

## ROCKWALL CITY COUNCIL REGULAR MEETING

**Monday, July 20, 2020 - 5:00 PM**

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

**I. Call Public Meeting to Order**

**II. Executive Session.**

**The City of Rockwall City Council will Recess into Executive Session to discuss the following matter as authorized by Chapter 551 of the Texas Government Code:**

1. Discussion regarding City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding Loan Ranger Capital, LLC vs. City of Rockwall pursuant to Section §551.071 (Consultation with Attorney).

**III. Adjourn Executive Session**

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

**V. Invocation and Pledge of Allegiance - Mayor Pro Tem Fowler**

**VI. Open Forum**

Members of the public may attend in person to deliver public comments. Alternatively, public comments may be submitted via e-mail to [PublicComments@rockwall.com](mailto:PublicComments@rockwall.com). PUBLIC COMMENTS WILL ONLY BE ACCEPTED IN WRITING NO LATER THAN THIRTY (30) MINUTES IN ADVANCE OF THE SCHEDULED MEETING. In the body of the email, please include your name, address, agenda item (if applicable) or subject of discussion, and your comments. Please limit comment length to that which may be read aloud within three (3) minutes or less. Public Comment limitation is authorized by Governor Greg Abbott's TEMPORARY suspension of certain aspects of the Texas Open Meetings Act, which allows for a governing body to limit gathering members of the public and/or Board members in a physical setting that might constitute a public health risk.

**VII. Take any Action as a Result of Executive Session**

**VIII. Consent Agenda**

1. Consider approval of the minutes from the July 6, 2020 regular city council meeting, and take any action necessary.
2. Consider approval of a facilities agreement with Saddle Star Holdings LLC, for the reimbursement of the cost of the oversizing of the water line along John King, to be funded out of the Water and Sewer Fund, and take any action necessary.
3. **P2020-022** - Consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a Final Plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

4. **P2020-027** - Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a Replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 2605 Cypress Drive, and take any action necessary.
5. Consider approval of a professional engineering services contract with Freese & Nichols, Inc., to perform the engineering design services for the North Lakeshore Bridge repair in an amount not to exceed \$59,000, to be funded out of the Engineering Budget, and take any action necessary.

**IX. Appointment Items**

1. Appointment with Planning & Zoning Commission chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any action necessary.
2. Appointment with resident Jared Guynes and other residents to hear concerns pertaining to the Boydston/Forest Trace reconstruction rehabilitation project, and take any action necessary.

**X. Public Hearing Items**

1. **Z2020-023** - Hold a public hearing to discuss and consider a request by James Best for the approval of an ordinance for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary (1st Reading).
2. **Z2020-024** - Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of an ordinance for a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary (1st Reading).
3. **Z2020-025** - Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of an ordinance for a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary (1st Reading).
4. **Z2020-026** - Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of an ordinance for a Specific Use Permit (SUP) for *Restaurant with Drive-Through, Less Than 2,000 SF* on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary (1st Reading).
5. **Z2020-027** - Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of an ordinance for a Specific Use Permit (SUP) for a *General Retail Store and Banquet Facility/Event Hall* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary (1st Reading).



6. **2020-028** - Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an ordinance for a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary (1st Reading).
7. **2020-029** - Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of an ordinance for a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary (1st Reading).

**XI. Action Items**

1. Discuss and consider a resolution at the request of John Vick expressing support for dedicating the SH-66 bridge over Lake Ray Hubbard between Rockwall and Rowlett as the 'Heroes Bridge' to raise awareness of the issue of veteran and first responder suicide, and take any action necessary.
2. Discuss and consider overview of the city's budget process and outlook for Fiscal Year 2021 and designation of the Chief Appraiser to perform and certify the tax rate calculations, and take any action necessary.
3. Discuss and consider (re)appointments to the city's Park Board, Art Review Commission, Historic Preservation Advisory Board, Animal Advisory Board and Airport Advisory Board, and take any action necessary.

