land described in deed to N.L. Lofland and Annie Lofland, as recorded in Volume 28, Page 487, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, D.R.R.C.T., part of a called 60-acre tract of land described in deed to Nan A. Smartt, Juliana Bond and W.I. Lofland, as recorded in Volume 98, Page 759, and part of a tract of land described in deed to N.L. Lofland, as recorded in Volume 35, Page 269, D.R.R.C.T., and being more particularly described as follows:

*BEGINNING* at a magnail found at the northeast corner of a called 14.05-acre tract of land described in deed to Frank Forrest and Kelli LaFon Forrest, as recorded in Volume 2664, Page 159, D.R.R.C.T. and the southeast corner of a called 15.598-acre tract of land described in deed to Miller Family Investment, LP, as recorded in Volume 5632, Page 292, D.R.R.C.T., being in the west line of said 72-acre Lofland tract;

*THENCE* North 00 degrees 04 minutes 08 seconds West, with the west line of said 72-acre Lofland tract and the east line of said Miller Family Investment, LP tract, a distance of 450.81-feet to the northeast corner of said Miller Family Investment, LP tract, being in the southwest line of State Highway 205 (SH 205) (variable width right-of-way), from which a found magnail bears North 00 degrees 01 minute 58 seconds West, a distance of 1.01-feet, said corner being on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 00 degrees 35 minutes 02 seconds;

*THENCE* with the southeast line of said SH 205 and with said curve to the right, an arc distance of 116.29-feet (Chord Bearing South 42 degrees 43 minutes 19 seconds East 116.29-feet);

*THENCE* South 47 degrees 34 minutes 12 seconds West, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,389.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

*THENCE* continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 496.95-feet (Chord Bearing South 41 degrees 10 minutes 48 seconds East 496.91-feet);

*THENCE* North 50 degrees 04 minutes 12 seconds East, continuing with the southwest line of said SH 205, a distance of 20.00-feet to a point on a non-tangent curve to the right, having a radius of 11,409.16-feet and a central angle of 08 degrees 54 minutes 51 seconds;

*THENCE* continuing with the southwest line of said SH 205 and with said curve to the right, an arc distance of 1,775.05-feet (Chord Bearing South 35 degrees 28 minutes 22 seconds East 1,773.26-feet) to a point from which a found 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap bears North 55 degrees 23 minutes 36 seconds East, a distance of 2.26-feet;

*THENCE* South 55 degrees 23 minutes 36 seconds West, continuing with the southwest line of said SH 205, a distance of 44.21-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 299.87-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 26 degrees 04 minutes 33 seconds East, continuing with the southwest line of said SH 205, a distance of 101.12-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 34 degrees 36 minutes 24 seconds East, continuing with the southwest line of said SH 205, a distance of 221.52-feet to a 5/8-inch iron rod with pink "TxDOT SURVEY MARKER" cap found;

*THENCE* South 42 degrees 36 minutes 32 seconds East, continuing with the southwest line of said SH 205, a distance of 99.56-feet to a point on a non-tangent curve to the left, having a radius of 5,105.59-feet

**Exhibit 'A':**  
**Legal Description**

and a central angle of 12 degrees 47 minutes 28 seconds;

*THENCE* continuing with the southwest line of said SH 205 and with said curve to the left, an arc distance of 1,139.82-feet (Chord Bearing South 38 degrees 03 minutes 30 seconds East 1,137.45-feet) to the south line of said Lofland 72-acre tract and being in the approximate center of Lofland Circle (variable width right-of-way);

*THENCE* South 88 degrees 42 minutes 50 seconds West, with the south line of said Lofland 72-acre tract and along the approximate center of Lofland Circle, at a distance of 2,472.42-feet passing the southwest corner of said Lofland 72-acre tract and the southeast corner of said Lofland 60-acre tract, continuing with the south line of said Lofland 60-acre tract and the north line of said Lofland Circle, a total distance of 2,789.02-feet to the northeast corner of a tract of land described in deed to Wallace Land Partners LP, recorded in Volume 2017, Pages 76, 82, 88, 94 & 100, D.R.R.C.T.;

*THENCE* South 88 degrees 45 minutes 15 seconds West, with the south line of said Lofland 60-acre tract and the north line of said Wallace Land Partners LP tract, a distance of 2,215.98-feet to the southwest corner of said Lofland 60-acre tract, being in the east line of Rockwall Lake Properties Development No. 2, an addition to the City of Rockwall, Rockwall County, Texas, recorded in Cabinet A, Page 79 of the Map Records of Rockwall County, Texas;

*THENCE* North 00 degrees 53 minutes 57 seconds West, with the west line of said Lofland 60-acre tract and the east line of said Rockwall Lake Properties Development No. 2, a distance of 2,452.25-feet to the northwest corner of said Lofland 60-acre tract and the northeast corner of said Rockwall Lake Properties Development No. 2, being in the south line of a tract land described in deed to Vicmar I, Ltd., as recorded in Volume 2016, Page 200, D.R.R.C.T.;

*THENCE* North 88 degrees 46 minute 35 seconds East, with the north line of said Lofland 60-acre tract and the south line of said Vicmar I, Ltd. tract, at a distance of 227.28-feet passing a found 5/8-inch iron rod found at the southeast corner of said Vicmar I, Ltd. tract and the southwest corner of a tract of land described in deed to Layza & Luna Real Estate, LLC, recorded in Instrument No. 20220000001115, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), continuing with the north line of said Lofland 60-acre tract and the south line of said Layza & Luna Real Estate, LLC tract, a distance of 1,232.98-feet to a 1/2-inch iron rod found at the southeast corner of Layza & Luna tract and the southwest corner of said Forrest tract, continuing with the north line of said Lofland 60-acre tract and the south line of said Forrest tract, a total distance of 2,545.43-feet to the southeast corner of said Forrest tract, being in the west line of said Lofland 72-acre tract;

*THENCE* North 01 degree 05 minutes 11 seconds West, with the west line of said Lofland 72-acre tract and the east line of said Forrest tract, a distance of 571.91-feet to the *POINT OF BEGINNING* and containing 242.8992-acres of land.

**BOUNDARY 3**

*BEING* a tract of land situated in the Abner Johnston Survey, Abstract No. 123, in the City of Rockwall, Rockwall County, Texas, being a part of a called 72-acre tract described in a deed to N.L. Lofland, as recorded in Volume 30, Page 548, in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

*BEGINNING* at easternmost southeast corner of Hickory Ridge Phase Four, an addition to the City of Rockwall, recorded in Cabinet E, Page 287, of the Map Records of Rockwall County, Texas, being in the west line of State Highway 205 Bypass (also known as John King Boulevard) (variable width right-of-way), from which a found disturbed 5/8-inch iron rod with cap bears North 01 degree 27 minutes 44 seconds West, a distance of 1.93-feet;

*THENCE* South 01 degree 27 minutes 44 seconds East, with the west line said SH 205 Bypass a distance of 847.60-feet to the point of curvature of a curve to the right, having a radius of 894.93-feet and a central angle of 52 degrees 46 minutes 14 seconds;

**Exhibit 'A':**  
**Legal Description**

*THENCE* with said curve to the right and with the west line of said SH 205 Bypass, an arc distance of 824.25 (Chord Bearing South 24 degrees 56 minutes 28 seconds West 795.42-feet), to the northeast line of State Highway 205 (SH 205) (variable width right-of-way), said point being on a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 01 degree 59 minutes 12 seconds;

*THENCE* with the northeast line of said SH 205 and with said curve to the left, an arc distance of 399.07-foot (Chord Bearing North 38 degrees 56 minutes 12 seconds West 399.05-feet);

*THENCE* North 50 degrees 04 minutes 12 seconds East, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,529.16-feet and a central angle of 02 degrees 30 minutes 00 seconds;

*THENCE* continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 503.05-feet (Chord Bearing North 41 degrees 10 minutes 48 seconds West 503.01-feet);

*THENCE* South 47 degrees 34 minutes 12 seconds West, continuing with the northeast line of said SH 205, a distance of 20.00-feet to the point of curvature of a non-tangent curve to the left, having a radius of 11,509.16-feet and a central angle of 00 degrees 48 minutes 19 seconds;

*THENCE* continuing with the northeast line of said SH 205 and with said curve to the left, an arc distance of 161.75-feet (Chord Bearing North 42 degrees 49 minutes 57 seconds West 161.75-feet to the southernmost southwest corner of said Hickory Ridge Phase Four, from which a found disturbed ½-inch iron rod with cap bears North 48 degrees 07 minutes 13 seconds East, a distance of 1.86-feet;

*THENCE* South 89 degrees 00 minutes 00 seconds East, departing the northeast line of said SH 205, with the south line of said Hickory Ridge Phase Four, a distance of 439.07-feet to the southernmost southeast corner of said Hickory Ridge Phase Four;

*THENCE* North 36 degrees 21 minutes 06 seconds East, with the southeast line of said Hickory Ridge Phase Four, a distance of 955.17-feet to the *POINT OF BEGINNING* and containing 15.5866-acres of land.

Exhibit 'B':  
Survey



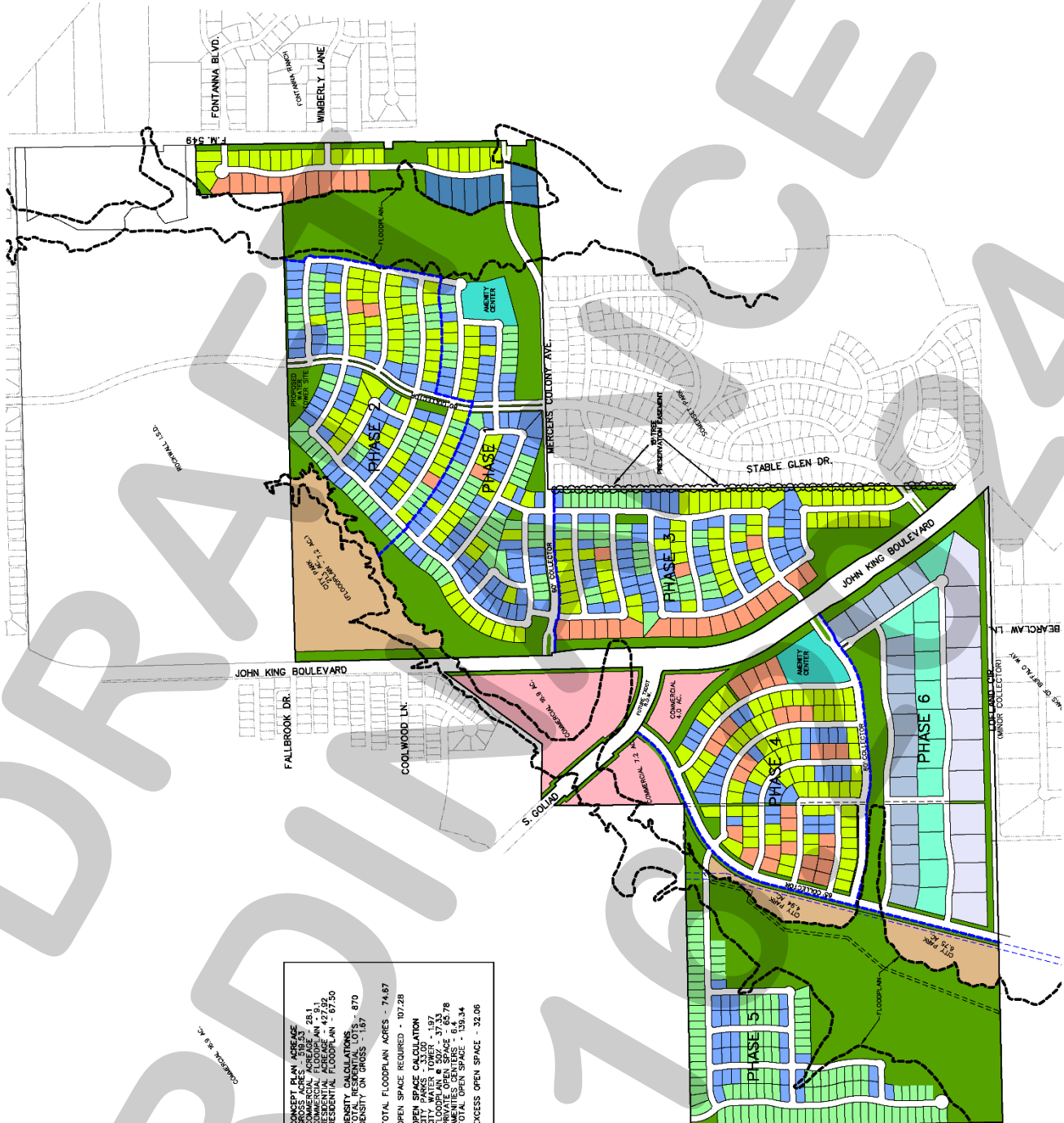


Exhibit 'B':  
Survey





Exhibit 'C':  
Concept Plan

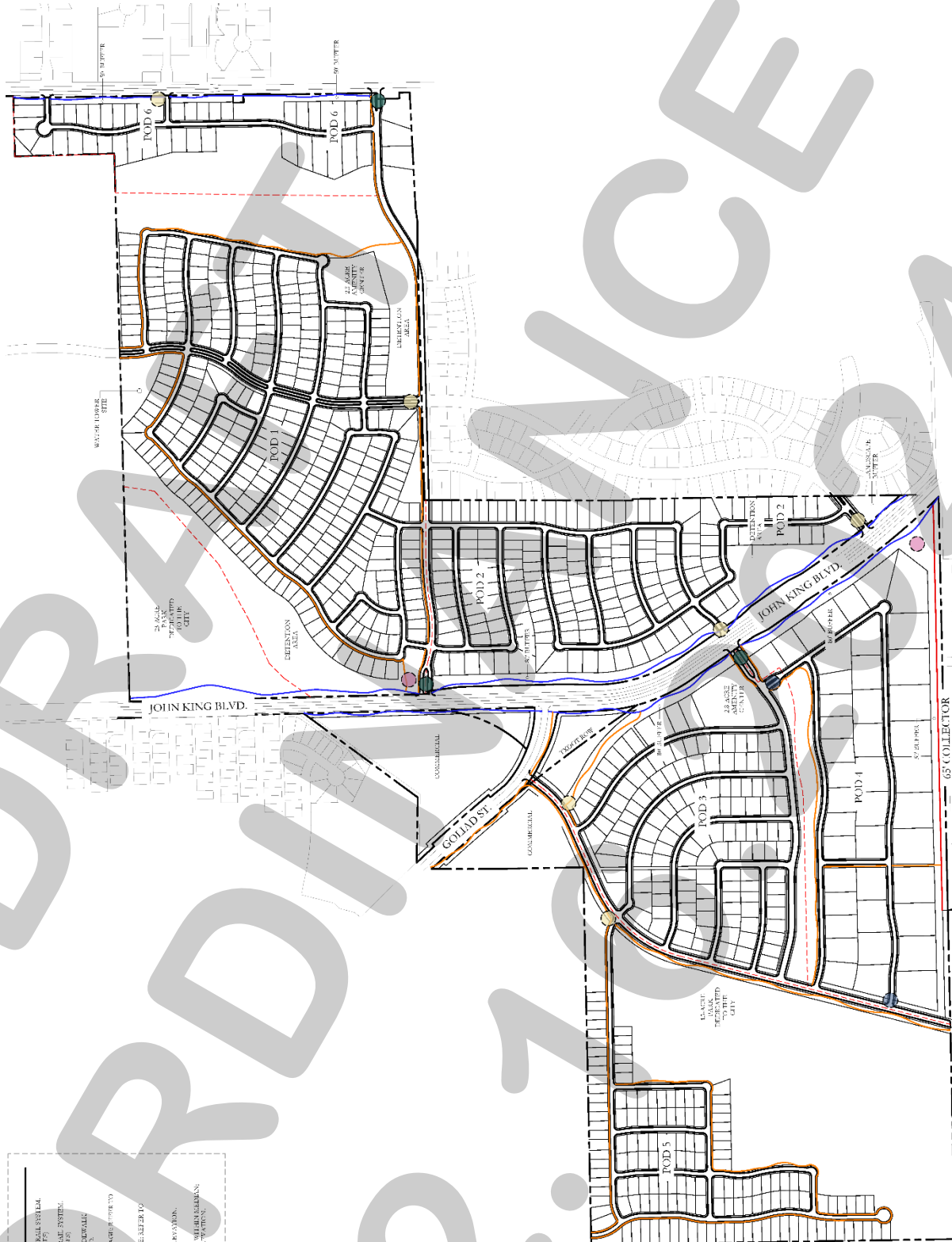


<b>CONCEPT PLAN ACREAGE</b>	
CONCEPT PLAN ACREAGE	281.1
COMMERCIAL FLOOR PLAN	6.4
CITY PARK FLOOR PLAN	33.00
RESIDENTIAL FLOOR PLAN	67.50
<b>DENSITY CALCULATIONS</b>	
TOTAL RESIDENTIAL LOTS	870
DENSITY OR GROSS	157
<b>TOTAL FLOODPLAIN ACRES</b> - 74.87	
OPEN SPACE REQUIRED	107.28
<b>OPEN SPACE CALCULATION</b>	
CITY PARK	33.00
FLOODPLAIN	31.87
PRIVATE OPEN SPACE	66.78
TOTAL OPEN SPACE	131.65
EXCESS OPEN SPACE	32.06

LEGEND	
TYPICAL LOT SIZES	
[Color]	- TYPE 'A' - 1.35 AC. - 12 LOTS
[Color]	- TYPE 'B' - 1.0 AC. - 13 LOTS
[Color]	- TYPE 'C' - 0.75 AC. - 18 LOTS
[Color]	- TYPE 'D' - 0.50 AC. - 8 LOTS
[Color]	- TYPE 'E' - 100' X 150' - 65 LOTS
[Color]	- TYPE 'F' - 82' X 125' - 247 LOTS
[Color]	- TYPE 'G' - 72' X 125' - 249 LOTS
[Color]	- TYPE 'H' - 82' X 125' - 258 LOTS
[Color]	- OPEN SPACE - 135.97 AC.
[Color]	- AMENITY CENTER - 6.4 AC.
[Color]	- CITY PARK - 33.00 AC.
[Color]	- COMMERCIAL - 281.1 AC.