**XII. City Manager's Report, Departmental Reports and related discussions pertaining to current city activities, upcoming meetings, future legislative activities, and other related matters.**

**XIII. 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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding the appeal to the Public Utility Commission filed by the cities of Garland, Mesquite, Plano and Richardson against the North Texas Municipal Water District (NTMWD) regarding water rates pursuant to Section §551.071 (Consultation with Attorney)
3. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)
4. Discussion regarding Loan Ranger Capital, LLC vs. City of Rockwall pursuant to Section §551.071 (Consultation with Attorney).

**XIV. Reconvene Public Meeting & Take Any Action as Result of Executive Session**

**XV. Adjournment**

Note: In accordance with Section 551.045, some members of the City Council may remotely attend this meeting by conference call or by video teleconferencing (Zoom) as authorized by Governor Greg Abbott's temporary suspension of certain aspects of the Texas Open Meetings Act, which allows for the City Council to attend in person or by video conference so as to avoid gathering members of the public and/or council members in a physical setting that might constitute a public health risk.

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 Cole, 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 17th day of July at 4:00 p.m. and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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

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Date Removed



# MINUTES

## ROCKWALL CITY COUNCIL REGULAR MEETING

Monday, July 06, 2020 - 5:00 PM

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

### I. CALL PUBLIC MEETING TO ORDER

Mayor Pruitt called the public meeting to order at 5:00 p.m. Present were Mayor Jim Pruitt, Mayor Pro Tem Kevin Fowler, and Council Members Anna Campbell, John Hohenshelt, Bennie Daniels and Trace Johannesen. Also present in person were City Manager Rick Crowley, Assistant City Managers Mary Smith and Joey Boyd, and City Attorney Frank Garza. Councilmember Macalik attended Executive Session via telephone conference call and attended the public portion of the meeting remotely, via ZOOM. Mayor Pruitt read the below listed discussion items into the record before recessing the public meeting to go into Executive Session at 5:02 p.m.

### 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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Loan Ranger Capital, LLC vs. City of Rockwall pursuant to Section §551.071 (Consultation with Attorney).
3. Discussion regarding sale of real property in the vicinity of John King Boulevard pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding contract with Legacy Humane Society pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)

### III. ADJOURN EXECUTIVE SESSION

Council adjourned from Executive Session at 5:40 p.m.

### IV. RECONVENE PUBLIC MEETING (6:00 P.M.)

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

### V. INVOCATION AND PLEDGE OF ALLEGIANCE - MAYOR PRUITT

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

### VI. OPEN FORUM

Kristy Cole, City Secretary read the following comments, which were received via email ([publiccomments@rockwall.com](mailto:publiccomments@rockwall.com)) prior to the meeting:

Hello Mayor and City Council,

Though I am a relatively new resident of the city of Rockwall and only moved here a few short years ago, I am aware of the impact Former Mayor Scott Self had on the community in both the public and private sector.

I believe the council should name the boat slips at The Harbor after Scott Self, perhaps the Scott Self Boat Slips. He spent a lot of time there with Seawolf and I think it would be a fitting tribute.

Thanks,  
Josh Ronin

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Judith Matherne  
Former County Chair,  
Rockwall County Democratic Party  
1115 Signal Ridge Place  
Rockwall, TX 75032

Mayor and Members of the City Council.

At a recent city council meeting, Christian Gialodor outlined three short term goals for the Black Lives Matter movement in the City of Rockwall. After a discussion with Christian, I find these goals admirable and necessary if the City of Rockwall is to further the cause of racial justice.

As elected officials you can no longer look away from the lynching and burning of Anderson Ellis, an African-American, in downtown Rockwall in the early 1900's, the frequency of unwarranted traffic stops of black and brown people, and the racial taunts students are subjected to in our schools.