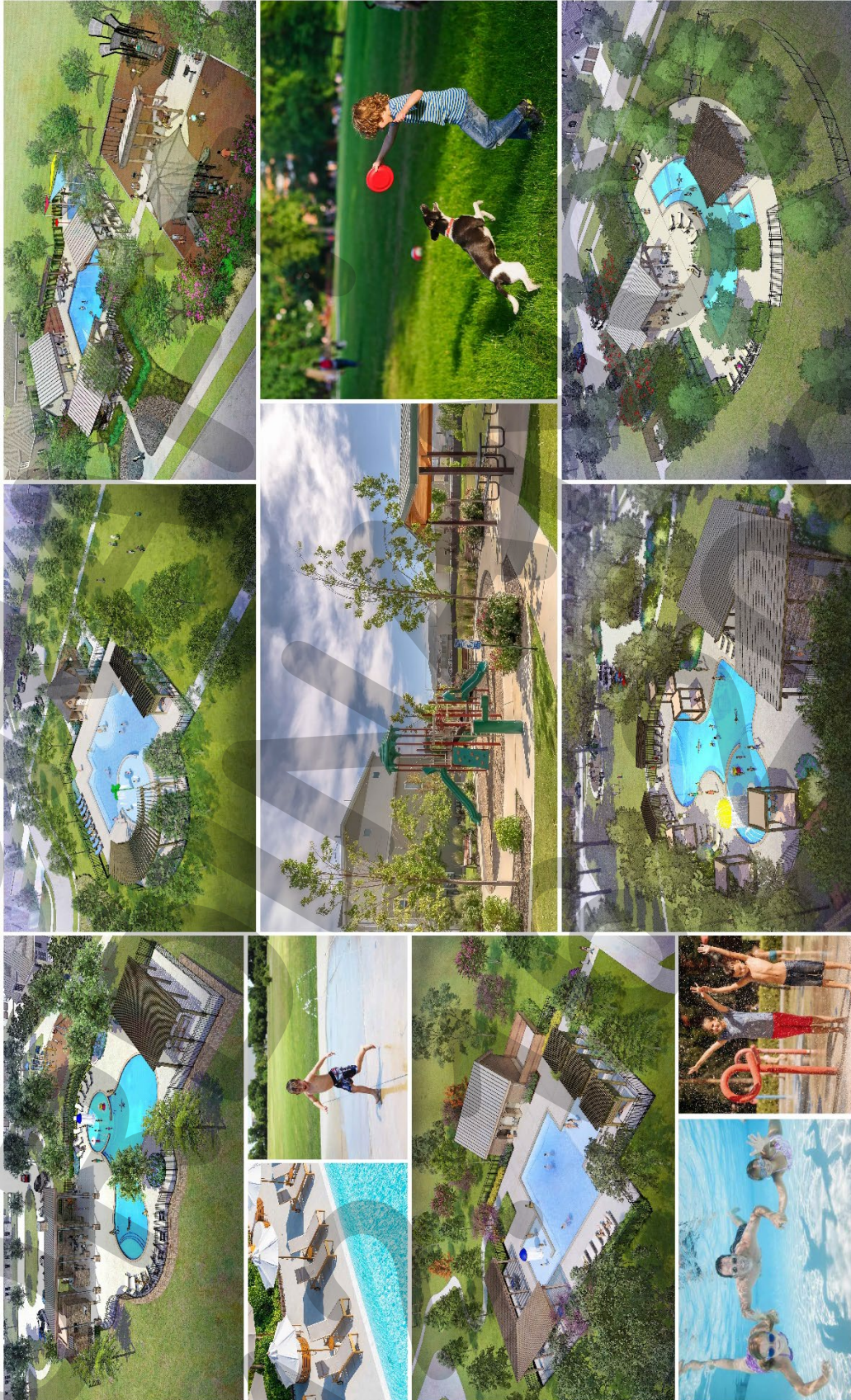
**Exhibit 'D':**  
**Entry Signage and Trail Plan**



**CALLOUTS LEGEND:**

	16" SIGN ON SIGNAGE, 18" SIGN ON WALL (APPROXIMATELY 250 FEET)
	8" SIGN ON CONCRETE TRAIL, ENTRY (APPROXIMATELY 100 FEET)
	2" SIGN ON CONCRETE SIDEWALKS (APPROXIMATELY 100 FEET)
	CONCRETE SIGNAGE (APPROXIMATELY 100 FEET)
	CONCRETE SIGNAGE (APPROXIMATELY 100 FEET)
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	CONCRETE SIGNAGE (APPROXIMATELY 100 FEET)

Exhibit 'E':  
Amenity Centers



**Exhibit 'F':**  
*Density and Development Standards*

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, the following uses are permitted on the *Subject Property*:

(a) Residential Land Uses. Residential land uses shall be allowed only within the area designated for residential lots as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the Single-Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

(b) Non-Residential Land Uses. Non-residential land uses shall be allowed only within the area designated for *Commercial* land uses as depicted on the *Concept Plan* in *Exhibit 'C'* of this ordinance. These areas are limited to those uses permitted *by-right* or by Specific Use Permit (SUP) for the General Retail (GR) District as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and subject to the approval of a *PD Development Plan* and *PD Site Plan* in accordance with the Planned Development District regulations contained in Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC); however, the following uses are expressly prohibited:

- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- ANIMAL HOSPITAL OR CLINIC
- CONVENT, MONASTERY, OR TEMPLE
- COMMERCIAL PARKING GARAGE
- RESIDENCE HOTEL
- MOTEL
- CEMETERY/MAUSOLEUM
- CONGREGATE CARE FACILITY/ELDERLY HOUSING
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPITAL
- MORTUARY OR FUNERAL CHAPEL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER
- GARDEN SUPPLY/PLANT NURSERY
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- RETAIL STORE WITH GASOLINE SALES THAT HAS MORE THAN TWO (2) DISPENSERS
- TRADE SCHOOL
- MINOR AUTO REPAIR GARAGE
- SELF SERVICE CAR WASH
- SERVICE STATION
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- ANTENNA DISH
- COMMERCIAL FREESTANDING ANTENNA
- HELIPAD
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY

**Exhibit 'F':  
Density and Development Standards**

- (2) **Residential Lot Composition and Layout.** The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

**TABLE 1: LOT COMPOSITION**

LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
A	185' x 200'	65,340 SF	12	01.38%
B	185' x 200'	43,560 SF	13	01.49%
C	120' x 200'	32,670 SF	18	02.07%
D	100' x 200'	21,780 SF	8	00.92%
E	100' x 150'	12,000 SF	65	07.47%
F	82' x 125'	9,600 SF	247	28.39%
G	72' x 125'	8,640 SF	249	28.62%
H	62' x 125'	7,440 SF	258	29.66%
<i>Maximum Permitted Units:</i>			870	100.00%

- (3) **Density and Dimensional Requirements.** Unless specifically provided by this Planned Development District ordinance, the development standards stipulated for the *Subject Property* shall be as follows:

- (a) **Residential.** Except as modified by this Planned Development District ordinance, residential land uses on the *Subject Property* shall be required to meet the development standards for the Single-Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC). The maximum permissible density for the *Subject Property* shall not exceed 1.675 dwelling units per gross acre of land; however, in no case should the proposed development exceed 870 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

**TABLE 2: LOT DIMENSIONAL REQUIREMENTS**

Lot Type (see Concept Plan) ▶	A	B	C	D	E	F	G	H
<i>Minimum Lot Width</i> <sup>(1)</sup>	185'	185'	120'	100'	100'	82'	72'	62'
<i>Minimum Lot Depth</i>	200'	200'	200'	200'	150'	125'	125'	125'
<i>Minimum Lot Area (SF)</i>	65,340	43,560	32,670	21,780	12,000	9,600	8,640	7,440
<i>Minimum Front Yard Setback</i> <sup>(2), (5) &amp; (6)</sup>	30'	30'	30'	30'	30'	20'	20'	20'
<i>Minimum Side Yard Setback</i> <sup>(9)</sup>	15'	15'	15'	10'	10'	6'	6'	6'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2) &amp; (5)</sup>	15'	15'	15'	15'	15'	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i> <sup>(8)</sup>	20'	20'	20'	20'	20'	20'	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	35'	35'	35'	35'	35'	35'	35'	35'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	30'	30'	30'	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i> <sup>(7)</sup>	3,500	3,500	3,200	3,200	3,200	2,800	2,800	2,750
<i>Maximum Lot Coverage</i>	40%	40%	50%	50%	50%	65%	65%	65%
<i>Minimum Garage Parking Spaces</i>	3	3	3	3	3	3	3	2

**General Notes:**

- <sup>1</sup>: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- <sup>2</sup>: The location of the *Front Yard Building Setback* as measured from the front property line.
- <sup>3</sup>: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- <sup>4</sup>: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- <sup>5</sup>: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.

**Exhibit 'F':**  
**Density and Development Standards**

- 6: *J-Swing or Traditional Swing Garages* are permitted to encroach into the front yard building setback a maximum of five (5) feet.
- 7: Air-conditioned space.
- 8: No drive approach for a residential lot shall be situated to allow access on a collector or arterial roadway except as otherwise depicted on the concept plan for the two (2) lots fronting on to Mercer's Colony Avenue.
- 9: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.

(b) ***Non-Residential.*** Except as modified by this Planned Development District ordinance, the non-residential land uses on the *Subject Property* shall be required to meet the development standards stipulated by the *General Overlay District Standards*, *General Commercial District Standards*, and the standards required for the General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) for a property in a General Retail (GR) District. In addition, the *Commercial* area shall be designed to be pedestrian-oriented and easily accessible to the adjacent residential neighborhoods, and be constructed to be integrated with the adjacent uses, not be separated from them by screening walls or other physical barriers. This will be accomplished by creating paths from the adjacent development into the *Commercial* area and through the use of a 50-foot landscape buffer utilizing a berm and three (3) tiered screening (i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers), and building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

(4) ***Building Standards for Residential.*** All residential development shall adhere to the following building standards:

(a) ***Masonry Requirement.*** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see *examples below*) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a *case-by-case* basis.

**FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD**



**Exhibit 'F':**  
*Density and Development Standards*

**FIGURE 2: EXAMPLES OF BOARD AND BATTEN**



**FIGURE 3: EXAMPLES OF HORIZONTAL LAP**



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design standards and orientation requirements:
- (1) **Type 'A', 'B', 'C', 'D', 'E', 'F', & 'G' Lots.** The *Type 'A', 'B', 'C', 'D', 'E', 'F', & 'G' Lots* shall be oriented in a *traditional swing (or j-swing)* garage configuration -- *where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration.* In a *traditional swing (or j-swing)* garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing (or j-swing)* configuration.
  - (2) **Type 'H' Lots.** A total of 67.44% or 174 of the *Type 'H' Lots* may have garage configurations that are oriented in a *Front Entry* garage configuration (*i.e. where the garage door faces the street*); however, the front façade of the garage shall be setback a minimum of five (5) feet behind the front façade of the primary structure and the front yard building setback shall be increased to 25-feet. The remaining 32.56% or 84 of the *Type 'H' Lots* shall be oriented in a *traditional swing (or j-swing)* garage configuration.

**Exhibit 'F':**  
*Density and Development Standards*

configuration -- where the two (2) car garage is situated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 09, *Parking and Loading*, of the Unified Development Code (UDC). In addition, the following architectural elements must be incorporated into all garage configurations: [1] carriage style hardware and lighting, [2] decorative wood doors or wood overlays on insulated metal doors, and [3] driveways must be constructed with ornamental stamped concrete brick pavers, broom finished, or salt finish. An example of a garage door meeting these standards is depicted in Figure 4.

FIGURE 4. EXAMPLES OF ENHANCED WOOD GARAGE DOOR



FIGURE 5: EXAMPLES OF UPGRADED FINISHES



DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

... CONTINUED ON NEXT PAGE



**Exhibit 'F':  
Density and Development Standards**

**FIGURE 6: EXAMPLES OF UPGRADED GARAGES**



- (5) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 7 & 8* below).

**TABLE 3: ANTI-MONOTONY MATRIX**

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	185' x 200'	(1), (2), (3), (4), (5)
B	185' x 200'	(1), (2), (3), (4), (5)
C	120' x 200'	(1), (2), (3), (4), (5)
D	100' x 200'	(1), (2), (3), (4), (5)
E	100' x 150'	(1), (2), (3), (4), (5)
F	82' x 125'	(1), (2), (3), (4), (5)
G	72' x 125'	(1), (2), (3), (4), (5)
H	62' x 125'	(1), (2), (3), (4), (5)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces, John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following three (3) items deviate:

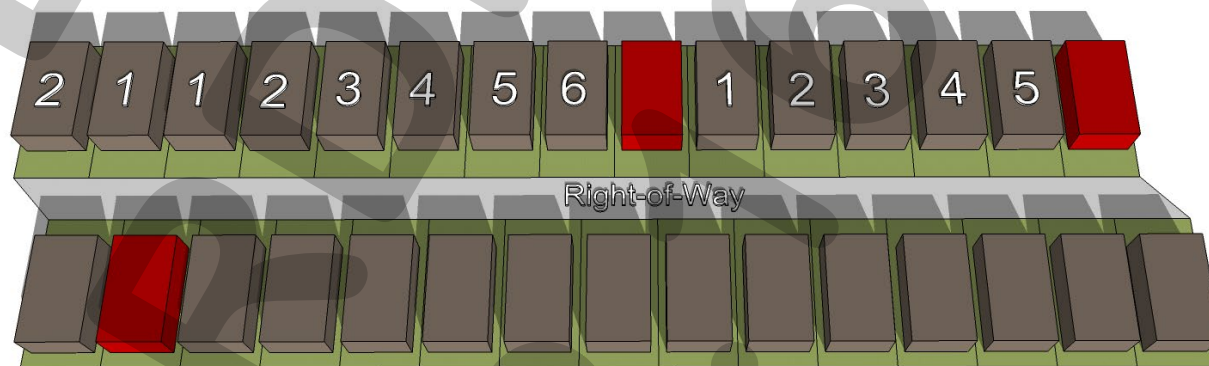
**Exhibit 'F':**  
*Density and Development Standards*

- (1) Number of Stories
  - (2) Permitted Encroachment Type and Layout
  - (3) Roof Type and Layout
  - (4) Articulation of the Front Façade
  - (5) Garage Orientation
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

**FIGURE 7. PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**



**FIGURE 8. PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.**

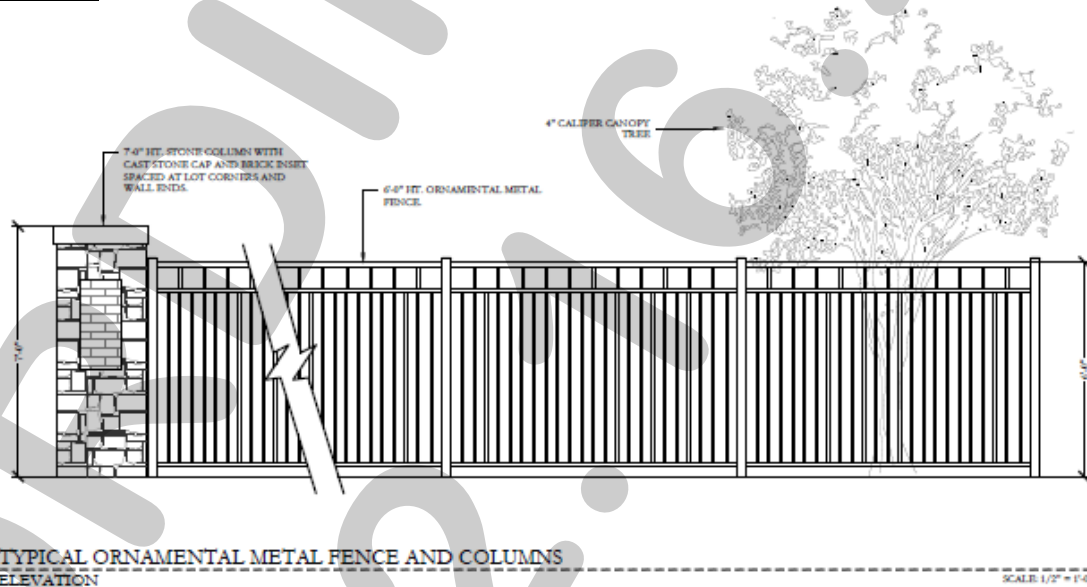


- (6) **Fencing Standards.** All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) **Front Yard Fences.** Front yard fences shall be prohibited.

**Exhibit 'F':**  
*Density and Development Standards*

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of 1/2-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. John King Boulevard, S. Goliad Street, FM-549, or Lofland Circle*), abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height; however, all lots that back up to the proposed *Water Tower Site -- as depicted in Exhibit 'C' of this ordinance --* shall be permitted to have wood fences in accordance with the requirements of Subsection (6)(b) above.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-foot center spacing that begins at the rear property line corner and terminates ten (10) feet behind the front yard building setback line (*see Figure 9*). A maximum of six (6) foot *board-on-board* panel fence -- *conforming to Subsection (6)(b) above* -- shall be constructed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of ten (10) feet. The property owner shall be required to maintain both sides of the fence.

FIGURE 9. TYPICAL ORNAMENTAL METAL FENCE WITH COLUMNS



- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

**Exhibit 'F':**  
*Density and Development Standards*

(f) Fence in Easements. No fencing shall be constructed in or across the City of Rockwall's easements.

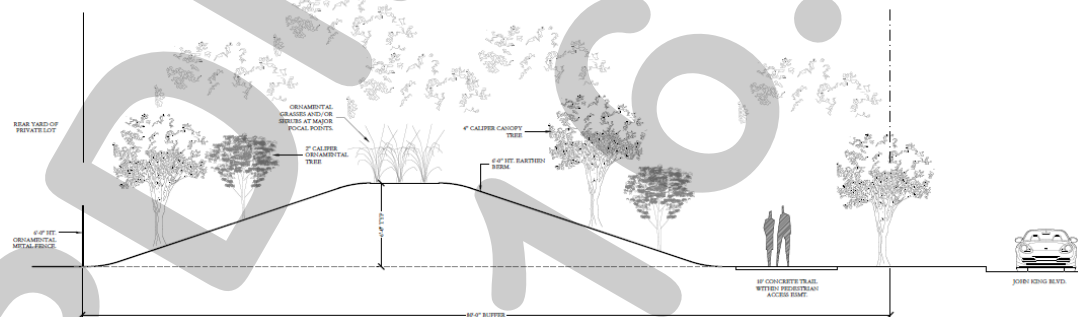
(7) Landscape and Hardscape Standards.

(a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).

(b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). Landscape buffers shall not be required to natural areas where staff determines that the existing landscaping achieves the desired aesthetic along the street frontage. This shall be determined at the time of site plan review. All trail locations shall generally be in accordance with *Exhibit 'D'* of this ordinance.

(1) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering ten (10) foot trail shall be constructed within the 80-foot landscape buffer.

**FIGURE 10. TYPICAL CROSS SECTION OF LANDSCAPE BUFFER FOR JOHN KING BOULEVARD**



(2) Landscape Buffer and Sidewalks (S. Goliad Street [SH-205]). A minimum of an 80-foot landscape buffer shall be provided along John King Boulevard and S. Goliad Street (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 80-foot landscape buffer.

**Exhibit 'F':**  
*Density and Development Standards*

- (3) *Landscape Buffer and Sidewalks (FM-549)*. A minimum of a 50-foot landscape buffer shall be provided along FM-549 for the residential property (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 50-foot landscape buffer. All residential lots backing to FM-549 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines.
- (4) *Landscape Buffer and Sidewalks (Perimeter Minor Collectors)*. A minimum of a 30-foot landscape buffer shall be provided along all *Perimeter Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (5) *Landscape Buffer and Sidewalks (Minor Collectors with the Exception of Stable Glen Drive)*. A minimum of a ten (10) foot landscape buffer shall be provided along all *Minor Collectors* where residential lots do not front the *Minor Collector*. This landscape buffer shall incorporate one (1) canopy tree and one (1) accent tree per 50-linear feet along the entire adjacency. A meandering five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.
- (6) *Landscape Buffer and Sidewalks (Lofland Circle)*. A minimum of a 50-foot landscape buffer shall be provided along Lofland Circle across from the existing residential lots in the Oaks of Buffalo Way subdivision after which point the landscape buffer may be reduced to ten (10) feet. The segment of landscape buffer that is required to be 50-feet wide shall incorporate a minimum of a 48-inch berm and a five (5) foot meandering sidewalk along the entire landscape buffer. The entire landscape buffer along Lofland Circle shall incorporate a solid living screen utilizing evergreen trees - *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of PD Site Plan --*, a minimum of four (4) caliper inches in size, that will be planted on ten (10) foot centers; however, the existing tree line may be used to meet the requirements of this section.
- (7) *Commercial Landscape Buffer (Adjacent to Residential Properties)*. A minimum of a 50-foot landscape buffer with a minimum of a 48-inch continuous *built-up* berm and three (3) tiered screening (*i.e. [1] a small to mid-sized shrub, [2] large shrubs or accent trees, and [3] canopy trees on 20-foot centers*) shall be provided on commercial properties that have direct adjacency to residential properties as generally depicted in *Exhibit 'C'* of this ordinance.
- (8) *Landscape Screening in the Western Triangle South of Stable Glen Drive (Adjacent to the Somerset Park Subdivision)*. In order to create a solid living screen adjacent to the homes in the Somerset Park Subdivision that will back to the proposed open space on the west side of SH-205 (*i.e. south of Stable Glen Drive*) a solid living screen utilizing evergreen trees -- *either Eastern Red Cedar or Leland Cypress unless otherwise approved by the Planning and Zoning Commission at the time of*

**Exhibit 'F':**  
*Density and Development Standards*

*PD Site Plan* --, a minimum of four (4) caliper inches in size, will be planted on ten (10) foot centers along the entire adjacency.