I stand in support of these goals, and I look forward to the approval of Appointment Item 1. of today's agenda.

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

1. Appointment with Christan Giadolor to hear a presentation regarding 'Black Lives Matter (BLM) - Rockwall's Short-Term Call For Action.

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

Marie-Anne Shiffmann  
2125 Hillcroft Drive  
Rockwall, TX 75087

Ms. Shiffmann came forth and expressed support for the erection of a monument in memory of Anderson Ellis. She went on to speak in general about her belief that bias exists and that racial-related biases creep into our everyday speech and behavior.

Hannah Garrett  
1330 Calistoga Drive  
Rockwall, TX 75087

Ms. Garrett came forth and generally expressed support for Mr. Christian Gialador's efforts (related to erecting a monument for Anderson Ellis, a black man who was lynched in Rockwall in the 1900s). She believes racism and prejudice remain prevalent in this town. She generally spoke against racism and encouraged elected officials to join in solidarity against it.

Bob Wacker  
309 Featherstone  
Rockwall, TX 75087

Mr. Wacker came forth and spoke about the recent 4<sup>th</sup> of July parade that was held. He generally commented that he did not sense any racial tension at the parade. He shared some statistics about murders in the Chicago area and murder of police officers. He believes that, although Rockwall used to have some racial problems, it is not prolific any longer. He went on to share some comments pertaining to the COVID-19 pandemic, generally indicating that numbers of positive cases have increased; however, hospitals are treating patients, and they are recovering. He encouraged collaboration among people in lieu of hateful name calling, especially on social media.

Dwight Dabney  
604 E. Ross  
Rockwall, TX

Mr. Dabney shared that he has been a long-time resident of this community. He went on to explain that his mother was Ruby Dabney, and she was born in 1936 in Rockwall. She used to work at the local Southside community swimming pool for a number of years. He indicated that his mother created an atmosphere of inclusion and diversification at the swimming pool located in the Southside neighborhood. He pointed out that Gloria Williams worked with his mother, Ruby, and he understands the park in the Southside is named after Gloria Williams. He would like the swimming pool there named after his mother (i.e. "the Ruby Dabney Swimming Pool at Gloria Williams Park").

Mayor Pruitt pointed out that anything related to 'naming' will first go to the city's Park Board for consideration. Then the Park Board will make a recommendation to the City Council for consideration of a requested "naming."

Fred Dabney  
2B Lakeway Drive  
Heath, TX

Mr. Dabney came forth and shared that he has been in the community for a very long time, and so has his family. His grandfather helped dig the swimming pool that is in the Southside community, and he also helped build the courthouse on the downtown square. He himself graduated Rockwall High School in 1977. He generally expressed that there have been racial issues within the Rockwall community and within Rockwall schools throughout the years. He also believes that the way the city has been run in the past has not been in the best interest of all Rockwall citizens. For example, he pointed out that people in the Southside were given tickets for jaywalking even though there are no sidewalks there. He went on to urge the Council to consider naming the swimming pool at Gloria Williams Park after Ruby Dabney. He generally encouraged an end to racism and called for unity.

Saron Regassa

1389 Stewart Drive  
Rockwall, TX 75032

Ms. Regassa came forth and offered support for efforts to get a historical monument dedicated to the lynching and burning of Anderson Ellis (back in the 1900s in Rockwall). She generally expressed concern about local students not being taught about or having knowledge of black history within our community (i.e. "Dorris A. Jones Elementary School" is named after a black man).

Randall Bryant  
2603 Norwood Drive  
Dallas, TX 75228

Mr. Bryant shared that he currently lives in Dallas; however, he is a 2005 Rockwall High School graduate. He shared that he and others are wearing red ribbons today, standing in solidarity for the request to have the swimming pool in the Southside neighborhood named after Ruby Dabney. He pointed out that she had a faithful, 20+ years of service to the City and the swimming pool. He believes naming the swimming pool after Ms. Dabney will be very fitting and appropriate. He hopes the Rockwall Park Board and City Council will approve the request to name the pool after Mrs. Dabney.