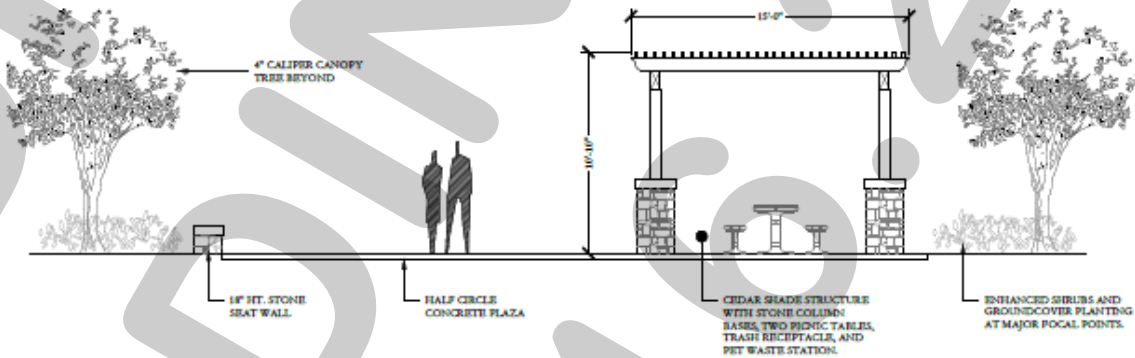
- (9) *Tree Preservation Easement (Adjacent to the Somerset Park Subdivision)*. A minimum of a 20-foot *Tree Preservation Easement* shall be provided along the western boundary of Phase 3 adjacent to the Somerset Park Subdivision in the location depicted on the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. This *Tree Preservation Easement* shall be dedicated on the approved subdivision plat, and is intended to protect all existing trees that are a minimum of three (3) caliper inches or greater. Trees greater than three (3) caliper inches in size may be removed after the property owner requests the removal from the City of Rockwall, and the City of Rockwall determines that the tree is damaged, diseased, or poses a risk to persons or property. All trees removed without the approval of the City of Rockwall shall be in violation of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) and subject to any penalties outline in this *Article*.
- (c) *Street Trees*. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines. All street trees shall be reviewed with the *PD Site Plan*.
- (d) *Residential Lot Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers, and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) *Street*. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (9) *Lighting*. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) *Sidewalks*. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be a minimum of five (5) feet in overall width.
- (11) *Buried Utilities*. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines

**Exhibit 'F':**  
*Density and Development Standards*

constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.

- (12) Open Space/Public Park. The development shall consist of a minimum of 20.00% open space (or a minimum of 108.066-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (13) Amenity Center. Amenity centers shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance and generally in accordance with the images depicted in *Exhibit 'E'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the two (2) amenity centers shall be approved with the *PD Site Plan*.
- (14) Trails. A concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'D'* of this ordinance, and shall provide connectivity to the proposed parks.
- (15) Trail Rest Stop. A trail rest stop shall be constructed at the location as depicted in *Exhibit 'D'* of this ordinance and shall include a rest bench, shade structure, and bike repair station. The final design of the trail rest stop shall generally conform with *Figures 11 & 12*.

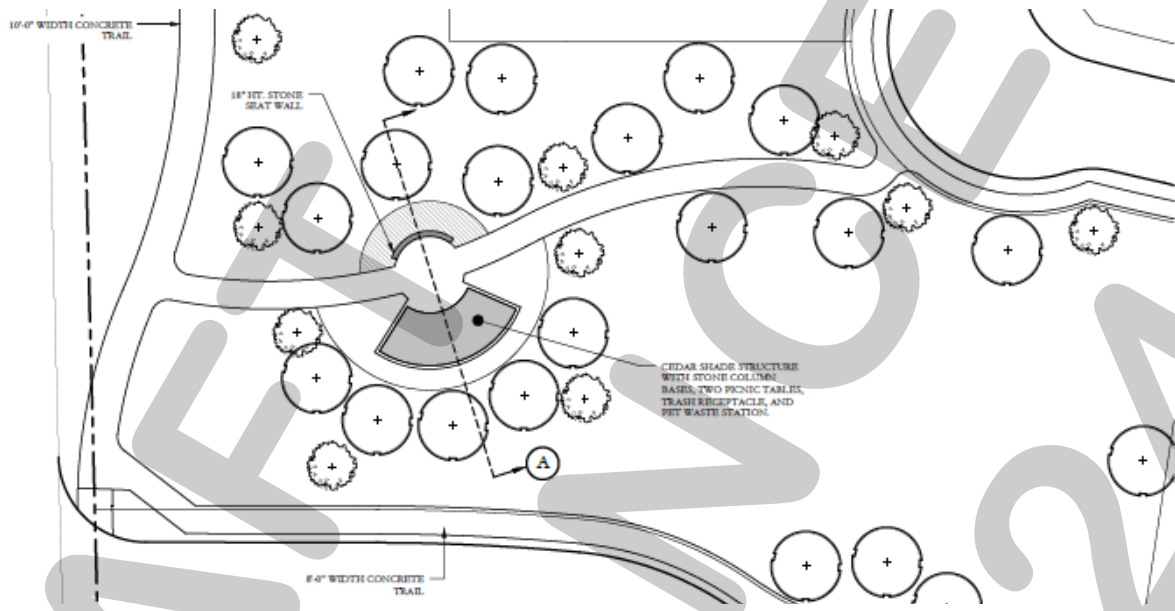
**FIGURE 11. TRAIL REST STOP**



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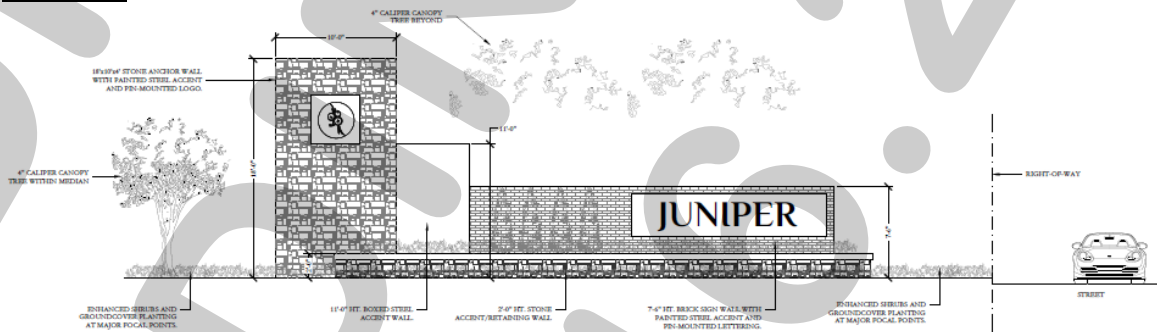
**Exhibit 'F':**  
**Density and Development Standards**

**FIGURE 12. TRAIL REST STOP PLAN**

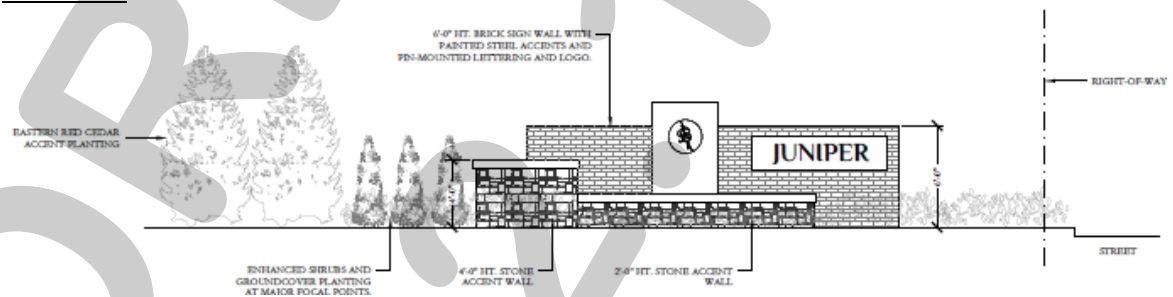


- (16) **Neighborhood Signage and Enhancements.** Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*; however, they should generally conform with *Figures 13, 14 & 15.*

**FIGURE 13. MAIN ENTRY SIGNAGE**



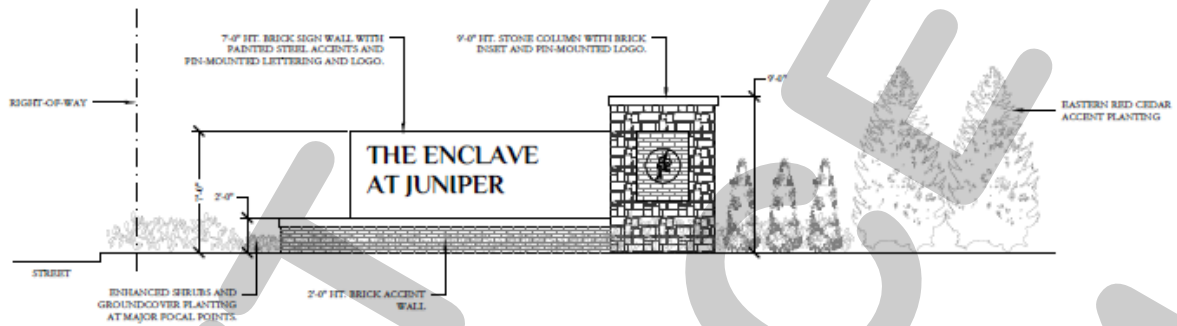
**FIGURE 14. SECONDARY ENTRY SIGNAGE**





**Exhibit 'F':**  
*Density and Development Standards*

**FIGURE 15. ENCLAVE ENTRY SIGNAGE**



- (17) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), detention and drainage easements, floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



**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

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**TO:** Mayor and City Council  
**CC:** Mary Smith, *City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** December 16, 2024  
**SUBJECT:** Amendment to Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances

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In accordance with Chapter 395 of the Texas Local Government Code, the City Council recently adopted *Ordinance No. 24-41*, which codified the updated *Land Use Assumptions*, *Capital Improvements Plans*, and impact fee collection rates for water, wastewater, and roadway impact fees. As part of this update -- and in response to recently adopted changes to the Texas Local Government Code approved with the 88<sup>th</sup> Legislative Session --, staff has also been in the process of reviewing, restructuring, and rewriting Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. The current *Article* was originally adopted as part of the 1982 Municipal Code of Ordinances and was amended on July 16, 1990 by *Ordinance No. 90-22* for the purpose of establishing water and wastewater impact fees. On April 21, 2008, this section of the code was again amended by *Ordinance No. 08-21* for the purpose of establishing roadway impact fees. These sections were adopted at different times, and were incorporated into two (2) different divisions of the code. Due to the overlapping content, staff has merged these divisions together to stream line the *Article*. In addition, staff included process and procedural changes to better account for how the City's development process has changed over the past 30-years, and how the City currently collects impact fees. Staff should note, that both the City's consultant -- *Freese and Nichols, Inc.* -- and the City Attorney have reviewed the proposed amendments, and have provided input and changes that have been incorporated into the attached draft ordinance. Staff is now bringing the proposed draft ordinance forward for the City Council's consideration. For comparison purposes staff has also included a copy of the current impact fee ordinance. Should the City Council have any questions or concerns, staff and the City Attorney will be available at the City Council meeting on December 16, 2024.

## ARTICLE III. IMPACT FEE REGULATIONS [PROPOSED]

### SECTION 38-103. PURPOSE.

The purpose of this *Article* is intended to assure the provision of adequate public facilities (*i.e. water, wastewater, and roadway facilities*) needed to serve a new development in the City of Rockwall by requiring that each development pay its fair share of the costs of such improvements necessitated by and attributable to such new development.

### SECTION 38-104. AUTHORITY.

This *Article* is adopted pursuant to [Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, of the Texas Local Government Code \(TLGC\)](#). The provisions of this *Article* shall not be construed to limit the power of the City of Rockwall to utilize other methods authorized under the laws of the State of Texas or pursuant to other municipal powers to accomplish the purposes set forth in this *Article*, whether in substitution or in conjunction with this *Chapter*. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this *Article*.

### SECTION 38-105. DEFINITIONS.

When the following words, terms, and phrases are used in this *Article* they shall have the following meanings ascribed to them (*except where the context clearly indicates a different meaning*):

- (1) Assessment. An *Assessment* is the determination of the amount of the maximum *Impact Fee* per service unit that can be imposed on new development pursuant to this *Article*.
- (2) Capital Improvement. A *Capital Improvement* is any of the following facilities with a life expectancy of three (3) or more years that are owned and operated by or on the behalf of the City of Rockwall:
  - (a) Water supply, treatment and distribution facilities.
  - (b) Wastewater collection and treatment facilities.
  - (c) Stormwater, drainage and flood control facilities (*whether or not they are located within the service area*).
  - (d) Roadway facilities.
- (3) Capital Improvements Plan. A *Capital Improvements Plan* is a plan contemplated by the ordinance that identifies capital improvements or facility expansions for which *Impact Fees* are paid.
- (4) City. *City* shall mean the City of Rockwall, Texas.
- (5) City Council. *City Council* shall mean the City Council of the City of Rockwall, Texas.
- (6) Credit. A *Credit* is a reduction in the amount of an *Impact Fee* for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of an *Impact Fee* otherwise due, that results from the contribution of land, improvements or funds to construct a system improvement in accordance with the City's subdivision and development regulations, policies, or requirements.
- (7) Facility Expansion. A *Facility Expansion* is the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to serve existing development.
- (8) Final Plat Recordation. *Final Plat Recordation* indicates the point at which the applicant has complied with all conditions of approval and the subdivision plat has been filed of record in Rockwall County.
- (9) Impact Fee. A charge or assessment imposed as set forth in this *Article* against a new development in order to recoup costs of capital improvements or facility expansions identified in the Capital Improvements Plan and necessitated by and attributable to the new development. The term does not include:
  - (a) Required dedications of land for public parks or payments in lieu thereof.

- (b) Dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection, drainage facilities, streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development.
  - (c) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or wastewater mains or lines.
  - (d) Other pro-rata fees for reimbursement of water or wastewater mains or lines extended by the City of Rockwall.
- (10) Land Use Assumptions. *Land Use Assumptions* are the projections of population and employment growth and associated charges in land use, densities and intensities adopted by the City of Rockwall, as may be amended from time to time, upon which the *Capital Improvements Plans* are based.
- (11) Land Use Equivalency Table. The table that converts demand for capital improvements generated by various land uses to numbers of service units, as may be amended from time-to-time. The *Land Use Equivalency Table* may be incorporated in a schedule of *Impact Fee Rates*.
- (12) New Development. A *New Development* is a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the county in which the property is located on a subdivision plat pursuant to these subdivision regulations or the issuance of a building permit, and which has not been exempted from these regulations by the provisions provided in this *Chapter*.
- (13) Off-Site. A facility or expansion that is now a *Site-Related Facility* (see *Site-Related Facility*).
- (14) Property Owner. Any person, corporation, legal entity or agent there of having a legal or equitable interest in the land for which an *Impact Fee* becomes due. The term *Property Owner* includes the developer for the new development.
- (15) Proportionality. *Proportionality* means that the impact fees imposed on a new development shall be reasonably related to the demand for public facilities generated by that development and shall not exceed the cost of providing the necessary public facilities to serve the development, as identified in the *Capital Improvements Plans*, in compliance with Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC) [see [Section 38-9\(5\)](#)].
- (16) Recoupment. The imposition of an *Impact Fee* to reimburse the City of Rockwall for capital improvements or facility expansions, which the City has previously oversized to serve new development.
- (17) Roadway (or Roadway Facilities). A *Roadway* or *Roadway Facilities* shall be any principal, major or minor arterial or collector designated in the City of Rockwall's adopted *Master Thoroughfare Plan*, as may be amended from time-to-time. The term *Roadway* also includes any thoroughfare designated as a numbered highway on the official Federal and/or State Highway System, to the extent that the City incurs capital improvement costs for such facilities.
- (18) Service Area. The area within the City of Rockwall and/or the City's Extraterritorial Jurisdiction (ETJ), as identified in the *Land Use Assumptions*, to be served by the capital improvements or facilities expansions specified in the *Capital Improvements Plan*, except for *Roadway Facilities*. *Service Area* means any one of the individual *Service Areas* with the City of Rockwall's corporate boundaries as identified in the *Land Use Assumptions* and *Capital Improvements Plan*.
- (19) Service Unit. The standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, calculated in accordance with the generally accepted engineering and/or planning standards, as indicated in the *Land Use Equivalency Tables* located in the *Study* (see *Study*).
- (20) Site-Related Facilities. An improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water, or wastewater facilities to serve the new development, and which is not included in the *Capital Improvements Plan* and for which the property owner is solely responsible under subdivision or other applicable regulations or which is located at least partially on the subdivision plat which is being considered for *Impact Fee Assessment*. *Site-Related Facilities* include that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect and serve any new development per the City's standards and of which has not been included in the City's *Impact Fee Capital Improvements Plan*.
- (21) Study. The *Study* shall mean the most recently adopted *Roadway Impact Fee Update* and the most recently adopted *Water & Wastewater Impact Fee Update* as referenced in this *Article*.
- (22) Subdivision Plat. Any type of *Subdivision Plat* required by law to be filed with Rockwall County, including but not limited to, a *Final Plat*, *Replat*, and/or *Amending Plat*, but excluding *Preliminary Plat* and/or *Vacating Plat*.

- (23) System Facility. A capital improvement or facility expansion, which is designated in the *Capital Improvements Plan* and which is not a *Site-Related Facility*. The term *System Facility* includes any improvement which is located off-site, or within or on the perimeter of the development site.
- (24) Utility Connection. The authorization to install a meter for connecting a new development to the City of Rockwall's water system or wastewater system.
- (25) Wastewater Facility. A wastewater interceptor or main, lift station or other facility or improvement for providing wastewater collection and treatment included within the City of Rockwall's collection system for wastewater. Wastewater facility includes -- *but is not limited to* -- land, easements or structures associated with such facilities. *Wastewater Facility* excludes a *Site-Related Facility*.
- (26) Water Facility. A water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the City's water storage and distribution system. *Water Facility* includes -- *but is not limited to* -- land, easements or structures associated with such facilities. *Water facility* excludes *Site-Related Facility*.
- (27) Water Meter. A device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

#### **SECTION 38-106. APPLICABILITY.**

- (1) Water and Wastewater Impact Fees. The provisions of this *Article* regarding water and wastewater impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). No new development shall be exempt from the assessment of impact fees pursuant to this ordinance.
- (2) Roadway Impact Fees. The provisions of this *Article* regarding roadway impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall, not including the Extraterritorial Jurisdiction (ETJ).

#### **SECTION 38-107. LAND USE ASSUMPTIONS REPORT.**

The 2019 Land Use Assumptions for Impact Fees Report has been reviewed, evaluated, updated, and revised, and the City Council finds that the land use assumptions contained in the 2024 Land Use Assumptions for Impact Fees Report are hereby adopted and approved (see Ordinance No. 24-41). These assumptions may be revised by the City Council in accordance with procedures set forth in Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC).

#### **SECTION 38-108. CAPITAL IMPROVEMENTS PLAN.**

The official *Capital Improvements Plans* for roadway, water, and wastewater impact fees shall be those last reviewed, evaluated, updated and revised in accordance with the provisions of this *Article* and the requirements of Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC). Furthermore, the City Council finds that the *Capital Improvements Plans* as set forth in Exhibits 'C' & 'D' of Ordinance No. 24-41 are hereby adopted and approved as the official *Capital Improvements Plans* for the City of Rockwall. The *Capital Improvements Plans* may be amended from time-to-time, pursuant to the procedures in Section 38-119.

#### **SECTION 38-109. IMPACT FEE SERVICE AREAS.**

- (1) Water and Wastewater Impact Fee Service Area. The water and wastewater service area shall be composed of the land within the corporate limits of the City of Rockwall and the City's Extraterritorial Jurisdiction (ETJ) as depicted in the *Land Use Assumptions Report* referenced in Section 38-107. The boundaries of the *Water and Wastewater Service Area* may be amended from time-to-time, pursuant to the procedures in Section 38-119.
- (2) Roadway Impact Fee Service Areas. There shall be four (4) roadway service areas composed of land within the corporate limits of the City of Rockwall as depicted in the *Land Use Assumptions Report* referenced in Section 38-107. The boundaries of the *Roadway Service Areas* may be amended from time-to-time, or new roadway service areas may be delineated, pursuant to the procedures in Section 38-119.

#### **SECTION 38-110. ASSESSMENT AND COLLECTION SCHEDULES.**

The previously adopted impact fees for roadway, water, and wastewater have been reviewed, evaluated, updated and revised, and the City Council finds that:

(1) Roadway Impact Fees. The adopted and approved impact fee assessment and collection rate for roadways shall be as follows:

(a) Schedule 1: Roadway Impact Fee Assessment. The following schedule is for roadway impact fee assessment.

SERVICE AREA	COST PER SERVICE UNIT
1	\$3,842.00
2	\$4,212.00
3	\$4,266.00
4	\$4,778.00

(b) Schedule 2: Roadway Impact Fee Collection. The following schedule is for roadway impact fee collection.

SERVICE AREA	COLLECTION RATES				
	RESIDENTIAL	COMMERCIAL	OFFICE	INDUSTRIAL	INSTITUTIONAL
1	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00
2	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00
3	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00
4	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00

(2) Water and Wastewater Impact Fees. The adopted and approved impact fee assessment and collection rate for water and wastewater shall be as follows:

(a) Schedule 3: Maximum Water and Wastewater Impact Fees. The following schedule is the maximum impact fees per Single-Family Living Unit Equivalent (SFLUE) for water and wastewater facilities. The below impact fees per service unit depicted in each column also apply to new developments that were unplatted and which did not require platting at the time of development within the period listed.

	LAND PLATTED OR REPLATTED BETWEEN				LAND PLATTED AFTER 10/07/2024
	07/16/1990 & 06/02/2008 <sup>(1)</sup>	06/02/2008 & 10/20/2014	10/20/2014 & 11/04/2019	11/05/2019 & 10/07/2024	
WATER (PER SFLUE)	\$848.00	\$4,229.03	\$3,111.05	\$3,139.04	\$3,960.37
WASTEWATER (PER SFLUE)	\$3,340.00	\$783.49	\$2,472.58	\$4,820.01	\$6,498.41

**NOTES:**

<sup>(1)</sup> For non-residential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

(b) Schedule 4: Impact Fees to be Paid Per Service Unit for Water and Wastewater Facilities.

	PER LIVING UNIT EQUIVALENT (5/8" WATER METER)
WATER FACILITIES	\$1,980.19
WASTEWATER FACILITIES	\$3,249.21

**SECTION 38-111. IMPACT FEES AS A CONDITION OF APPROVAL OF NEW DEVELOPMENT AND ISSUANCE OF A PERMIT.**

A *Subdivision Plat* for new development -- inside or outside the corporate boundaries of the City -- shall not be released for filing with Rockwall County without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In cases where no *Subdivision Plat* is submitted to the City of Rockwall for new development -- inside or outside the corporate boundaries of the City --, no application for a utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In addition, for all new development -- inside or outside the corporate boundaries of the City -- no utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued until the property owner or owners has paid the applicable impact fees imposed by and calculated in accordance with the requirements of this *Article* or as remedied by contract for payment by other financing mechanisms as approved by the City of Rockwall and executed by all parties.

**SECTION 38-112. ASSESSMENT OF IMPACT FEES.**

- (1) The assessment of *Impact Fees* for any new development shall be calculated at the time of *Final Plat* approval. In cases where no subdivision plat is necessary -- pursuant to the requirements of this Chapter --, assessment of *Impact Fees* shall occur at the time an application is made for a building permit or utility connection, whichever occurs first. For the purposes of phasing in the application of this Article, *Final Plats* that have been approved -- either through action by the City or failure to act by the City -- on or before the effective date of the ordinance from which this Article is derived, the assessment of *Impact Fees* for the new development to which the *Final Plat* applies shall be calculated and made in accordance with the *Impact Fee* requirements existing prior to the adoption of the ordinance from which this Article is derived.
- (2) Following the initial assessment of *Impact Fees* pursuant to Subsection (1) of this section, the amount of the impact fee assessment per service unit for the development cannot be increased, unless the owner proposes to change the approved development or building size through the submission of a new application for *Subdivision Plat* or other development application that results in approval of additional service units, in which case the *Impact Fee Rate* will be reassessed for increased meter size or additional meters or service units at the *Impact Fee Rate* that is then in effect.
- (3) Following the submittal of any *Subdivision Plat* that results in an increase in the number of service units, a new assessment shall be made in accordance with Subsections (1) & (2) of this section.
- (4) Approval of an *Amending Plat* pursuant to [Subsection 38-7\(8\), Amending Plats](#), of this Chapter is not subject to reassessment for an *Impact Fee*.
- (5) Following the lapse or expiration of a *Subdivision Plat* that has been approved in accordance with [Subsection 38-7\(4\), Final Plats](#) or [Subsection 38-7\(7\), Replats](#), of this Chapter, or a *Subdivision Plat* deemed to be approved due to the City of Rockwall's failure to act, pursuant to the Texas Local Government Code and this Chapter, a new assessment shall be performed at the time of new *Subdivision Plat* approval in accordance with this Article.

#### **SECTION 38-113. COMPUTATION OF IMPACT FEES.**

- (1) At the time of *Subdivision Plat* approval, or at the time a request for a utility connection for a property in the City's corporate limits or Extraterritorial Jurisdiction (ETJ) is made -- for which a *Subdivision Plat* was not submitted to the City -- for all new developments, the City shall compute the *Impact Fees* due for the new development in the following manner:
  - (a) The amount of each type of impact fee due (i.e. roadway, water, and wastewater) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the applicable service areas as set forth by [Section 38-110](#) and the ordinance from which this Article is derived.
  - (b) The amount of each *Impact Fee* due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by [Section 38-115](#).
- (2) Whenever a property owner proposes to increase the number of service units for a new development, the additional *Impact Fees* collected for such new service units shall be determined by using the amount of *Impact Fee* per service unit in [Section 38-10](#), and such additional fee shall be collected at the time of issuance of a new building permit. For an area in the City's Extraterritorial Jurisdiction (ETJ) for which a *Subdivision Plat* was not required to be submitted to the City, the additional fee shall be collected prior to or at the time of enlargement of the connection to the City's existing system.

#### **SECTION 38-114. COLLECTION METHOD FOR IMPACT FEES.**

Impact fees shall be collected at the time the City of Rockwall issues a building permit for new development inside the City's corporate limits, or at the time of application for an individual meter connection to the utility system for property outside the City's corporate limits in the City's Extraterritorial Jurisdiction (ETJ), unless an agreement with the City has been executed providing for a different time of payment.

#### **SECTION 38-115. CREDITS AGAINST IMPACT FEES.**

- (1) The City of Rockwall shall credit the contribution of land, improvements, or funding for the construction of any system facility that is required or agreed to by the City, pursuant to the rules established in this section or pursuant to the administrative guidelines promulgated by the City of Rockwall. The credit shall be associated with a subdivision plat or other detailed plan for development for the property that is to be served by the capital improvements and/or expansion facility.
- (2) All credits against *Impact Fees* shall be subject to the following limitations and shall be granted based on this Article, and any additional administrative guidelines that may be adopted by the City of Rockwall.

- (a) No credit shall be given for the dedication or construction of site-related facilities.
  - (b) No credit shall exceed an amount equal to the assessed *Impact Fee*.
  - (c) The unit costs used to calculate credits may be those assumed for the capital improvements or expansion facilities.
  - (d) No credit shall be given for capital improvements or expansion facilities which are not identified on the *Capital Improvements Plans*, unless the capital improvement or expansion facility is included in the *Master Thoroughfare Plan*, and the City agrees that such improvement supplies capacity to new developments other than the development paying the *Impact Fee* and provisions for credits are incorporated into a *Credit Agreement* pursuant to Subsection (6) of this section.
  - (e) In no event will the City of Rockwall grant a credit when no *Impact Fees* can be collected pursuant to this *Article* or for any amount exceeding the total *Impact Fees* due for the development, unless expressly agreed to in writing by the City of Rockwall.
  - (f) Credits for system facilities dedicated to and accepted by the City of Rockwall for a development prior to the effective date of the ordinance from which this *Article* is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the City.
  - (g) The City of Rockwall may participate in the costs of a system improvement to be dedicated to the City, including costs that exceed the amount of the *Impact Fees* due for the development, in accordance with the policies and rules established by the City. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the City.
- (3) *Process for Requesting Credits*. An applicant or developer of a new development must apply for a credit against *Impact Fees* due for the development either [1] at or before the time the *Impact Fee* is assessed in accordance with [Section 38-112](#), or [2] at a different time agreed to by the City. To request a credit against *Impact Fees* due, the applicant or developer shall file a petition for credits with the City in writing. The contents of such petition shall be established by administrative guidelines.
- (4) *Methods for Applying Credits*. A credit associated with a new development shall be applied against an *Impact Fee* in the following manner:
- (a) For single-family, townhome, or duplex lots in a new development consisting only of single-family, townhome, or duplex residential development where one (1) residential unit is proposed to be established on one (1) residential lot, such credit shall be prorated equally among such lots, to be applied at the time of application for a building permit for each lot, against *Impact Fees* to be collected at the time the building permit is issued.
  - (b) For all types of new development other than those listed in Subsection (4)(a) above -- *including those involving mixed use developments* -- the credit applicable to the new development shall be applied to the *Impact Fee* due at the time the building permit is issued.
  - (c) At its sole discretion, the City of Rockwall may authorize an alternative method for applying credits upon written agreement with the property owner through a *Credit Agreement*.
- (5) *Expiration of Credits*. If a credit applicable to a subdivision plat has not been exhausted within ten (10) years from: [1] the acquisition of the first building permit issued; or [2] in the cases for which no subdivision plat is submitted to the City of Rockwall, the acquisition of the first building permit issued or the acquisition of the first Certificate of Occupancy (CO) is issued or utility connection is made after the effective date of the adoption of the applicable *Impact Fee* -- *whichever occurs first* -- or within such period as may otherwise be designated by a *Credit Agreement*, such credit shall lapse.
- (6) *Credit Agreements*. An applicant or developer of new development who proposes to construct or finance a capital improvement or facility expansion designated in the *Capital Improvements Plans*, or other facility improvement that supplies excess capacity, as required or authorized by the City of Rockwall, shall enter into an agreement with the City to provide for credits against *Impact Fees* due for the development in accordance with the requirements of Subsection (1), (2), (3), (4), & (5) above. The agreement shall identify the basis for the method of computing the amount of the credit due and any reduction in credits attributable to the consumption of capacity by developed lots or tracts served by the improvements. For multi-phased projects, the City of Rockwall may require that total credits be proportionally allocated among phases. If authorized by the City, the agreement may also provide for the allocation of credits among new developments within the project, and provisions for the timing and collection of *Impact Fees*; however, in no case shall credits be transferable to other new developments not associated with the capital improvements or facility expansions.

## SECTION 38-116. ESTABLISHMENT OF ACCOUNTS.



- (1) The City of Rockwall shall establish an account to which interest is allocated for each service area for each type of capital facility for which an *Impact Fee* is imposed pursuant to this *Article*. Each *Impact Fee* collected within the service area shall be deposited in such account.
- (2) Interest earned on the account into which the *Impact Fees* are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in [Section 38-117](#).
- (3) The City of Rockwall shall establish adequate financial and accounting controls to ensure that *Impact Fees* are disbursed from the account are utilized solely for the purposes authorized in [Section 38-117](#).
- (4) The City of Rockwall shall maintain and keep financial records for *Impact Fees*, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which *Impact Fees* are deposited shall be open for public inspection and copying during ordinary business hours. The City of Rockwall may establish a fee for copying services.

#### **SECTION 38-117. USE OF PROCEEDS OF IMPACT FEES.**

- (1) The *Impact Fees* collected for each service area pursuant to the requirements of this *Article* may be used to finance or recoup the costs of any capital improvements or facility expansions identified in the *Capital Improvements Plan* for the service area, including but not limited to, the construction contract price, surveying and engineering fees, and land acquisition costs (*including land/easement purchases, court awards and costs, attorney's fees, and expert witness fees*). *Impact Fees* may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City of Rockwall to finance such capital improvements or facility expansions. *Impact Fees* may also be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for the preparation of or updating the *Capital Improvements Plan*.
- (2) *Impact Fees* collected pursuant to this *Article* shall not be used to pay any of the following expenses:
  - (a) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the *Capital Improvements Plan*.
  - (b) Repair, operation, or maintenance of existing or new capital improvements or facility expansions.
  - (c) Upgrade, update, expansion, or replacement of existing capital improvements to provide better service to existing development (*i.e. in order to meet stricter safety, efficiency, environmental or regulatory standards*).
  - (d) Administrative and operating costs of the City of Rockwall.

#### **SECTION 38-118. REFUNDS OF IMPACT FEES.**

- (1) Upon application by a property owner, any *Impact Fee* or portion thereof collected pursuant to the regulations of this *Article*, which has not been expended within the service area within ten (10) years from the date of payment, shall be refunded. Payments shall be refunded to the record owner of the property for which the *Impact Fee* was paid or -- *if the Impact Fee was paid by another government entity* -- to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in [Section 302.002 of the Texas Finance Code](#) or its successor statute. The application for refund pursuant to this *Article* shall be submitted within 60-days after the expiration of the ten (10) year period for expenditure of the fee. An *Impact Fee* shall be considered expended on a *first-in, first out* basis.
- (2) An *Impact Fee* collected pursuant to this *Article* shall also be considered expended if the total expenditures for capital improvements or facility expansions within the service area within ten (10) years following the date of payment exceeds the total fees collected within the service area for such improvements or expansions during such period.
- (3) If a refund is due pursuant to Subsections (1) & (2), the City of Rockwall shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- (4) Application for refunds shall be submitted to the City of Rockwall on a form approved by the City for such purposes. Within 90-days of the receipt of the application, the City shall provide the applicant -- *in writing* -- with a decision on the refund request.

#### **SECTION 38-119. AMENDMENT TO PLAN AND REVISIONS OF IMPACT FEES.**

- (1) The City of Rockwall shall update its *Land Use Assumptions* and *Capital Improvements Plans* at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the *Impact Fees* based thereon in accordance with the procedures set forth in [Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, of the Texas Local Government Code \(TLGC\)](#), or in any successor statute.
- (2) The City of Rockwall may review its *Land Use Assumptions*, *Impact Fees*, and *Capital Improvements Plans* and other factors such as market conditions more frequently than provided in *Subsection (1)* to determine whether the *Land Use Assumptions* and *Capital Improvements Plans* should be updated and the *Impact Fee* recalculated accordingly, utilizing the statutory update procedures.
- (3) If, at the time an update is required pursuant to *Subsection (1)*, the City Council determines that no change to the *Land Use Assumptions*, *Capital Improvements Plans*, or *Impact Fee* is needed, it may dispense with such update by following the procedures of [Section 395.0575 of the Texas Local Government Code \(TLGC\)](#) or successor statute.
- (4) The City of Rockwall may amend any other provisions of this *Article* in accordance with the procedures for amendments as stipulated by this Municipal Code of Ordinances or the City's Charter.

#### **SECTION 38-120. USE OF OTHER FINANCING MECHANISMS.**

- (1) The City of Rockwall may finance capital improvements or facility expansions designated in the *Capital Improvements Plan* through the issuance of bonds, through the formation of Public Utility Districts (PUDs)/Public Improvement Districts (PIDs) or other assessment districts, or through any other authorized mechanism, in such a manner and subject to such limitations as may be provided by law, in addition to the use of *Impact Fees*.
- (2) Except as otherwise provided in this *Chapter*, the assessment and collection of an *Impact Fee* shall be additional and supplemental to -- *and not in substitution of* -- any other tax, fee charge, or assessment which is lawfully imposed on and due against the property.
- (3) The City Council may decide that the City of Rockwall will pay all or a part of capital improvements or facility expansions due for a new development pursuant to duly adopted criteria.

#### **SECTION 38-121. IMPACT FEE AS AN ADDITIONAL AND SUPPLEMENTAL REGULATION.**

- (1) *Impact Fees* established by this *Article* are additional and supplemental to -- *and not in substitution of* -- any other requirements imposed by the City of Rockwall on the development of land or the issuance of building permits or a Certificate of Occupancy (CO). Such fee is intended to be consistent with and to further the policies of the City of Rockwall's Comprehensive Plan, the *Capital Improvements Plan*, the Unified Development Code (UDC), the subdivision requirements contained in this *Chapter*, and other policies, ordinances, and/or resolutions by which the City of Rockwall seeks to ensure the provisions of adequate public facilities in conjunction with the development of land.
- (2) This *Article* shall not affect -- *in any manner* -- the permissible use of a property, the density of a development, the design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Unified Development Code (UDC) and the subdivision requirements contained in this *Chapter*, or other regulations of the City of Rockwall, which shall be operative and remain in full force and effect without limitation with respect to all such development.

#### **SECTION 38-122. WAIVERS AND EXEMPTIONS.**

Pursuant to [Section 395.022 of the Texas Local Government Code \(TLGC\)](#), a school district is not required to pay *Impact Fees* under this *Article* unless the Board of Trustees of the school district consents to the payment of the fees by entering a contract with the City imposing the fees.

#### **SECTION 38-123. RELIEF PROCEDURES.**

Any person who has paid an *Impact Fee* or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this *Article* has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within 60-days of the request. If the City Council determines that the duty is required pursuant to this *Article* and is late in being performed, it shall cause the duty to commence within 60-days of the date of the request and to continue until completion.

# ARTICLE III. IMPACT FEE REGULATIONS

## DIVISION 1. WATER AND WASTEWATER IMPACT FEES

### SUBDIVISION I. IN GENERAL

#### SECTION 38-103. DEFINITIONS.

The terms defined in this section shall apply exclusively to the administration of water or wastewater impact fees. For terms not defined in this section, the definitions contained in section 38-227 shall apply:

- Capital improvement means a water or wastewater facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the city.
- Credit means a reduction in the amount of a water or wastewater impact fee for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of water or wastewater impact fees otherwise due, that results from contributions of land, improvements or funds to construct system improvements in accordance with this chapter and the Unified Development Code, policies or requirements.
- Impact fee.
  - The term "impact fee" means a fee for water or wastewater facilities imposed on new development by the city pursuant to this division in order to generate revenue to fund or recoup all or part of the costs of capital improvements or facility expansion necessitated by and attributable to such new development.
  - The term "impact fees" does not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the Unified Development Code or this chapter.
- Land use assumptions means the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the city, as may be amended from time to time, upon which the water or wastewater impact fee capital improvements plans are based.
- Service area means a water or wastewater service area within the city or within the city's extraterritorial jurisdiction, within which impact fees for water or wastewater improvements or facility expansions may be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the water or wastewater improvements plan applicable to the service area.
- Service unit means a living unit equivalent, expressed as a multiple of a one-inch water meter that serves a single-family dwelling.
- Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of water or wastewater facilities to serve the new development, and which is not included in the water or wastewater improvements plan and for which the developer or property owner is solely responsible under subdivision or other applicable development regulations.
- System facility means a water or wastewater improvement or facility expansion which is designated in the water or wastewater improvements plan and which is not a site-related facility. The term "system facility" includes a water or wastewater improvement which is located off-site, or within or on the perimeter of the development site.
- Wastewater facility means a sanitary sewer interceptor or main, lift station, treatment facility or other facility included within and comprising an integral component of the city's collection and transmission system for sanitary sewers.
- The term "wastewater facility" includes land, easements or structures associated with such facilities.
- The term "wastewater facility" does not include a site-related facility.
- Wastewater facility expansion means the expansion of the capacity of an existing wastewater facility in the city, but does not include the repair, maintenance, modernization, or expansion of an existing wastewater facility to better serve existing development.
- Wastewater improvements plan means the adopted plan, as may be amended from time to time, which identifies the wastewater facilities or wastewater facility expansions and their costs for the wastewater service area, which are necessitated by and which are attributable to new

development, for a period not to exceed ten years, which are to be financed in whole or in part through the imposition of wastewater impact fees pursuant to this division.

- Water facility means a water transmission line or main, pump station, storage tank, water supply facility, treatment facility or other facility included within and comprising an integral component of the city's water storage or distribution system.
- The term "water facility" includes land, easements or structures associated with such facilities, and rights-to-serve.
- The term "water facility" does not include site-related facilities.
- Water facility expansion means the expansion of the capacity of any existing water facility for the purpose of serving new development, but does not include the repair, maintenance, modernization, or expansion of an existing water improvement to serve existing development.
- Water improvements plan means the adopted plan, as may be amended from time to time, which identifies the water facilities or water expansions and their associated costs which are necessitated by and which are attributable to new development, for a period not to exceed ten years, and which are to be financed in whole or in part through the imposition of water facilities impact fees pursuant to this division.
- Water meter means a device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

(Code 1982, § 24-53; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

#### **SECTION 38-104. TITLE; PURPOSE; AUTHORITY; APPLICABILITY.**

- (a) This division shall be known and cited as the Rockwall Water and Wastewater Impact Fee Regulations.
- (b) This division is intended to ensure the provision of adequate water and wastewater facilities to serve new development in the city by requiring each development to pay a share of the costs of such improvements necessitated by and attributable to such new development.
- (c) This division is adopted pursuant to V.T.C.A., Local Government Code ch. 395 and the city Charter. The provisions of this division shall not be construed to limit the power of the city to utilize other methods authorized under state law or pursuant to other city powers to accomplish the purposes set forth in this division, either in substitution or in conjunction with this chapter. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this division.
- (d) The provisions of this division apply to all new, nonexempt development within the corporate boundaries or extraterritorial jurisdiction of the city located within a water or wastewater service area.

(Code 1982, § 24-52; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

#### **SECTION 38-105. COMPUTATION OF MAXIMUM IMPACT FEES PER SERVICE UNIT.**

- (a) Maximum water or wastewater impact fees per service unit shall be established for each service area. The maximum impact fee per service unit for each service area shall be computed in the following manner:
  - (1) Calculate the total projected costs of water or wastewater improvements necessitated by and attributable to new development in the service area identified in the respective water or wastewater improvements plan.
  - (2) From such amount, subtract a credit equal to the amount of that portion of ad valorem tax revenues, if any, to be generated by new service units during the period the water or wastewater improvements plan is in effect, including the payment of debt, associated with the water or wastewater improvements in the plan.
  - (3) Divide the resultant amount by the total number of service units anticipated within the service area, based upon the land use assumptions for that service area.
- (b) The water or wastewater impact fee per service unit which is to be paid by each new development within a service area shall be that established by ordinance by the city council, as such may be amended from time to time, and shall be an amount less than or equal to the maximum impact fee per service unit.