Priscylla Bento  
2002 S. Lakeshore Drive  
Rockwall, TX 75087

Ms. Bento came forth and generally expressed support for the naming of the Southside swimming pool after Mrs. Ruby Dabney. She believes Mrs. Dabney planted seeds of inclusion, unification and diversification. She was known to have included all children at the local Southside swimming pool. She generally encouraged the Park Board and Council Members to support this naming request.

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

Mayor Pruitt then reordered the agenda to address Appointment Item #1 next.

#### VII. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

Mayor Pro Tem Fowler made a motion to authorize the City Manager to amend the contract with Legacy Humane Society as discussed in Executive Session. Councilmember Macalik seconded the motion, which passed by a vote of 7 ayes to 0 nays.

#### VIII. CONSENT AGENDA

1. Consider approval of the minutes from the June 15, 2020 regular City Council meeting, and take any action necessary.
2. Consider approval of the minutes from the June 26, 2020 emergency City Council meeting, and take any action necessary.
3. **22020-016** - Consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of an **ordinance** for a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* that does not conform to the requirements of the Unified Development Code (UDC) on a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of

Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 844 Zion Hill Circle, and take any action necessary **(2nd Reading)**.

4. **Z2020-018** - Consider a request by Rex and Beverly Fithian for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 3.03-acre parcel of land identified as Lot 1, Block A, Hodgdon Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1055 Dalton Road, and take any action necessary **(2nd Reading)**.
5. **Z2020-019** - Consider a request by J. W. Jones for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.33-acre parcel of land identified as a portion of Lot 1050 and all of Lot 1051, Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 247 Chris Drive, and take any action necessary **(2nd Reading)**.
6. **Z2020-020** - Consider a request by Brian Bader on behalf of Victoria Kaprantzas for the approval of an **ordinance** for a Specific Use Permit (SUP) for *Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport* on a 0.81-acre tract of land identified as Tract 27 of the D. Atkins Survey, Abstract No. 1, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, situated within the Scenic Overlay (SOV) District, addressed as 1308 Ridge Road, and take any action necessary **(2nd Reading)**.
7. **P2020-023** - Consider a request by Chris Fergusson, PE of Kimley-Horn & Associates on behalf of Dennis Bailey of Rockwall County for the approval of a *replat* for Lot 2, Block A, Rockwall Law Enforcement Center Addition being a 13.3597-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.
8. **P2020-024** - Consider a request by Bill Thomas of Engineering Concepts & Design, LP on behalf of Ridge Pointe Horizon, LP for the approval of a *replat* for Lots 7 & 8, Block A, Maverick Ranch Addition being a 2.113-acre parcel of land identified as Lot 6, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5701 – 5739 Horizon Road [FM-3097], and take any action necessary.
9. **P2020-025** - Consider a request by Zan Gates of Eric L. Davis Engineering on behalf of Jimmy McClintock of Washington Place on Highway 66 for the approval of a *replat* for Lots 4 & 5, Block A, Washington Place Addition being a 0.987-acre parcel of land identified as a portion of Block 14, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.
10. **P2020-026** - Consider a request by Craig Smiley of USA Professional Services Group, Inc. on behalf of Clay Shipman for the approval of a *replat* for Lot 24, Block A, La Jolla Pointe Addition, Phase 2 being a 1.280-acre parcel of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.
11. Consider approval of a professional engineering services contract with Birkhoff, Hendricks, and Carter, L.L.P. to perform the utility relocation analysis for the construction of FM 552 in an amount not to exceed \$45,144.00, to be funded out of the Water and Sewer Fund, and take any action necessary.
12. Consider approval of a professional engineering services contract with Stantec, Inc., to perform the utility relocation analysis and design for the construction of FM 549 in an amount not to exceed \$303,933.30, to be funded out of the Water and Sewer Fund, and take any action necessary.