- (c) The city may vary the rates of collection or amount of water or wastewater impact fees to be collected within a service district in order to reasonably further goals and policies affecting the adequacy of water or wastewater facilities serving new development, or other regulatory purposes affecting the type, quality, intensity, economic development potential or development timing of land uses within such service district.
- (d) The maximum impact fee per service unit for water or wastewater facilities, as may be amended from time to time, is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the city's water or wastewater system. To the extent that the impact fee charged against a new development, as may be amended from time to time, is less than the maximum impact fee per service unit, such difference hereby is declared to be founded on policies unrelated to measurement of the impacts of the new development on the city's water or wastewater system. The maximum impact fee may be used in evaluating any claim by a property owner that the dedication or construction of a capital improvement imposed as a condition of development approval pursuant to the city's Unified Development Code or these subdivision regulations is disproportionate to the impacts created by the development on the city's water or wastewater system.

(Code 1982, § 24-54; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

**SECTION 38-106. ESTABLISHMENT OF ACCOUNTS; USE OF PROCEEDS AND OTHER FINANCING MECHANISMS.**

- (a) The city's finance department shall establish an account to which interest is allocated for each service area for which a water or wastewater impact fee is imposed pursuant to this division. Each impact fee collected within the service area shall be deposited in such account. Limitations on use of interest attributable to water and wastewater impact fee accounts, disbursement limitations, and recordkeeping for such accounts shall be the same as those for roadway impact fees, as set forth in section 38-234.
- (b) The use of water and wastewater impact fees and the limitations on the use of such fees shall be the same as those for roadway impact fees, as set forth in section 38-233.
- (c) The city may finance water and wastewater improvements designated in the water or wastewater improvements or facility expansions designated in the respective capital improvements plan through any authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees. Except as otherwise provided in this division, the assessment and collection of a water or wastewater impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property. The city council may decide that the city shall pay all or a part of water or wastewater impact fees due for a new development pursuant to duly adopted criteria.

(Code 1982, § 24-55; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

**SECTION 38-107. FUNCTIONS OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

The capital improvements advisory committee for water and wastewater impact fees shall perform the same functions and exercise the same authority delegated to the capital improvements advisory committee for roadway impact fees pursuant to section 38-235.

(Code 1982, § 24-56)

**SECTIONS 38-108—38-127. RESERVED.**

**SUBDIVISION II. ASSESSMENT AND COLLECTION**

**SECTION 38-128. ASSESSMENT AND COLLECTION SCHEDULES INCORPORATED BY REFERENCE.**

The amount of the impact fees to be assessed by service unit for water or wastewater facilities shall be as set forth in schedule 1 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this division, a copy of which is on file in the city secretary's office. The amount of the impact fees which are to be paid per service unit for water or wastewater facilities shall be as set forth in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The amount of the impact fees to be collected by service unit may be phased over a period of years, such amount to be set forth by year in schedule 2. Schedules 1 and 2 for water or wastewater facilities may be amended from time to time utilizing the amendment procedure for roadway impact fees set forth in section 38-309.

(Code 1982, § 24-57; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

## **SECTION 38-129. ASSESSMENT PROCEDURE.**

- (a) Assessment of the impact fee for any new development shall be made as follows:
- (1) For land which is unplatted at the time of application for a building permit, and for which no platting is necessary pursuant to the city's subdivision regulations prior to development, assessment of water or wastewater impact fees shall occur at the time application is made for the building permit, or at the time application is made for utility connection, whichever first occurs, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 then in effect.
  - (2) For land that was platted prior to July 16, 1990, and for which no replatting is required, assessment may occur at any time during the development process.
  - (3) For a new development which is submitted for approval or which is proposed for replatting on or after July 16, 1990, pursuant to this chapter, assessment of water and wastewater impact fees shall be at the time of final plat recordation, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 then in effect.
- (b) Following assessment of the impact fee pursuant to subsection (a) of this section, the amount of the impact fee assessment per service unit for that development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application for final plat approval or other development application that results in approval of additional service units, in which case a new assessment shall occur at the schedule 1 rate then in effect for such additional service units.
- (c) Approval of an amending plat pursuant to V.T.C.A., Local Government Code § 212.016 and the city's subdivision regulations is not subject to reassessment for an impact fee.

(Code 1982, § 24-58; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

## **SECTION 38-130. COLLECTION METHOD FOR PAYMENT.**

- (a) Water and wastewater impact fees shall be collected at the time the city issues a building permit for a new development inside city limits, or at the time of application for an individual meter connection to the utility system for land outside city limits, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this section.
- (b) The impact fees to be paid and collected per service unit for a new development shall be the amount listed in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The city may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.
- (c) The director of public works or his delegate shall compute the water or wastewater impact fees for a new development in the following manner:
- (1) The director shall first determine whether the new development is eligible for credits calculated in accordance with subdivision III of this division that reduce impact fees otherwise due in whole or in part;
  - (2) The total amount of the impact fees for the new development shall be calculated and attached to the development application as a condition of approval.
- (d) The amount of each impact fee for a new development shall not exceed an amount computed by multiplying the fee assessed per service unit pursuant to section 38-129 by the number of service units generated by the development.
- (e) If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees shall be computed using schedule 2 (attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office) then in effect, with credits for previous payment of fees being applied against the new fees due.
- (f) Whenever the property owner proposes to increase the number of service units for a development, the additional impact fees collected for such new service units shall be determined by using schedule 2 (attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office) then in effect, and such additional fee shall be collected at the times prescribed by this section.

(Code 1982, § 24-59; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

### SUBDIVISION III. CREDITS

#### SECTION 38-159. IMPACT FEE REDUCTION.

- (a) The city shall credit the contribution of land, improvements or funding for construction of any water or wastewater facility that is required or agreed to by the city, pursuant to rules established in this section or pursuant to administrative guidelines promulgated by the city. The credit shall be associated with the plat or other detailed plan of development for the property that is to be served by the water or wastewater facility.
- (b) Master planned projects, including subdivisions containing multiple phases, and whether approved before or after the effective date of the ordinance from which this article is derived may apply for credits against water or wastewater impact fees for the entire project based upon contributions of land, improvements or funds toward construction of system facilities, or other water or wastewater improvements supplying excess capacity. The credit determination shall be incorporated within an agreement for credits, in accordance with section 38-160.
- (c) All credits against water or wastewater impact fees shall be based upon standards promulgated by the city, which may be adopted as administrative guidelines, including the following standards:
  - (1) No credit shall be given for the dedication or construction of site-related facilities.
  - (2) The unit costs used to calculate offsets and credits may be those assumed for the water or wastewater improvements included in the capital improvements plan, or other costs used by the city in the ordinary course of administering its capital facilities agreements for water or wastewater facilities.
  - (3) No credit shall be given for a water or wastewater facility which is not identified within the applicable capital improvements plan, unless the facility is on the master plan for that category of capital improvement and the city agrees that such facility supplies capacity to new developments other than the development paying the impact fee and provisions for credits are incorporated in an agreement for credits pursuant to section 38-160.
  - (4) In no event will the city grant a credit when no water or wastewater impact fees can be collected pursuant to this division or for any amount exceeding the total water or wastewater impact fees due for the development, unless expressly agreed to by the city in writing.
  - (5) Credits for system facilities dedicated to and accepted by the city for a development prior to the effective date of the ordinance from which this division is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the city.
  - (6) The city may participate in the costs of a system improvement to be dedicated to the city, including costs that exceed the amount of the impact fees due for the development, in accordance with policies and rules established by the city. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the city.
- (d) Credits for construction of improvements shall be deemed created when the improvements are completed and the city has accepted the facility. Credits created after July 16, 1990, shall expire ten years from the date the credit was created. Credits arising prior to such effective date shall expire ten years from such date. Upon application by the property owner, the city may agree to extend the expiration date for the credit on mutually agreeable terms.
- (a) Unless an agreement for credits under section 38-160 is executed providing for a different manner of applying credits against water or wastewater impact fees due, a credit associated with a plat shall be applied at the time of application for the first building permit and, at each building permit application thereafter, to reduce impact fees due until the credit is exhausted.

(Code 1982, § 24-60; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

#### SECTION 38-160. AGREEMENT FOR CREDITS.

An owner of a new development who has constructed or financed a water or wastewater improvement or facility expansion designated in the applicable capital improvements plan, or other water or wastewater improvement that supplies excess capacity, as required or authorized by the city, shall enter into an agreement with the city to provide for credits against impact fees due for the development in accordance with section 38-159. The agreement shall identify the basis for the method for computing and the amount of the credit due and any reduction in credits attributable to consumption of water or wastewater capacity by developed lots or tracts served by the improvements. For multi-phased projects, the city may require that total credits be

proportionally allocated among the phases. If authorized by the city, the agreement also may provide for allocation of credits among new developments within the project, and provisions for the timing and collection of impact fees.

(Code 1982, § 24-61; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

**SECTIONS 38-161—38-183. RESERVED.**

## **SUBDIVISION IV. UPDATE AND RELIEF PROCEDURES**

### **SECTION 38-184. FOR WATER AND WASTEWATER IMPACT FEES.**

The provisions for update and relief procedures for roadway impact fees set forth in sections 38-309 through 38-314, shall also constitute the update and relief procedures for water and wastewater impact fees, and shall be applied equally to matters pertaining to such impact fees.

(Code 1982, § 24-62; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

**SECTIONS 38-185—38-201. RESERVED.**

## **SUBDIVISION V. WATER AND WASTEWATER IMPACT FEE SERVICE AREA AND PLANS**

### **SECTION 38-202. LAND USE ASSUMPTIONS AND SERVICE AREAS.**

- (a) The official land use assumptions for water and wastewater impact fees shall be those last updated in accordance with section 38-184. Land use assumptions may be amended from time to time, or new land use assumptions may be adopted, pursuant to procedures in subdivision IV of this division.
- (b) The official water and wastewater service areas shall be those last updated in accordance with section 38-184. The boundaries of the water or wastewater service areas may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(Code 1982, § 24-63; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

### **SECTION 38-203. CAPITAL IMPROVEMENTS PLANS.**

The official capital improvements plans for water and wastewater impact fees shall be those last updated in accordance with section 38-184. The capital improvements plans may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(Code 1982, § 24-64; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)

### **SECTION 38-204. WATER AND WASTEWATER FACILITIES, PER SERVICE UNIT.**

- (a) The maximum impact fees per service unit for water or wastewater facilities, which are to be assessed against each new development, shall be incorporated in schedule 1 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The official schedule 1 for water or wastewater facilities shall be that last updated in accordance with section 38-184. Schedule 1 may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.
- (b) The impact fees per service unit to be collected for water or wastewater facilities for each new development shall be incorporated in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office. The official schedule 2 for water or wastewater facilities shall be that last updated in accordance with section 38-184. Schedule 2 may be amended from time to time, or new water service areas may be delineated, pursuant to the procedures in subdivision IV of this division.

(Code 1982, § 24-65; Ord. No. 90-22, § 2, 7-16-1990; Ord. No. 08-26, § 7(exh. 5), 6-2-2008)



SECTIONS 38-205—38-226. RESERVED.

## DIVISION 2. ROADWAY IMPACT FEES

### SUBDIVISION I. IN GENERAL

#### SECTION 38-227. DEFINITIONS.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

- Assessment means the determination of the amount of the maximum impact fee per service unit which can be imposed on new development pursuant to this division.
- Capital improvement means a roadway facility with a life expectancy of three or more years, to be owned and operated by or on behalf of the city.
- Capital improvements advisory committee means the city's planning and zoning commission, together with such ad hoc representatives as may be appointed from time to time, to fulfill the composition mandated by V.T.C.A., Local Government Code § 395.058.
- Credit means a reduction in the amount of a roadway impact fee for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of roadway impact fees otherwise due, that results from contributions of land, improvements or funds to construct system improvements in accordance with the city's subdivision and development regulations, policies or requirements.
- Facilities expansion means a roadway facility expansion.
- Final plat recordation means the point at which the applicant has complied with all conditions of approval and the plat has been filed of record in the county in which the property being platted is located.
- Impact fee means a fee for roadway facilities imposed on new development by the city pursuant to this division in order to generate revenue to fund or recoup all or part of the costs of capital improvements or facility expansion necessitated by and attributable to such new development. Impact fees do not include the dedication of rights-of-way or easements for such facilities, or the construction of such improvements, imposed pursuant to the city's zoning or subdivision regulations.
- Land use assumptions means the projections of population and employment growth and associated changes in land uses, densities and intensities adopted by the city, as may be amended from time to time, upon which the roadway impact fee capital improvements plans are based.
- Land use equivalency table means a table converting the demands for capital improvements generated by various land uses to numbers of service units, as may be amended from time to time. The land use equivalency table may be incorporated in a schedule of impact fee rates.
- New development means a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the county in which the property is located of a plat pursuant to these subdivision regulations or the issuance of a building permit, and which has not been exempted from these regulations by provisions provided in this chapter.
- Property owner means any person, corporation, legal entity or agent thereof having a legal or equitable interest in the land for which an impact fee becomes due. The term "property owner" includes the developer for the new development.
- Recoupment means the imposition of an impact fee to reimburse the city for capital improvements which the city has previously oversized to serve new development.
- Roadway means any principal, major or minor arterial or collector designated in the city's adopted master thoroughfare plan, as may be amended from time to time. The term "roadway" also includes any thoroughfare designated as a numbered highway on the official federal or state highway system, to the extent that the city incurs capital improvement costs for such facility.
- Roadway facility means an improvement or appurtenance to a roadway which includes, but is not limited to, rights-of-way, whether conveyed by deed or easement; intersection improvements; traffic signals; turn lanes; drainage facilities associated with the roadway facility; streetlighting or curbs; and water and wastewater improvements affected by the roadway facility.

(1) The term "roadway facility" also includes any improvement or appurtenance to an intersection with a roadway officially enumerated in the federal or state highway system, and to any improvements or appurtenances to such federal or state highway, to the extent that the city has incurred capital costs for such facilities, including without limitation local matching funds and costs related to utility line relocation and the establishment of curbs, gutters, sidewalks, drainage appurtenances and rights-of-way.

(2) The term "roadway facility" does not include those improvements or appurtenances to any roadway which is a site-related facility.

- Roadway facility expansion means the expansion of the capacity of an existing roadway in the city, but does not include the repair, maintenance, modernization, or expansion of an existing roadway to better serve existing development.
- Roadway improvements plan means the adopted plan, as may be amended from time to time, which identifies the roadway facilities or roadway facility expansions and their costs for each roadway service area, which are necessitated by and which are attributable to new development, for a period not to exceed ten years, which are to be financed in whole or in part through the imposition of roadway impact fees pursuant to this division.
- Service area means a roadway service area within the city, within which impact fees for roadway improvements or roadway facility expansions may be collected for new development occurring within such area and within which fees so collected will be expended for those types of improvements or expansions identified in the roadway improvements plan applicable to the service area.
- Service unit means a vehicle mile.
- Site-related facility means an improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway facilities to serve the new development, and which is not included in the roadway improvements plan and for which the developer or property owner is solely responsible under these subdivision regulations or other applicable development regulations.
- System facility means a roadway improvement or facility expansion which is designated in the roadway improvements plan and which is not a site-related facility. The term "system facility" includes a roadway improvement which is located offsite, or within or on the perimeter of the development site.
- Vehicle mile means one vehicle traveling a distance of one mile during the afternoon peak hour.

(Code 1982, § 24-69; Ord. No. 08-21, § 1(24-69), 4-21-2008)

#### **SECTION 38-228. SHORT TITLE.**

This division shall be known and cited as the Rockwall Roadway Impact Fee Regulations.

(Code 1982, § 24-66; Ord. No. 08-21, § 1(24-66), 4-21-2008)

#### **SECTION 38-229. PURPOSE.**

This division is intended to assure the provision of adequate roadway facilities to serve new development in the city by requiring each development to pay a share of the costs of such improvements necessitated by and attributable to such new development.

(Code 1982, § 24-67; Ord. No. 08-21, § 1(24-67), 4-21-2008)

#### **SECTION 38-230. AUTHORITY.**

This division is adopted pursuant to V.T.C.A., Local Government Code ch. 395 and the city Charter. The provisions of this division shall not be construed to limit the power of the city to utilize other methods authorized under state law or pursuant to other city powers to accomplish the purposes set forth in section 38-229, either in substitution or in conjunction with this chapter. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this division.

(Code 1982, § 24-68; Ord. No. 08-21, § 1(24-68), 4-21-2008)

### **SECTION 38-231. APPLICABILITY.**

The provisions of this division apply to all new, nonexempt development within the corporate boundaries of the city located within a roadway service area.

(Code 1982, § 24-70; Ord. No. 08-21, § 1(24-70), 4-21-2008)

### **SECTION 38-232. COMPUTATION OF MAXIMUM IMPACT FEES PER SERVICE UNIT.**

- (a) Maximum roadway impact fees per service unit shall be established for each service area. The maximum impact fee per service unit for each service area shall be computed in the following manner:
  - (1) Calculate the total projected costs of roadway improvements necessitated by and attributable to new development in the service area identified in the roadway improvements plan.
  - (2) From such amount, subtract a credit equal to the amount of that portion of ad valorem tax revenues, if any, to be generated by new service units during the period the roadway improvements plan is in effect, including the payment of debt, associated with the roadway improvements in the plan.
  - (3) Divide the resultant amount by the total number of service units anticipated within the service area, based upon the land use assumptions for that service area.
- (b) The impact fee per service unit which is to be paid by each new development within a service area shall be that established by ordinance by the city council, as such may be amended from time to time, and shall be an amount less than or equal to the maximum impact fee per service unit established in subsection (a) of this section.
- (c) The city may vary the rates of collection or amount of roadway impact fees per service unit among or within service districts in order to reasonably further goals and policies affecting the adequacy of roadway facilities serving new development, or other regulatory purposes affecting the type, quality, intensity, economic development potential or development timing of land uses within such service districts.
- (d) The maximum impact fee per service unit for roadway facilities, as may be amended from time to time, is hereby declared to be an approximate and appropriate measure of the impacts generated by a new unit of development on the city's roadway system. To the extent that the impact fee charged against a new development, as may be amended from time to time, is less than the maximum impact fee per service unit, such difference hereby is declared to be founded on policies unrelated to measurement of the impacts of the new development on the city's roadway system. The maximum impact fee may be used in evaluating any claim by a property owner that the dedication or construction of a capital improvement imposed as a condition of development approval pursuant to the city's subdivision or development regulations is disproportionate to the impacts created by the development on the city's roadway system.

(Code 1982, § 24-71; Ord. No. 08-21, § 1(24-71), 4-21-2008)

### **SECTION 38-233. USE OF PROCEEDS OF IMPACT FEE ACCOUNTS.**

- (a) The roadway impact fees collected for each service area pursuant to this chapter may be used to finance or to recoup the costs of any roadway improvements or facility expansions identified in the roadway improvements plan for the service area including, but not limited to, the construction contract price, surveying and engineering fees, and land acquisition costs (including land purchases, court awards and costs, attorney's fees, and expert witness fees). Roadway impact fees may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the city to finance such roadway improvements or facility expansions. Roadway impact fees also may be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for preparation of or updating the roadway improvements plan.
- (b) Roadway impact fees collected pursuant to this article shall not be used to pay for any of the following expenses:
  - (1) Construction, acquisition or expansion of roadway improvements or assets other than those identified in the applicable roadway improvements plan;
  - (2) Repair, operation, or maintenance of existing or new roadway improvements or facility expansions;
  - (3) Upgrade, expansion or replacement of existing roadway improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

- (4) Upgrade, expansion, or replacement of existing roadway improvements to provide better service to existing development; provided, however, that impact fees may be used to pay the costs of upgrading, expanding or replacing existing roadway improvements in order to meet the need for new roadway improvements generated by new development; or
- (5) Administrative and operating costs of the city.

(Code 1982, § 24-72; Ord. No. 08-21, § 1(24-72), 4-21-2008)

**SECTION 38-234. ESTABLISHMENT OF ACCOUNTS.**

- (a) The city's finance department shall establish an account to which interest is allocated for each service area for which a roadway impact fee is imposed pursuant to this division. Each impact fee collected within the service area shall be deposited in such account.
- (b) Interest earned on the account into which the impact fees are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in section 38-233.
- (c) The city's finance department shall establish adequate financial and accounting controls to ensure that roadway impact fees disbursed from the account are utilized solely for the purposes authorized in section 38-233. Disbursement of funds shall be authorized by the city at such times as are reasonably necessary to carry out the purposes and intent of this division; provided, however, that any road impact fee paid shall be expended within a reasonable period of time, but not to exceed ten years from the date the fee is deposited into the account.
- (d) The city's finance department shall maintain and keep financial records for roadway impact fees, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which impact fees are deposited shall be open for public inspection and copying during ordinary business hours. The city may establish a fee for copying services.

(Code 1982, § 24-73; Ord. No. 08-21, § 1(24-73), 4-21-2008)

**SECTION 38-235. FUNCTIONS OF CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.**

- (a) The capital improvements advisory committee shall perform the following functions:
  - (1) Advise and assist the city in adopting land use assumptions;
  - (2) Review the roadway improvements plans and file written comments on impact fees;
  - (3) Monitor and evaluate implementation of the roadway improvements plans;
  - (4) Advise the city of the need to update or revise the land use assumptions, roadway improvements plans and roadway impact fees; and
  - (5) File a semiannual report, evaluating the progress of the roadway improvements plans and identifying perceived inequities in implementing the plans or administering the roadway impact fees.
- (b) The city shall make available to the capital improvements advisory committee any professional reports prepared in the development or implementation of the roadway improvements plans.
- (c) The city council shall adopt procedural rules for the capital improvements advisory committee to follow in carrying out its duties.

(Code 1982, § 24-74; Ord. No. 08-21, § 1(24-74), 4-21-2008)

**SECTION 38-236. USE OF OTHER FINANCING MECHANISMS.**

- (a) The city may finance roadway improvements or facility expansions designated in the roadway improvements plan through the issuance of bonds, through the formation of public utility districts or other assessment districts, or through any other authorized mechanism, in such manner and subject to such limitations as may be provided by law, in addition to the use of impact fees.
- (b) Except as otherwise provided in this chapter, the assessment and collection of a roadway impact fee shall be additional and supplemental to, and not in substitution of, any other tax, fee, charge or assessment which is lawfully imposed on and due against the property.

- (c) The city council may decide that the city shall pay all or a part of roadway impact fees due for a new development pursuant to duly adopted criteria.

(Code 1982, § 24-75; Ord. No. 08-21, § 1(24-75), 4-21-2008)

#### **SECTION 38-237. IMPACT FEE AS ADDITIONAL AND SUPPLEMENTAL REGULATION.**

- (a) Roadway impact fees established by this division are additional and supplemental to, and not in substitution of, any other requirements imposed by the city on the development of land or the issuance of building permits or certificates of occupancy. Such fee is intended to be consistent with and to further the policies of the city's comprehensive land use plan, the capital improvements plan, the Unified Development Code, these subdivision regulations and other city policies, ordinances and resolutions by which the city seeks to ensure the provision of adequate public facilities in conjunction with the development of land.
- (b) This division shall not affect, in any manner, the permissible use of property, density of development, design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Unified Development Code and these subdivision regulations or other regulations of the city, which shall be operative and remain in full force and effect without limitation with respect to all such development.

(Code 1982, § 24-76; Ord. No. 08-21, § 1(24-76), 4-21-2008)

#### **SECTIONS 38-238—38-252. RESERVED.**

### **SUBDIVISION II. ASSESSMENT AND COLLECTION**

#### **SECTION 38-253. ASSESSMENT AND COLLECTION SCHEDULES INCORPORATED BY REFERENCE.**

The amount of the impact fees to be assessed by vehicle mile shall be as set forth in schedule 1, attached to the ordinance from which this article is derived and made a part of this article by reference as if fully set forth in this article. The amount of the impact fees which are to be paid by vehicle mile shall be as set forth in schedule 2 attached to the ordinance from which this article is derived and made a part of this article by reference as if fully set forth in this article. The amount of the impact fees to be collected by vehicle mile may be phased over a period of years, such amount to be set forth by year in schedule 2 attached to the ordinance from which this article is derived. Schedules 1 and 2 attached to the ordinance from which this section is derived may be amended from time to time utilizing the amendment procedure set forth in section 38-309.

(Code 1982, § 24-77; Ord. No. 08-21, § 1(24-77), 4-21-2008)

#### **SECTION 38-254. ASSESSMENT PROCEDURE.**

- (a) Assessment of the impact fee for any new development shall be made as follows:
  - (1) For a new development subject to a final plat that was recorded pursuant to these subdivision regulations before the effective date of the ordinance from which this subdivision is derived, assessment of impact fees shall occur on the effective date of the ordinance from which this subdivision is derived, and shall be the amount of the maximum impact fee per service unit set forth in schedule 1 attached to the ordinance from which this subdivision is derived.
  - (2) For land which is unplatted at the time of application for a building permit, and for which no platting is necessary pursuant to these subdivision regulations prior to development, assessment of roadway impact fees shall occur at the time application is made for the building permit, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 (attached to the ordinance from which this article is derived) then in effect.
  - (3) For a new development which is submitted for approval pursuant to these subdivision regulations on or after the effective date of the ordinance from which this article is derived, or for which replatting results in an increase in the number of service units after such date, assessment of impact fees shall be at the time of final plat recordation, and shall be the amount of the maximum impact fee per service unit as set forth in schedule 1 (attached to the ordinance from which this article is derived) then in effect.
- (b) Following assessment of the impact fee pursuant to subsection (a) of this section, the amount of the impact fee assessment per service unit for that development cannot be increased, unless the owner proposes to change the approved development by the submission of a new application

for final plat approval or other development application that results in approval of additional service units, in which case a new assessment shall occur at the schedule 1 rate then in effect for such additional service units.

- (c) Following the submittal of any replat that results in an increase in the number of service units, a new assessment must be made in accordance with subsections (a) and (b) of this section.
- (d) Approval of an amending plat pursuant to V.T.C.A., Local Government Code § 212.016 and these subdivision regulations is not subject to reassessment for an impact fee.

(Code 1982, § 24-78; Ord. No. 08-21, § 1(24-78), 4-21-2008)

### **SECTION 38-255. COLLECTION METHOD FOR PAYMENT.**

- (a) Roadway impact fees shall be collected at the time the city issues a building permit for a new development, unless a different time is provided for in an agreement for capital improvements pursuant to subsection (b) of this section.
- (b) The impact fees to be paid and collected per service unit for a new development shall be the amount listed in schedule 2 attached to the ordinance from which this article is derived. The city may enter into an agreement with a developer for a different time and manner of payment of impact fees, in which case the agreement shall determine the time and manner of payment.
- (c) The director of public works or his delegate shall compute the roadway impact fees for a new development in the following manner:
  - (1) The director of public works shall first determine whether the new development is eligible for credits calculated in accordance with subsection (c)(3) of this section and subdivision III of this division that reduce impact fees otherwise due in whole or in part;
  - (2) The total amount of the impact fees for the new development shall be calculated and attached to the development application as a condition of approval;
  - (3) An applicant may submit an alternative service unit computation based upon a trip generation study for the proposed development by petitioning for amendment of the land use equivalency table or including the study in an appeal taken pursuant to section 38-310.
- (d) The amount of each impact fee for a new development shall not exceed an amount computed by multiplying the fee assessed per service unit pursuant to section 38-254 by the number of service units generated by the development.
- (e) If the building permit for which an impact fee has been paid has expired, and a new application is thereafter filed, the impact fees shall be computed using schedule 2 then in effect, with credits for previous payment of fees being applied against the new fees due.
- (f) Whenever the property owner proposes to increase the number of service units for a development, the additional impact fees collected for such new service units shall be determined by using schedule 2 then in effect, and such additional fee shall be collected at the times prescribed by this section.
- (g) Notwithstanding any other provision of this chapter, no roadway impact fee may be collected with a building permit issued for any lot or tract which is subject to a final plat approved prior to the effective date of the ordinance from which this chapter is derived and for which the building permit was issued on or before the first anniversary of such effective date; provided that if the building permit subsequently expires or is withdrawn for such new development and a new building permit is not issued on or before the first anniversary of the effective date of the ordinance from which this chapter is derived, the development for which the permit was issued shall thereafter be subject to collection of roadway impact fees in accordance with this section.

(Code 1982, § 24-79; Ord. No. 08-21, § 1(24-79), 4-21-2008)

### **SECTIONS 38-256—38-278. RESERVED.**

## **SUBDIVISION III. CREDITS**

### **SECTION 38-279. CALCULATION STANDARDS FOR IMPACT FEE REDUCTION.**

- (a) The city shall credit the contribution of land, improvements or funding for construction of any system facility that is required or agreed to by the city, pursuant to rules established in this section or pursuant to administrative guidelines promulgated by the city. The credit shall be associated with the plat or other detailed plan of development for the property that is to be served by the roadway facility.
- (b) Master planned projects, including subdivisions containing multiple phases, and whether approved before or after the effective date of the ordinance from which this subdivision is derived may apply for credits against roadway impact fees for the entire project based upon contributions of land, improvements or funds toward construction of system facilities, or other roadway improvements supplying excess capacity. Credits shall be determined by comparing vehicle miles of capacity supplied by the project with vehicle miles of capacity to be consumed by development within the project, utilizing a methodology approved by the city. The credit determination shall be incorporated within an agreement for credits, in accordance with section 38-280.
- (c) All credits against roadway impact fees shall be based upon standards promulgated by the city, which may be adopted as administrative guidelines, including the following standards:
  - (1) No credit shall be given for the dedication or construction of site-related facilities.
  - (2) The unit costs used to calculate offsets and credits may be those assumed for the transportation improvements included in the transportation improvements plan, or other costs used by the city in the ordinary course of administering its capital facilities agreements for roadways.
  - (3) No credit shall be given for a roadway facility which is not identified within the roadway improvements plan, unless the facility is on the master thoroughfare plan and the city agrees that such improvement supplies capacity to new developments other than the development paying the roadway impact fee and provisions for credits are incorporated in an agreement for credits pursuant to section 38-280.
  - (4) In no event will the city grant a credit when no roadway impact fees can be collected pursuant to this division or for any amount exceeding the total roadway impact fees due for the development, unless expressly agreed to by the city in writing.
  - (5) Credits for system facilities dedicated to and accepted by the city for a development prior to the effective date of the ordinance from which this division is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the city.
  - (6) The city may participate in the costs of a system improvement to be dedicated to the city, including costs that exceed the amount of the impact fees due for the development, in accordance with policies and rules established by the city. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the city.
- (d) Credits for construction of improvements shall be deemed created when the improvements are completed and the city has accepted the facility, or in the case of improvements constructed and accepted prior to the effective date of the ordinance from which this division is derived, on such effective date. Credits created after the effective date of the ordinance from which this division is derived shall expire ten years from the date the credit was created. Credits arising prior to such effective date shall expire ten years from such effective date. Upon application by the property owner, the city may agree to extend the expiration date for the credit on mutually agreeable terms.
- (e) Unless an agreement for credits under section 38-280 is executed providing for a different manner of applying credits against roadway impact fees due, a credit associated with a plat shall be applied at the time of application for the first building permit and, at each building permit application thereafter, to reduce impact fees due until the credit is exhausted.

(Code 1982, § 24-80; Ord. No. 08-21, § 1(24-80), 4-21-2008)

### **SECTION 38-280. AGREEMENT FOR CREDITS.**

An owner of a new development who has constructed or financed a roadway improvement or facility expansion designated in the roadway improvements plan, or other roadway improvement that supplies excess capacity, as required or authorized by the city, shall enter into an agreement with the city to provide for credits against roadway impact fees due for the development in accordance with section 38-279. The agreement shall identify the basis for the method for computing and the amount of the credit due and any reduction in credits attributable to consumption of road capacity by developed lots or tracts served by the roadway improvements. For multi-phased projects, the city may require that total credits be proportionally allocated among the phases. If authorized by the city, the agreement also may provide for allocation of credits among new developments within the project, and provisions for the timing and collection of impact fees.

(Code 1982, § 24-81; Ord. No. 08-21, § 1(24-81), 4-21-2008)

### **SECTIONS 38-281—38-308. RESERVED.**



## **SUBDIVISION IV. UPDATE AND RELIEF PROCEDURES**

### **SECTION 38-309. AMENDMENT TO PLANS AND REVISION OF FEES.**

- (a) The city shall update its land use assumptions and roadway improvements plans at least every five years, commencing from the date of adoption of such plans, and shall recalculate the roadway impact fees based thereon in accordance with the procedures set forth in V.T.C.A., Local Government Code ch. 395, or in any successor statute.
- (b) The city may review its land use assumptions, roadway impact fees, roadway improvements plans and other factors such as market conditions more frequently than provided in subsection (a) of this section to determine whether the land use assumptions and roadway improvements plans should be updated and the roadway impact fees recalculated accordingly, utilizing statutory update procedures.
- (c) Schedule 2 (attached to the ordinance from which this division is derived, a copy of which is on file in the city secretary's office) may be amended without revising land use assumptions and roadway improvements plans at any time prior to the update provided for in subsection (a) of this section, provided that the roadway impact fees to be collected under schedule 2 do not exceed the roadway impact fees assessed under schedule 1. Public notice and hearing is required to amend schedule 2 in accordance with the procedure for amending impact fees set forth in V.T.C.A., Local Government Code ch. 395, or in any successor statute.
- (d) If, at the time an update is required pursuant to subsection (a) of this section, the city council determines that no change to the land use assumptions, roadway improvements plan or roadway impact fees are needed, it may dispense with such update by following the procedures in V.T.C.A., Local Government Code § 395.0575 or successor statute.
- (e) The city may amend any other provisions of this division in accordance with procedures for ordinance amendments contained in the city's Charter.

(Code 1982, § 24-82; Ord. No. 08-21, § 1(24-82), 4-21-2008)

### **SECTION 38-310. APPEALS.**

- (a) The property owner or applicant for new development may appeal the following administrative decisions to the city council:
  - (1) The applicability of a roadway impact fee to the development;
  - (2) The amount of the roadway impact fee due;
  - (3) The availability of, the amount of, or the expiration of a credit;
  - (4) The application of a credit against a roadway impact fee due;
  - (5) The amount of the roadway impact fee in proportion to the benefit received by the new development; or
  - (6) The amount of a refund due, if any.
- (b) The burden of proof shall be on the appellant to demonstrate that relief should be granted by the city.
- (c) The appellant must file a written notice of appeal with the city manager within 30 days following the decision appealed from. The city manager may resolve the appeal, if the appellant agrees with the manager's decision, or refer the matter to the city council for decision with his recommendation, if the appellant requests council review. If council review is requested, the city secretary shall schedule a public hearing at which the appellant may present testimony and evidence before the city council. The council shall act on the appeal within 90 days of receipt of the notice of appeal by the city.
- (d) If the notice of appeal is accompanied by a payment or other security satisfactory to the city attorney in an amount equal to the original determination of the roadway impact fee due, the city shall process and may issue a building permit if other requirements are met while the appeal is pending.

(Code 1982, § 24-83; Ord. No. 08-21, § 1(24-83), 4-21-2008)

### **SECTION 38-311. REFUNDS.**

- (a) Upon application, any roadway impact fee or portion thereof collected pursuant to these regulations, which has not been expended within the service area within ten years from the date of payment, shall be refunded to the record owner of the property for which the impact fee was paid or, if the impact fee was paid by another governmental entity, to such governmental entity, together with interest calculated from the date of collection to the date of refund at the statutory rate as set forth in Article 1.03, Title 79, Revised Statutes (Vernon's Ann. Civ. St. art. 5069-1.03), or its successor statute (V.T.C.A., Finance Code § 302.002). The application for refund pursuant to this section shall be submitted within 60 days after the expiration of the ten-year period for expenditure of the fee. An impact fee shall be considered expended on a first-in, first out basis.
- (b) An impact fee collected pursuant to these regulations shall also be considered expended if the total expenditures for roadway improvements or facility expansions authorized within the service area within ten years following the date of payment exceeds the total fees collected within the service area for such improvements or expansions during such period.
- (c) If a refund is due pursuant to subsection (a) or (b) of this section, the city shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.

(Code 1982, § 24-84; Ord. No. 08-21, § 1(24-84), 4-21-2008)

#### **SECTION 38-312. REBATES.**

If the building permit for a new development for which a roadway impact fee has been paid has expired, and a modified or new application has not been filed within six months of such expiration, the city shall, upon written application, rebate the amount of the impact fee to the record owner of the property for which the impact fee was paid. If no application for rebate pursuant to this section has been filed within this period, no rebate shall become due.

(Code 1982, § 24-85; Ord. No. 08-21, § 1(24-85), 4-21-2008)

#### **SECTION 38-313. WAIVERS AND EXEMPTIONS.**

Pursuant to V.T.C.A., Local Government Code § 395.022, a school district is not required to pay roadway impact fees imposed under this division unless the board of trustees of the district consents to the payment of the fees by entering a contract with the city imposing the fees.

(Code 1982, § 24-86; Ord. No. 08-21, § 1(24-86), 4-21-2008)

#### **SECTION 38-314. RELIEF PROCEDURES.**

Any person who has paid a roadway impact fee or an owner of land upon which a roadway impact fee has been paid may petition the city council to determine whether any duty required by this division has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within 60 days of the request. If the city council determines that the duty is required pursuant to this division and is late in being performed, it shall cause the duty to commence within 60 days of the date of the request and to continue until completion. This section is not applicable to matters which may be appealed pursuant to section 38-310.

(Code 1982, § 24-87; Ord. No. 08-21, § 1(24-87), 4-21-2008)

#### **SECTIONS 38-315—38-331. RESERVED.**

### **SUBDIVISION V. ROADWAY IMPACT FEE SERVICE AREA AND PLANS**

#### **SECTION 38-332. LAND USE ASSUMPTIONS AND SERVICE AREAS.**

- (a) Land use assumptions for roadway impact fees are hereby adopted as exhibit 1, which is division 4 of this article, a copy of which is on file in the city secretary's office.

- (b) There are hereby established four roadway service areas, constituting land within city boundaries, as depicted on exhibit 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office.
- (c) The boundaries of the roadway service areas may be amended from time to time, or new roadway service areas may be delineated, pursuant to the procedures in section 38-309.

(Code 1982, § 24-88; Ord. No. 08-21, § 1(24-88), 4-21-2008)

**SECTION 38-333. ROADWAY IMPROVEMENTS PLAN.**

- (a) The roadway improvements plan for the city is hereby adopted as exhibit 3, which is attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this division, a copy of which is on file in the city secretary's office.
- (b) The roadway improvements plan may be amended from time to time, pursuant to the procedures in section 38-309.

(Code 1982, § 24-89; Ord. No. 08-21, § 1(24-89), 4-21-2008)

**SECTION 38-334. ROADWAY FACILITIES, PER SERVICE UNIT.**

- (a) The maximum impact fees per service unit for roadway facilities are hereby adopted and incorporated in schedule 1 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office.
- (b) The impact fees per service unit for roadway facilities, which are to be paid by each new development, are hereby adopted and incorporated in schedule 2 attached to the ordinance from which this article is derived and incorporated by reference as if fully set forth in this article, a copy of which is on file in the city secretary's office.
- (c) The impact fees per service unit for roadway facilities may be amended from time to time, pursuant to the procedures in section 38-309(a) through (c).

(Code 1982, § 24-90; Ord. No. 08-21, § 1(24-90), 4-21-2008)

**SECTIONS 38-335—38-359. RESERVED.**

## DIVISION 3. LAND USE ASSUMPTIONS FOR IMPACT FEES

### SECTION 38-360. LAND USE ASSUMPTIONS REPORT.

See Ordinance No. 19-43 for the 2019 Land Use Assumptions Report.

(Ord. No. 14-47, § 1, 10-20-2014; Ord. No. 19-43, § 1, 11-4-2019)

*Note(s)—For updated land use assumptions for water, wastewater, and roadway impact fees, see Exhibit 'B': Land Use Assumptions for Impact Fees of Ord. No. 19-43. For updated and amended service areas for roadway impact fees, see Figure 3: Roadway Service Area of Exhibit 'B' of Ord. No. 19-43. For updated and amended service areas for water and wastewater impact fees, see Figure 4: Water/Wastewater Service Area of Exhibit 'B' of Ord. No. 19-43. For the updated and amended capital improvements plan for roadway impact fees, see Exhibit 'C': 2019 Update of Roadway Impact Fees of Ord. No. 19-43. For the updated and amended capital improvements plan for water and wastewater impact fees, see Exhibit 'D': 2019-2029 Water & Wastewater Impact Fee Update of Ord. No. 19-43. For the updated and amended land use equivalency table that converts land uses into the total service units for roadway impact fees, see Table 3: Land-Use Vehicle Mile Equivalency Table of Exhibit 'C' of Ord. No. 19-43. For the updated and amended land use equivalency table that converts land uses into number of living unit equivalents (service units) for water and wastewater impact fees, see Table No. 22: Maximum Assessable Water & Wastewater Impact Fee of Exhibit 'D' of Ord. No. 19-43.*

### SECTION 38-361. SCHEDULES FOR IMPACT FEES.

#### (a) ROADWAY IMPACT FEES.

- (1) SCHEDULE 1: ROADWAY IMPACT FEE ASSESSMENT. The following schedule is for roadway impact fee assessment.