**Councilmember Hohenshelt moved to approve the entire Consent Agenda (#s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12) as presented. Councilmember Campbell seconded the motion. The ordinance captions were read as follows:**

**CITY OF ROCKWALL  
ORDINANCE NO. 20-21  
SPECIFIC USE PERMIT NO. S-223**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A CARPORT THAT EXCEEDS 500 SQUARE FEET IN AREA FOR A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK B, ZION HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 844 ZION HILL CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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. 20-22  
SPECIFIC USE PERMIT NO. S-224

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 3.03-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, HODGDON 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. 20-23  
SPECIFIC USE PERMIT NO. S-225

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 AND PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*], 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 0.33-ACRE PARCEL OF LAND, IDENTIFIED AS A PORTION OF LOT 1051 AND ALL OF LOT 1050, ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.



**CITY OF ROCKWALL  
ORDINANCE NO. 20-24  
SPECIFIC USE PERMIT NO. S-226**

**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 GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT AND CARPORT THAT EXCEED THE MAXIMUM ALLOWABLE SIZE ON A 0.81-ACRE TRACT OF LAND IDENTIFIED AS TRACT 27 OF THE D. ATKINS SURVEY, ABSTRACT NO. 1, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**The motion to approve passed by a vote of 6 ayes (Macalik voting in the affirmative remotely) and 1 absence (Pruitt stepped out of the meeting for a while).**

**IX. APPOINTMENT ITEMS**

1. Appointment with Christian Giadolor to hear presentation regarding 'Black Lives Matter (BLM) - Rockwall's Short-Term Call For Action.'

**Mr. Giadolor came forth and provided a presentation related to "Black Lives Matter." In part, his presentation focused on the past lynching of Anderson Ellis in Rockwall in the 1900s. He then called for a moment of silence for those who have been victims of "police brutality and racial injustice." Subsequently, he turned the presentation over to Ryan Figert. Mr. Figert came forth and provided a past history of Rockwall (when it was founded, it historically being a farming community, past slavery, past racial division, past racial related violence, etc.). Mr. Giadolor came forth again and spoke about the lynching of Anderson Ellis, generally explaining that Mr. Ellis had been accused of rape, which is why he was brutally murdered and lynched. He generally expressed that the lynching of this man has been erased from local, Rockwall history, and he would like to bring the story to light. Mr. Figert then came forth again and shared details of past discrimination, segregation, and additional details regarding local Rockwall history. Rachel Giadolor then came forth and shared results from a recent survey that was taken, which generally asked questions about black-related Rockwall history (i.e. "do you know who Dorris A. Jones is?"). Mr. Giadolor came forth again and pointed out comments that many RISD black students expressed, generally about their experiences and how they feel attending Rockwall schools (i.e. black students do not feel safe or welcome in our schools or our community). He went on to generally ask for a statement of support from our institutional leaders, not necessarily in support of "BLM" but in support of racial unity. He also asked for support for placement of a plaque / a marker in memory of Anderson Ellis in downtown Rockwall, which is where this lynching occurred in the early 1900s. Mr. Giadolor asked that, by July 20, the Council give indication of its support for a lynching memorial to be placed in memory of Anderson Ellis in downtown Rockwall.**

**Councilmember Johannesen briefly spoke and confirmed that Mr. Giadolor lives in McLendon-Chisholm. He asked what steps Mr. Giadolor has taken to engage that particular city in his efforts.**

Mr. Giadolor shared that he has not taken any explicit steps with McLendon-Chisholm because he does not believe that it will be as difficult of a stakeholder engagement challenge as it has been here in Rockwall. He believes that Rockwall and the Rockwall City Council sets the tone for surrounding cities such as Heath, McLendon-Chisholm, Royse City, Fate, etc. Mr. Giadolor generally indicated that he would like to receive the Rockwall City Council's support before approaching Judge Sweet to attempt to secure his support for the erection of a plaque.