SERVICE AREA	COST PER SERVICE UNIT
1	\$2,272.00
2	\$4,398.00
3	\$784.00
4	\$2,612.00

- (3) SCHEDULE 1: ROADWAY IMPACT FEE COLLECTION. The following schedule is for roadway impact fee collection.

SERVICE AREA	COST PER SERVICE UNIT
1	\$320.00
2	\$320.00
3	\$320.00
4	\$320.00

#### (c) WATER AND WASTEWATER IMPACT FEES.

- (1) SCHEDULE 1: MAXIMUM WATER AND WASTEWATER IMPACT FEES. The following schedule is the maximum impact fees per single-family/living unit equivalent for water and wastewater facilities. The below impact fees per service unit depicted in each column also apply to new developments that were unplatted and which did not require platting at the time of development within the period listed.

	LAND PLATTED OR REPLATTED BETWEEN 07/16/1990 & 06/02/2008 <sup>(1)</sup>	LAND PLATTED OR REPLATTED BETWEEN 06/02/2008 & 10/20/2014	LAND PLATTED OR REPLATTED BETWEEN 10/20/2014 & 11/04/2019	LAND PLATTED AFTER 11/04/2019
WATER (PER SFLUE)	\$848.00	\$4,229.03	\$3,111.05	\$3,139.04
WASTEWATER (PER SFLUE)	\$3,340.00	\$783.49	\$2,472.58	\$4,820.01

**NOTES:**

<sup>(1)</sup> For nonresidential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

- (2) SCHEDULE 2: IMPACT FEES TO BE PAID PER SERVICE UNIT FOR WATER AND WASTEWATER FACILITIES.

PER LIVING UNIT EQUIVALENT (5/8" WATER METER)

WATER FACILITIES	\$1,569.52
WASTEWATER FACILITIES	\$2,410.00

(Ord. No. 14-47, § 1, 10-20-2014; Ord. No. 19-43, § 1, 11-4-2019)

**SECTIONS 38-362—38-398. RESERVED.**

CITY OF ROCKWALL

ORDINANCE NO. 24-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, REPEALING IN ITS ENTIRETY ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES, ADOPTING ARTICLE III, *IMPACT FEE REGULATIONS*, OF CHAPTER 38, *SUBDIVISIONS*, AS DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE, AND AMENDING SECTION 38-9(5), *PROPORTIONALITY*, OF ARTICLE I, *IN GENERAL*, OF CHAPTER 38, *SUBDIVISIONS*, AS DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Rockwall adopted its impact fee program for roadway impact fees by *Ordinance No. 08-21*, and its impact fee program for water and wastewater impact fees by *Ordinance No. 90-22*; and

**WHEREAS**, the City of Rockwall recently prepared and adopted studies updating its land use assumptions, capital improvements plans, and impact fees for water, wastewater, and roadway facilities and the associated service areas and equivalency tables through *Ordinance No. 24-41*; and

**WHEREAS**, the current *Impact Fee Regulations* were originally adopted on July 16, 1990 through *Ordinance No. 90-22*, which has been amended multiple times since its inception; and

**WHEREAS**, the City has prepared revised and updated *Impact Fee Regulations* designed to provide clear more concise process and procedures for the administration and collection of impact fees within the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) in compliance with State law; and,

**WHEREAS**, the City staff recommends repealing in its entirety Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall and a revised Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances be adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the current Article III, *Impact Fee Regulations*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall be repealed in its entirety and a revised Article III, *Impact Fees*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances shall be adopted as specifically described in *Exhibit 'A'* of this ordinance;

**SECTION 2.** That the current Section 38-9(5), *Proportionality*, of Article I, *In General*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances of the City of Rockwall be amended as described in *Exhibit 'B'* of this ordinance;

**SECTION 3.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine

not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 4. FINDINGS.** The City Council finds all of the above recitals to be true and correct and incorporates the same in this Ordinance as findings of fact;

**SECTION 5. SEVERABILITY.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 6. REPEALING ORDINANCE IN CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict;

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6<sup>TH</sup> DAY OF JANUARY, 2024.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: December 16, 2024

2<sup>nd</sup> Reading: January 6, 2024

## ARTICLE III. IMPACT FEES

### DIVISION 1. IMPACT FEE REGULATIONS

#### SECTION 38-103. PURPOSE.

The purpose of this *Article* is intended to assure the provision of adequate public facilities (*i.e. water, wastewater, and roadway facilities*) needed to serve a new development in the City of Rockwall by requiring that each development pay its fair share of the costs of such improvements necessitated by and attributable to such new development.

#### SECTION 38-104. AUTHORITY.

This *Article* is adopted pursuant to [Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, of the Texas Local Government Code \(TLGC\)](#). The provisions of this *Article* shall not be construed to limit the power of the City of Rockwall to utilize other methods authorized under the laws of the State of Texas or pursuant to other municipal powers to accomplish the purposes set forth in this *Article*, whether in substitution or in conjunction with this *Chapter*. Guidelines may be developed by ordinance, resolution, or otherwise to implement and administer this *Article*.

#### SECTION 38-105. DEFINITIONS.

When the following words, terms, and phrases are used in this *Article* they shall have the following meanings ascribed to them (*except where the context clearly indicates a different meaning*):

- (1) **Assessment.** An *Assessment* is the determination of the amount of the maximum *Impact Fee* per service unit that can be imposed on new development pursuant to this *Article*.
- (2) **Capital Improvement.** A *Capital Improvement* is any of the following facilities with a life expectancy of three (3) or more years that are owned and operated by or on the behalf of the City of Rockwall:
  - (a) Water supply, treatment and distribution facilities.
  - (b) Wastewater collection and treatment facilities.
  - (c) Stormwater, drainage and flood control facilities (*whether or not they are located within the service area*).
  - (d) Roadway facilities.
- (3) **Capital Improvements Plan.** A *Capital Improvements Plan* is a plan contemplated by the ordinance that identifies capital improvements or facility expansions for which *Impact Fees* are paid.
- (4) **City.** *City* shall mean the City of Rockwall, Texas.
- (5) **City Council.** *City Council* shall mean the City Council of the City of Rockwall, Texas.
- (6) **Credit.** A *Credit* is a reduction in the amount of an *Impact Fee* for a new development, either by a decrease in the number of service units attributable to such development or a decrease in the amount of an *Impact Fee* otherwise due, that results from the contribution of land, improvements or funds to construct a system improvement in accordance with the City's subdivision and development regulations, policies, or requirements.
- (7) **Facility Expansion.** A *Facility Expansion* is the expansion of the capacity of an existing facility that serves the same function as an otherwise necessary new capital improvement, in order that the existing facility may serve new development. The term does not include the repair, maintenance, modernization or expansion of an existing facility to serve existing development.



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- (8) **Final Plat Recordation.** *Final Plat Recordation* indicates the point at which the applicant has complied with all conditions of approval and the subdivision plat has been filed of record in Rockwall County.
- (9) **Impact Fee.** A charge or assessment imposed as set forth in this *Article* against a new development in order to recoup costs of capital improvements or facility expansions identified in the Capital Improvements Plan and necessitated by and attributable to the new development. The term does not include:
- (a) Required dedications of land for public parks or payments in lieu thereof.
  - (b) Dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection, drainage facilities, streets, sidewalks, or curbs if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development.
  - (c) Lot or acreage fees or pro-rata fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water or wastewater mains or lines.
  - (d) Other pro-rata fees for reimbursement of water or wastewater mains or lines extended by the City of Rockwall.
- (10) **Land Use Assumptions.** *Land Use Assumptions* are the projections of population and employment growth and associated charges in land use, densities and intensities adopted by the City of Rockwall, as may be amended from time to time, upon which the *Capital Improvements Plans* are based.
- (11) **Land Use Equivalency Table.** The table that converts demand for capital improvements generated by various land uses to numbers of service units, as may be amended from time-to-time. The *Land Use Equivalency Table* may be incorporated in a schedule of *Impact Fee Rates*.
- (12) **New Development.** A *New Development* is a project involving the construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of any structure, or any use or extension of land, which has the effect of increasing the requirements for capital improvements or facility expansions, measured by the number of service units to be generated by such activity, and which requires either the approval and filing with the county in which the property is located on a subdivision plat pursuant to these subdivision regulations or the issuance of a building permit, and which has not been exempted from these regulations by the provisions provided in this *Chapter*.
- (13) **Off-Site.** A facility or expansion that is now a *Site-Related Facility* (see *Site-Related Facility*).
- (14) **Property Owner.** Any person, corporation, legal entity or agent thereof having a legal or equitable interest in the land for which an *Impact Fee* becomes due. The term *Property Owner* includes the developer for the new development.
- (15) **Proportionality.** *Proportionality* means that the impact fees imposed on a new development shall be reasonably related to the demand for public facilities generated by that development and shall not exceed the cost of providing the necessary public facilities to serve the development, as identified in the Capital Improvements Plans, in compliance with Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC) [see [Section 38-9\(5\)](#)].
- (16) **Recoupment.** The imposition of an *Impact Fee* to reimburse the City of Rockwall for capital improvements or facility expansions, which the City has previously oversized to serve new development.
- (17) **Roadway (or Roadway Facilities).** A *Roadway* or *Roadway Facilities* shall be any principal, major or minor arterial or collector designated in the City of Rockwall's adopted *Master Thoroughfare Plan*, as may be amended from time-to-time. The term *Roadway* also includes any thoroughfare designated as a numbered highway on the official Federal and/or State Highway System, to the extent that the City incurs capital improvement costs for such facilities.
- (18) **Service Area.** The area within the City of Rockwall and/or the City's Extraterritorial Jurisdiction (ETJ), as identified in the *Land Use Assumptions*, to be served by the capital improvements or facilities expansions specified in the *Capital Improvements Plan*, except for *Roadway Facilities Service Area* means any one of the individual *Service Areas* with the City of Rockwall's corporate boundaries as identified in the *Land Use Assumptions* and *Capital Improvements Plan*.

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- (19) Service Unit. The standardized measure of consumption, use, generation or discharge attributable to an individual unit of development, calculated in accordance with the generally accepted engineering and/or planning standards, as indicated in the *Land Use Equivalency Tables* located in the *Study* (see *Study*).
- (20) Site-Related Facilities. An improvement or facility which is for the primary use or benefit of a new development and/or which is for the primary purpose of safe and adequate provision of roadway, water, or wastewater facilities to serve the new development, and which is not included in the *Capital Improvements Plan* and for which the property owner is solely responsible under subdivision or other applicable regulations or which is located at least partially on the subdivision plat which is being considered for *Impact Fee Assessment*. *Site-Related Facilities* include that portion of an off-site water or wastewater main, equivalent to a standard size water or wastewater main, which is necessary to connect and serve any new development per the City's standards and of which has not been included in the City's *Impact Fee Capital Improvements Plan*.
- (21) Study. The *Study* shall mean the most recently adopted *Roadway Impact Fee Update* and the most recently adopted *Water & Wastewater Impact Fee Update* as referenced in this *Article*.
- (22) Subdivision Plat. Any type of *Subdivision Plat* required by law to be filed with Rockwall County, including but not limited to, a *Final Plat*, *Replat*, and/or *Amending Plat*, but excluding *Preliminary Plat* and/or *Vacating Plat*.
- (23) System Facility. A capital improvement or facility expansion, which is designated in the *Capital Improvements Plan* and which is not a *Site-Related Facility*. The term *System Facility* includes any improvement which is located off-site, or within or on the perimeter of the development site.
- (24) Utility Connection. The authorization to install a meter for connecting a new development to the City of Rockwall's water system or wastewater system.
- (25) Wastewater Facility. A wastewater interceptor or main, lift station or other facility or improvement for providing wastewater collection and treatment included within the City of Rockwall's collection system for wastewater. *Wastewater Facility* includes -- *but is not limited to* -- land, easements or structures associated with such facilities. *Wastewater Facility* excludes a *Site-Related Facility*.
- (26) Water Facility. A water interceptor or main, pump station, storage tank or other facility or improvement used for providing water supply, treatment and distribution service included within the City's water storage and distribution system. *Water Facility* includes -- *but is not limited to* -- land, easements or structures associated with such facilities. *Water facility* excludes *Site-Related Facility*.
- (27) Water Meter. A device for measuring the flow of water to a development, whether for domestic or for irrigation purposes.

**SECTION 38-106. APPLICABILITY.**

- (1) Water and Wastewater Impact Fees. The provisions of this *Article* regarding water and wastewater impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ). No new development shall be exempt from the assessment of impact fees pursuant to this ordinance.
- (2) Roadway Impact Fees. The provisions of this *Article* regarding roadway impact fees shall apply to all new development or redevelopment -- *when increasing the impact of an existing development* -- within the corporate boundaries of the City of Rockwall, not including the Extraterritorial Jurisdiction (ETJ).

**SECTION 38-107. LAND USE ASSUMPTIONS REPORT.**

The 2019 Land Use Assumptions for Impact Fees Report has been reviewed, evaluated, updated, and revised, and the City Council finds that the land use assumptions contained in the 2024 Land Use Assumptions for Impact Fees Report are hereby

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adopted and approved (see [Ordinance No. 24-41](#)). These assumptions may be revised by the City Council in accordance with procedures set forth in Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC).

**SECTION 38-108. CAPITAL IMPROVEMENTS PLAN.**

The official *Capital Improvements Plans* for roadway, water, and wastewater impact fees shall be those last reviewed, evaluated, updated and revised in accordance with the provisions of this *Article* and the requirements of Chapter 395, *Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Local Governments*, of the Texas Local Government Code (TLGC). Furthermore, the City Council finds that the *Capital Improvements Plans* as set forth in *Exhibits 'C' & 'D'* of [Ordinance No. 24-41](#) are hereby adopted and approved as the official *Capital Improvements Plans* for the City of Rockwall. The *Capital Improvements Plans* may be amended from time-to-time, pursuant to the procedures in [Section 38-119](#).

**SECTION 38-109. IMPACT FEE SERVICE AREAS.**

- (1) *Water and Wastewater Impact Fee Service Area*. The water and wastewater service area shall be composed of the land within the corporate limits of the City of Rockwall and the City's Extraterritorial Jurisdiction (ETJ) as depicted in the *Land Use Assumptions Report* referenced in [Section 38-107](#). The boundaries of the *Water and Wastewater Service Area* may be amended from time-to-time, pursuant to the procedures in [Section 38-119](#).
- (2) *Roadway Impact Fee Service Areas*. There shall be four (4) roadway service areas composed of land within the corporate limits of the City of Rockwall as depicted in the *Land Use Assumptions Report* referenced in [Section 38-107](#). The boundaries of the *Roadway Service Areas* may be amended from time-to-time, or new roadway service areas may be delineated, pursuant to the procedures in [Section 38-119](#).

**SECTION 38-110. ASSESSMENT AND COLLECTION SCHEDULES.**

The previously adopted impact fees for roadway, water, and wastewater have been reviewed, evaluated, updated and revised, and the City Council finds that:

- (1) *Roadway Impact Fees*. The adopted and approved impact fee assessment and collection rate for roadways shall be as follows:
  - (a) *Schedule 1: Roadway Impact Fee Assessment*. The following schedule is for roadway impact fee assessment.

SERVICE AREA	COST PER SERVICE UNIT
1	\$3,842.00
2	\$4,212.00
3	\$4,266.00
4	\$4,778.00

- (b) *Schedule 2: Roadway Impact Fee Collection*. The following schedule is for roadway impact fee collection.

SERVICE AREA	COLLECTION RATES				
	RESIDENTIAL	COMMERCIAL	OFFICE	INDUSTRIAL	INSTITUTIONAL
1	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00
2	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00
3	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00
4	\$1,345.00	\$1,921.00	\$1,345.00	\$1,537.00	\$1,345.00

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(2) Water and Wastewater Impact Fees. The adopted and approved impact fee assessment and collection rate for water and wastewater shall be as follows:

(a) Schedule 3: Maximum Water and Wastewater Impact Fees. The following schedule is the maximum impact fees per Single-Family Living Unit Equivalent (SFLUE) for water and wastewater facilities. The below impact fees per service unit depicted in each column also apply to new developments that were unplatted and which did not require platting at the time of development within the period listed.

	LAND PLATTED OR REPLATTED BETWEEN				LAND PLATTED AFTER 10/07/2024
	07/16/1990 & 06/02/2008 <sup>(1)</sup>	06/02/2008 & 10/20/2014	10/20/2014 & 11/04/2019	11/05/2019 & 10/07/2024	
WATER (PER SFLUE)	\$848.00	\$4,229.03	\$3,111.05	\$3,139.04	\$3,960.37
WASTEWATER (PER SFLUE)	\$3,340.00	\$783.49	\$2,472.58	\$4,820.01	\$6,498.41

**NOTES:**

(1) For non-residential uses, assessment was expressed as SFLUEs per acre: 2.11 SFLUE/acre for water impact fees and 2.17 SFLUE/acre for wastewater impact fees, within the period listed.

(b) Schedule 4: Impact Fees to be Paid Per Service Unit for Water and Wastewater Facilities.

	PER LIVING UNIT EQUIVALENT (½" WATER METER)
WATER FACILITIES	\$1,980.19
WASTEWATER FACILITIES	\$3,249.21

**SECTION 38-111. IMPACT FEES AS A CONDITION OF APPROVAL OF NEW DEVELOPMENT AND ISSUANCE OF A PERMIT.**

A *Subdivision Plat* for new development -- *inside or outside the corporate boundaries of the City* -- shall not be released for filing with Rockwall County without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In cases where no *Subdivision Plat* is submitted to the City of Rockwall for new development -- *inside or outside the corporate boundaries of the City* --, no application for a utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued without the assessment of the applicable *Impact Fees* pursuant to this *Article*. In addition, for all new development -- *inside or outside the corporate boundaries of the City* -- no utility connection shall be approved and/or building permit or Certificate of Occupancy (CO) issued until the property owner or owners has paid the applicable impact fees imposed by and calculated in accordance with the requirements of this *Article* or as remedied by contract for payment by other financing mechanisms as approved by the City of Rockwall and executed by all parties.

**SECTION 38-112. ASSESSMENT OF IMPACT FEES.**

(1) The assessment of *Impact Fees* for any new development shall be calculated at the time of *Final Plat* approval. In cases where no subdivision plat is necessary -- *pursuant to the requirements of this Chapter* --, assessment of *Impact Fees* shall occur at the time an application is made for a building permit or utility connection, whichever occurs first. For the purposes of phasing in the application of this *Article*, *Final Plats* that have been approved -- *either through action by the City or failure to act by the City* -- on or before the effective date of the ordinance from which this *Article* is derived, the assessment of *Impact Fees* for the new development to which the *Final Plat* applies shall be calculated and made in accordance with the *Impact Fee* requirements existing prior to the adoption of the ordinance from which this *Article* is derived.

(2) Following the initial assessment of *Impact Fees* pursuant to Subsection (1) of this section, the amount of the impact fee assessment per service unit for the development cannot be increased, unless the owner proposes to change the approved

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development or building size through the submission of a new application for *Subdivision Plat* or other development application that results in approval of additional service units, in which case the *Impact Fee Rate* will be reassessed for increased meter size or additional meters or service units at the *Impact Fee Rate* that is then in effect.

- (3) Following the submittal of any *Subdivision Plat* that results in an increase in the number of service units, a new assessment shall be made in accordance with Subsections (1) & (2) of this section.
- (4) Approval of an *Amending Plat* pursuant to [Subsection 38-7\(8\), Amending Plats](#), of this *Chapter* is not subject to reassessment for an *Impact Fee*.
- (5) Following the lapse or expiration of a *Subdivision Plat* that has been approved in accordance with [Subsection 38-7\(4\), Final Plats](#) or [Subsection 38-7\(7\), Replats](#), of this *Chapter*, or a *Subdivision Plat* deemed to be approved due to the City of Rockwall's failure to act, pursuant to the Texas Local Government Code and this *Chapter*, a new assessment shall be performed at the time of new *Subdivision Plat* approval in accordance with this *Article*.