Following general, brief discussion about the possibility of erection of a plaque and who would ultimately authorize it, Mayor Pruitt then called for a short break, recessing the public meeting at 7:14 p.m.

#### **X. ACTION ITEMS**

1. **Z2020-022** - Discuss and consider a request by Brad Johnson for the approval of an **ordinance** for a Specific Use Permit (SUP) for Detached Garage that exceeds the maximum square footage on a 0.666-acre parcel of land identified as Block 38 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 803 Kernoodle Street, and take any action necessary **(2nd Reading)**.

Mayor Pro Tem Fowler called the meeting back to order at 7:22 p.m. He mentioned that Mayor Pruitt had to step out of the meeting for a short while but that he would be back.

Mr. Miller, Planning Director provided background information pertaining to this agenda item. He generally explained that, following the last city council meeting, the applicant has come forth and expressed he is having some challenges meeting what the Council approved.

Brad Johnson  
803 Kernoodle Street  
Rockwall, TX

Mr. Johnson, the applicant, came forth and explained complications that he ran into after the last city council meeting. He tried to reposition the building in order to meet the rear setback stipulation. One problem is that the closer the building is brought to the home, the higher its elevation and the more it is seen. Also, it just puts it too close to the house. Moving it closer would also result in having to remove some existing concrete, and it would be within the drip line of an existing tree he is trying not to disturb. He went on to explain some additional challenges he is having with placement of this structure as related to the rear setback.

Following clarification regarding the purpose of a rear yard setback requirement and additional, brief comments, Councilmember Johannesen moved to approve Z2020-022, including the detached garage exceeding the maximum square footage and with the understanding that it will encroach into the rear setback. Mayor Pro Tem Fowler seconded the motion. The motion passed by a vote of 4 in favor, 2 against (Daniels and Hohenshelt), and 1 absent (Pruitt).

2. **A2020-001** - Discuss and consider the expiration of an existing 212 Development Agreement for a 2.77-acre tract of land that is contiguous with the City of Rockwall's city limits, situated within the City's Extraterritorial Jurisdiction (ETJ), addressed as 417 & 463 Green Circle and identified as Tract 8 of the R. Dickens Survey, Abstract No. 73, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Planning Director Ryan Miller provided background information pertaining to this agenda item. He generally indicated that the applicant has asked for the Council to consider extending the existing 212 development agreement for a period of 7 years. At the request of Councilmember Johannesen, Mr. Miller went on to explain what a 212 development agreement generally is and what it does for the city and for the property owner. City Attorney, Frank Garza, also provided some legal clarifications pertaining to 212 agreements.

Following brief discussion, Councilmember Hohenshelt moved to extend this 212 development agreement for a period of three (3) years. Councilmember Johannesen seconded the motion, which passed by a vote of 6 ayes with 1 absent (Pruitt).

3. Discuss and consider Governor Abbott's recent Executive Order(s), and take any action necessary.

Mayor Pruitt rejoined the meeting at the start of this agenda item (7:39 p.m.). He shared that he plans to issue an additional declaration, which will generally state that gatherings of over 10 people within the City of Rockwall are allowed and permissible. General discussion ensued pertaining to the Governor's recent Executive Order and Proclamation. Council took no formal action pertaining to this agenda item.

4. Discuss and consider status of upcoming public events, and take any action necessary.

Mayor Pruitt shared that our city staff did a really great job at the local 4<sup>th</sup> of July Parade and the fireworks at Harry Myers Park. He pointed out that families were very well spaced out (usually about 15' apart from other families). He believes that a lot of folks enjoyed getting out and celebrating. He acknowledged that he also received a lot of negative comments about the events as well.