**SECTION 38-113. COMPUTATION OF IMPACT FEES.**

- (1) At the time of *Subdivision Plat* approval, or at the time a request for a utility connection for a property in the City's corporate limits or Extraterritorial Jurisdiction (ETJ) is made -- *for which a Subdivision Plat was not submitted to the City* -- for all new developments, the City shall compute the *Impact Fees* due for the new development in the following manner:
  - (a) The amount of each type of impact fee due (*i.e. roadway, water, and wastewater*) shall be determined by multiplying the number of each type of service units generated by the new development by the impact fee due for each type of service unit in the applicable service areas as set forth by [Section 38-110](#) and the ordinance from which this *Article* is derived.
  - (b) The amount of each *Impact Fee* due shall be reduced by any allowable credits for that category of capital improvements in the manner provided by [Section 38-115](#).
- (2) Whenever a property owner proposes to increase the number of service units for a new development, the additional *Impact Fees* collected for such new service units shall be determined by using the amount of *Impact Fee* per service unit in [Section 38-10](#), and such additional fee shall be collected at the time of issuance of a new building permit. For an area in the City's Extraterritorial Jurisdiction (ETJ) for which a *Subdivision Plat* was not required to be submitted to the City, the additional fee shall be collected prior to or at the time of enlargement of the connection to the City's existing system.

**SECTION 38-114. COLLECTION METHOD FOR IMPACT FEES.**

Impact fees shall be collected at the time the City of Rockwall issues a building permit for new development inside the City's corporate limits, or at the time of application for an individual meter connection to the utility system for property outside the City's corporate limits in the City's Extraterritorial Jurisdiction (ETJ), unless an agreement with the City has been executed providing for a different time of payment.

**SECTION 38-115. CREDITS AGAINST IMPACT FEES.**

- (1) The City of Rockwall shall credit the contribution of land, improvements, or funding for the construction of any system facility that is required or agreed to by the City, pursuant to the rules established in this section or pursuant to the administrative guidelines promulgated by the City of Rockwall. The credit shall be associated with a subdivision plat or other detailed plan for development for the property that is to be served by the capital improvements and/or expansion facility.
- (2) All credits against *Impact Fees* shall be subject to the following limitations and shall be granted based on this *Article*, and any additional administrative guidelines that may be adopted by the City of Rockwall.

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- (a) No credit shall be given for the dedication or construction of site-related facilities.
  - (b) No credit shall exceed an amount equal to the assessed *Impact Fee*.
  - (c) The unit costs used to calculate credits may be those assumed for the capital improvements or expansion facilities.
  - (d) No credit shall be given for capital improvements or expansion facilities which are not identified on the *Capital Improvements Plans*, unless the capital improvement or expansion facility is included in the *Master Thoroughfare Plan*, and the City agrees that such improvement supplies capacity to new developments other than the development paying the *Impact Fee* and provisions for credits are incorporated into a *Credit Agreement* pursuant to Subsection (6) of this section.
  - (e) In no event will the City of Rockwall grant a credit when no *Impact Fees* can be collected pursuant to this *Article* or for any amount exceeding the total *Impact Fees* due for the development, unless expressly agreed to in writing by the City of Rockwall.
  - (f) Credits for system facilities dedicated to and accepted by the City of Rockwall for a development prior to the effective date of the ordinance from which this *Article* is derived shall be prorated among the total number of service units within such development, including existing service units, and shall be further reduced by the amount of any participation funds received from the City.
  - (g) The City of Rockwall may participate in the costs of a system improvement to be dedicated to the City, including costs that exceed the amount of the *Impact Fees* due for the development, in accordance with the policies and rules established by the City. The amount of any credit for construction of a system facility shall be reduced by the amount of any participation funds received from the City.
- (3) *Process for Requesting Credits*. An applicant or developer of a new development must apply for a credit against *Impact Fees* due for the development either [1] at or before the time the *Impact Fee* is assessed in accordance with [Section 38-112](#), or [2] at a different time agreed to by the City. To request a credit against *Impact Fees* due, the applicant or developer shall file a petition for credits with the City in writing. The contents of such petition shall be established by administrative guidelines.
- (4) *Methods for Applying Credits*. A credit associated with a new development shall be applied against an *Impact Fee* in the following manner:
- (a) For single-family, townhome, or duplex lots in a new development consisting only of single-family, townhome, or duplex residential development where one (1) residential unit is proposed to be established on one (1) residential lot, such credit shall be prorated equally among such lots, to be applied at the time of application for a building permit for each lot, against *Impact Fees* to be collected at the time the building permit is issued.
  - (b) For all types of new development other than those listed in Subsection (4)(a) above -- *including those involving mixed use developments* -- the credit applicable to the new development shall be applied to the *Impact Fee* due at the time the building permit is issued.
  - (c) At its sole discretion, the City of Rockwall may authorize an alternative method for applying credits upon written agreement with the property owner through a *Credit Agreement*.
- (5) *Expiration of Credits*. If a credit applicable to a subdivision plat has not been exhausted within ten (10) years from: [1] the acquisition of the first building permit issued; or [2] in the cases for which no subdivision plat is submitted to the City of Rockwall, the acquisition of the first building permit issued or the acquisition of the first Certificate of Occupancy (CO) is issued or utility connection is made after the effective date of the adoption of the applicable *Impact Fee* -- *whichever occurs first* -- or within such period as may otherwise be designated by a *Credit Agreement*, such credit shall lapse.
- (6) *Credit Agreements*. An applicant or developer of new development who proposes to construct or finance a capital improvement or facility expansion designated in the *Capital Improvements Plans*, or other facility improvement that supplies excess capacity, as required or authorized by the City of Rockwall, shall enter into an agreement with the City to provide for

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credits against *Impact Fees* due for the development in accordance with the requirements of Subsection (1), (2), (3), (4), & (5) above. The agreement shall identify the basis for the method of computing the amount of the credit due and any reduction in credits attributable to the consumption of capacity by developed lots or tracts served by the improvements. For multi-phased projects, the City of Rockwall may require that total credits be proportionally allocated among phases. If authorized by the City, the agreement may also provide for the allocation of credits among new developments within the project, and provisions for the timing and collection of *Impact Fees*; however, in no case shall credits be transferable to other new developments not associated with the capital improvements or facility expansions.

**SECTION 38-116. ESTABLISHMENT OF ACCOUNTS.**

- (1) The City of Rockwall shall establish an account to which interest is allocated for each service area for each type of capital facility for which an *Impact Fee* is imposed pursuant to this *Article*. Each *Impact Fee* collected within the service area shall be deposited in such account.
- (2) Interest earned on the account into which the *Impact Fees* are deposited shall be considered funds of the account and shall be used solely for the purposes authorized in [Section 38-117](#).
- (3) The City of Rockwall shall establish adequate financial and accounting controls to ensure that *Impact Fees* are disbursed from the account are utilized solely for the purposes authorized in [Section 38-117](#).
- (4) The City of Rockwall shall maintain and keep financial records for *Impact Fees*, which shall show the source and disbursement of all fees collected in or expended from each service area. The records of the account into which *Impact Fees* are deposited shall be open for public inspection and copying during ordinary business hours. The City of Rockwall may establish a fee for copying services.

**SECTION 38-117. USE OF PROCEEDS OF IMPACT FEES.**

- (1) The *Impact Fees* collected for each service area pursuant to the requirements of this *Article* may be used to finance or recoup the costs of any capital improvements or facility expansions identified in the *Capital Improvements Plan* for the service area, including but not limited to, the construction contract price, surveying and engineering fees, and land acquisition costs (*including land/easement purchases, court awards and costs, attorney's fees, and expert witness fees*). *Impact Fees* may also be used to pay the principal sum and interest and other finance costs on bonds, notes or other obligations issued by or on behalf of the City of Rockwall to finance such capital improvements or facility expansions. *Impact Fees* may also be used to pay fees actually contracted to be paid to an independent qualified engineer or financial consultant for the preparation of or updating the *Capital Improvements Plan*.
- (2) *Impact Fees* collected pursuant to this *Article* shall not be used to pay any of the following expenses:
  - (a) Construction, acquisition or expansion of public facilities or assets other than capital improvements or facility expansions identified in the *Capital Improvements Plan*.
  - (b) Repair, operation, or maintenance of existing or new capital improvements of facility expansions.
  - (c) Upgrade, update, expansion, or replacement of existing capital improvements to provide better service to existing development (*i.e. in order to meet stricter safety, efficiency, environmental or regulatory standards*).
  - (d) Administrative and operating costs of the City of Rockwall.

**SECTION 38-118. REFUNDS OF IMPACT FEES.**

- (1) Upon application by a property owner, any *Impact Fee* or portion thereof collected pursuant to the regulations of this *Article*, which has not been expended within the service area within ten (10) years from the date of payment, shall be

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refunded. Payments shall be refunded to the record owner of the property for which the *Impact Fee* was paid or -- *if the Impact Fee was paid by another government entity* -- to such governmental entity, together with interest calculated from the date of payment to the date of refund at the statutory rate as set forth in [Section 302.002 of the Texas Finance Code](#) or its successor statute. The application for refund pursuant to this *Article* shall be submitted within 60-days after the expiration of the ten (10) year period for expenditure of the fee. An *Impact Fee* shall be considered expended on a *first-in, first out* basis.

- (2) An *Impact Fee* collected pursuant to this *Article* shall also be considered expended if the total expenditures for capital improvements or facility expansions within the service area within ten (10) years following the date of payment exceeds the total fees collected within the service area for such improvements or expansions during such period.
- (3) If a refund is due pursuant to Subsections (1) & (2), the City of Rockwall shall divide the difference between the amount of expenditures and the amount of the fees collected by the total number of service units assumed within the service area for the period to determine the refund due per service unit. The refund to the record owner shall be calculated by multiplying the refund due per service unit by the number of service units for the development for which the fee was paid, and interest due shall be calculated upon that amount.
- (4) Application for refunds shall be submitted to the City of Rockwall on a form approved by the City for such purposes. Within 90-days of the receipt of the application, the City shall provide the applicant -- *in writing* -- with a decision on the refund request.

**SECTION 38-119. AMENDMENT TO PLAN AND REVISIONS OF IMPACT FEES.**

- (1) The City of Rockwall shall update its *Land Use Assumptions* and *Capital Improvements Plans* at least every five (5) years, commencing from the date of adoption of such plans, and shall recalculate the *Impact Fees* based thereon in accordance with the procedures set forth in [Chapter 395, Financing Capital Improvements Required by New Development in Municipalities, Counties, and Certain Other Local Governments, of the Texas Local Government Code \(TLGC\)](#), or in any successor statute.
- (2) The City of Rockwall may review its *Land Use Assumptions*, *Impact Fees*, and *Capital Improvements Plans* and other factors such as market conditions more frequently than provided in *Subsection (1)* to determine whether the *Land Use Assumptions* and *Capital Improvements Plans* should be updated and the *Impact Fee* recalculated accordingly, utilizing the statutory update procedures.
- (3) If, at the time an update is required pursuant to *Subsection (1)*, the City Council determines that no change to the *Land Use Assumptions*, *Capital Improvements Plans*, or *Impact Fee* is needed, it may dispense with such update by following the procedures of [Section 395.0575 of the Texas Local Government Code \(TLGC\)](#) or successor statute.
- (4) The City of Rockwall may amend any other provisions of this *Article* in accordance with the procedures for amendments as stipulated by this Municipal Code of Ordinances or the City's Charter.

**SECTION 38-120. USE OF OTHER FINANCING MECHANISMS.**

- (1) The City of Rockwall may finance capital improvements or facility expansions designated in the *Capital Improvements Plan* through the issuance of bonds, through the formation of Public Utility Districts (PUDs)/Public Improvement Districts (PIDs) or other assessment districts, or through any other authorized mechanism, in such a manner and subject to such limitations as may be provided by law, in addition to the use of *Impact Fees*.
- (2) Except as otherwise provided in this *Chapter*, the assessment and collection of an *Impact Fee* shall be additional and supplemental to -- *and not in substitution of* -- any other tax, fee charge, or assessment which is lawfully imposed on and due against the property.
- (3) The City Council may decide that the City of Rockwall will pay all or a part of capital improvements or facility expansions due for a new development pursuant to duly adopted criteria.



**Exhibit 'A'**  
*Article III, Impact Fees, of  
Chapter 38, Subdivisions,  
Municipal Code of Ordinances*

**SECTION 38-121. IMPACT FEE AS AN ADDITIONAL AND SUPPLEMENTAL REGULATION.**

- (1) *Impact Fees* established by this *Article* are additional and supplemental to -- *and not in substitution of* -- any other requirements imposed by the City of Rockwall on the development of land or the issuance of building permits or a Certificate of Occupancy (CO). Such fee is intended to be consistent with and to further the policies of the City of Rockwall's Comprehensive Plan, the *Capital Improvements Plan*, the Unified Development Code (UDC), the subdivision requirements contained in this *Chapter*, and other policies, ordinances, and/or resolutions by which the City of Rockwall seeks to ensure the provisions of adequate public facilities in conjunction with the development of land.
- (2) This *Article* shall not affect -- *in any manner* -- the permissible use of a property, the density of a development, the design, and improvement standards and requirements, or any other aspect of the development of land or provision of public improvements subject to the Unified Development Code (UDC) and the subdivision requirements contained in this *Chapter*, or other regulations of the City of Rockwall, which shall be operative and remain in full force and effect without limitation with respect to all such development.

**SECTION 38-122. WAIVERS AND EXEMPTIONS.**

Pursuant to [Section 395.022 of the Texas Local Government Code \(TLGC\)](#), a school district is not required to pay *Impact Fees* under this *Article* unless the Board of Trustees of the school district consents to the payment of the fees by entering a contract with the City imposing the fees.

**SECTION 38-123. RELIEF PROCEDURES.**

Any person who has paid an *Impact Fee* or an owner of land upon which an impact fee has been paid may petition the City Council to determine whether any duty required by this *Article* has not been performed within the time so prescribed. The petition shall be in writing and shall state the nature of the unperformed duty and request that the duty be performed within 60-days of the request. If the City Council determines that the duty is required pursuant to this *Article* and is late in being performed, it shall cause the duty to commence within 60-days of the date of the request and to continue until completion.

**DIVISION 2. LAND USE ASSUMPTIONS FOR IMPACT FEES**

**Exhibit 'B'**  
*Section 38-9, Subdivision Requirements, of  
Article III, Impact Fee Regulations, of  
Chapter 38, Subdivisions,  
Municipal Code of Ordinances*

CHANGES = **HIGHLIGHTED**

- (5) Proportionality. The city recognizes that there is a direct correlation between the increased demand on public facilities and infrastructure created by a new development, the city's requirements for the dedication of rights-of-way and easements, and the construction of a fair and proportional share of the improvements necessary to offset the impacts of new development on the city's existing public facilities and infrastructure. Based on this it is the desire of the city that new development projects contribute a fair and proportional share of the costs necessary to offset the created impact.
- (a) Determination of Proportionality. Prior to the submittal of a development application for a preliminary plat, final plat, or replat, a property owner or developer may request in writing a determination of proportionality from the city engineer affirming that each public infrastructure improvement to be imposed as a condition of approval for a subdivision plat is roughly proportionate to the demand created by the proposed development on the city's public facilities and infrastructure. This determination shall take into consideration the nature and extent of the development proposed.
- (b) Determination of Proportionality Submission Requirements. In addition to the written request for a determination of proportionality, the city engineer may require supplementary information of the property owner or developer relating to the proposed development or public facilities and infrastructure.
- (c) Criteria for a Determination of Proportionality. In making a decision on a determination of proportionality the city engineer may rely upon categorical findings pertaining to:
- (1) The location of proposed or existing on-site improvements.
  - (2) The proposed or potential use of the land.
  - (3) The timing and sequence of development in relation to the availability of adequate levels of public facilities.
  - (4) Impact fee studies or other studies that measure the demand for services created by the development and the impact on the city's public facilities and infrastructure. **The full cost to provide service shall be used in the assessment.**
  - (5) The function of the public infrastructure improvements in serving the proposed development.
  - (6) The degree to which public infrastructure improvements that will serve the subdivision are supplied by other developments.
  - (7) The anticipated participation by the city in the costs of such improvements.
  - (8) Any reimbursements for the costs of public infrastructure improvements for which the proposed development is eligible.
  - (9) Any other information relating to the mitigating effects of the public infrastructure improvements on the impacts created by the development on the city's public facilities and infrastructure.
- (d) Final Determination of Proportionality. Based upon the findings from the determination of proportionality, the city engineer shall affirm that the public infrastructure improvement requirements of this chapter do not impose costs on the developer for such improvements that exceed those roughly proportionate to the costs incurred by the city in providing public facilities and infrastructure to serve the development.
- (e) Petition for a Proportionality Appeal. A petition for a proportionality appeal may be filed by a property owner or developer in accordance with the requirements of subsection 38-10(2) to contest any requirement to dedicate land or to construct public improvements as required by this chapter.



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Mayor and Council members  
**FROM:** Mary Smith, City Manager  
**DATE:** December 12, 2024  
**SUBJECT:** Garbage Rate Increase

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The solid waste contract with Republic Waste as extended January 2021 includes an annual CPI rate increase to our residents and commercial customers. The contract sets the increase at 3% per year, which has worked to our advantage in past years with much higher CPI rates. The accompanying resolution, if adopted by the City Council, will set the new rates to be effective 1/1/2025.

The new residential rate in the proposal reflects an increase of .62 cents per month including applicable sales tax and will continue the unlimited bulk pickup, twice per week garbage, and weekly recycling which have been the standard here for many years. The Council recently voted to allow staff to negotiate the renewal agreement with Republic which is in progress so 2025 will be the last under the current agreement.

In addition, we charge our residents a monthly fee of 1.12 cents for household hazardous waste collection.

Commercial rates will increase 3%.

Staff will be available to answer any questions regarding this matter.

**CITY OF ROCKWALL, TEXAS**

**RESOLUTION 24-13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS FIXING THE COLLECTION RATE TO BE CHARGED FOR GARBAGE COLLECTION SERVICES FURNISHED BY THE CITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 34. Solid Waste, Article I. In General, Sec. 34-5 Collection Charges, of the City of Rockwall Code of Ordinances provides that the rates for garbage service within the city shall be established from time to time by city council resolution; and

**WHEREAS**, the City Council finds that, due to increasing costs, it is necessary to increase the rates charged for garbage collection services.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**SECTION 1.** That the following monthly rates are hereby established and adopted and shall be collected for garbage collection services billed by the City:

<b>Residential Rates</b>							
<b>Twice per week collection</b>							
<b>Twice per month brush/bulky</b>							
<b>Once per week recycle collection</b>				\$21.38			
<b>Polycart Rental</b>				\$4.62 per month			
<b>Household Hazardous Waste collection</b>				\$1.12 per month			
<b>Commercial Rates</b>							
<b>Twice per week hand collection</b>				\$28.14			
	<b>1X</b>	<b>2X</b>	<b>3X</b>	<b>4X</b>	<b>5X</b>	<b>6X</b>	<b>Extra</b>
<b>2 yard</b>	\$ 97.13	\$179.67	n/a	n/a	n/a	n/a	\$ 54.80
<b>3 yard</b>	\$118.24	\$202.37	n/a	n/a	n/a	n/a	\$ 60.77
<b>4 yard</b>	\$136.78	\$253.00	\$352.21	n/a	n/a	n/a	\$ 67.52
<b>6 yard</b>	\$164.11	\$303.63	\$422.28	\$523.01	n/a	n/a	\$ 79.87
<b>8 yard</b>	\$205.15	\$379.53	\$527.86	\$653.72	\$760.93	\$851.81	\$ 94.52
<b>Roll Off</b>		<b>Compactors</b>			<b>Commercial</b>		
<b>20 yard</b>	\$570.60	<b>30 yard compactor</b>	\$639.71	<b>Extra Yards</b>	\$50.00		
<b>30 yard</b>	\$599.96	<b>35 yard compactor</b>	\$689.88	<b>Delivery</b>	\$168.83		
<b>40 yard</b>	\$622.41	<b>42 yard compactor</b>	\$689.88	<b>Removal</b>	\$168.83		
<b>Del / Exc</b>	\$193.06			<b>Relocates</b>	\$168.83		
<b>Daily rental</b>	\$ 5.05						

Rentals range from \$1.00 to \$600.00 per month (determined by age, type, size of compactor). Installation is not included.

Rates include street use fees as described in the contract.

**SECTION 2.** That these rates and charges shall become effective and be in full force and effect starting January 1, 2025.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS  
THIS 16<sup>th</sup> DAY OF DECEMBER, 2024.**

**APPROVED:**

\_\_\_\_\_  
**Trace Johannesen, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Kristy Teague, City Secretary**