Travis Sales, Park Director, indicated that staff has provided to the Council a list of upcoming events that are scheduled within the City of Rockwall (i.e. Baseball Nation tournament(s) at Tuttle Ball Fields, Concerts by the Lake, etc.). All Council members other than Mrs. Macalik generally seemed to indicate that they are ok with baseball tournaments continuing. Councilmember Macalik expressed that she prefers that the City not be allowing large events like this to take place.

Regarding fall baseball, the majority of Council generally indicated that they are ok with this starting back up again in the month of September.

Regarding the City's Concert by the Lake series, Mr. Sales shared that there seems to be a concerted effort to spread out and exercise social distancing on the part of those attending these concerts. He is estimating that about 1,000 – 1,500 people (which is about half the typical attendance) are currently attending weekly. Attendance, in part, depends on the cover band that is playing. He estimates that those wearing masks at the Concerts is perhaps 50% / 50%. Councilmember Macalik generally expressed concerns about Concerts by the Lake being able to continue.

Regarding upcoming youth summer camps, only a small handful of parents have signed up their kids to attend. So these two, upcoming week-long camps may end up getting cancelled due to lack of interest. Council generally expressed no opposition to these two camps continuing.

Regarding the San Jacinto Music Series, a majority of Council generally expressed that they are ok with these Thursday, Friday and Saturday night concerts continuing.

**No formal action was taken by Council concerning this agenda item.**

5. Discuss and consider a resolution authorizing the Mayor to execute grant application for the Coronavirus Relief Fund, and take any action necessary.

**City Manager Rick Crowley provided background information concerning this agenda item. Mayor Pro Tem Fowler made a motion to pass the resolution, authorizing the mayor to execute the grant application. Councilmember Hohenshelt seconded the motion. Following additional, brief comments, the motion passed unanimously (7 ayes to 0 nays).**

6. Discuss and consider (re)appointments to the city's Architectural Review Board, Park Board, Art Review Commission, Historic Preservation Advisory Board, Animal Advisory Board and Airport Advisory Board, and take any action necessary.

**Regarding the Architectural Review Board, Councilmember Daniels moved to reappoint the following individuals to serve an additional two-year term (expiring in August of 2022):**

**Rick Johnson  
Bob Wacker  
Derek Deckard  
Lindsay Mitchell**

**Councilmember Hohenshelt seconded the motion, which passed by a vote of 7 ayes to 0 nays.**

**XI. CITY MANAGER'S REPORT, DEPARTMENTAL REPORTS AND RELATED DISCUSSIONS PERTAINING TO CURRENT CITY ACTIVITIES, UPCOMING MEETINGS, FUTURE LEGISLATIVE ACTIVITIES, AND OTHER RELATED MATTERS.**

**City Manager Rick Crowley indicated that departmental reports have been included in the informational meeting packet, and staff is happy to answer any questions the Council may have. No questions were posed / no discussion took place.**

1. Building Inspections Monthly Report - May 2020
2. Fire Department Monthly Report - May 2020
3. Police Department Monthly Report - May 2020
4. Recreation Monthly Report - May 2020
5. Sales Tax Historical Comparison
6. Water Consumption Historical Statistics
7. 2020 Census Update

**Assistant City Manager Joey Boyd provided a brief update on Census related responses and associated efforts.**

**XII. 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 City of Rockwall vs. Richard Brooks pursuant to Section §551.071 (Consultation with Attorney).
2. Discussion regarding Loan Ranger Capital, LLC vs. City of Rockwall pursuant to Section §551.071 (Consultation with Attorney).

3. Discussion regarding sale of real property in the vicinity of John King Boulevard pursuant to Section §551.072 (Real Property) and Section §551.071 (Consultation with Attorney).
4. Discussion regarding contract with Legacy Humane Society pursuant to Section §551.071 (Consultation with Attorney).
5. Discussion regarding appointments to city regulatory boards, commissions, and committees (Board of Adjustments & Planning and Zoning Commission), pursuant to Section 551.074 (Personnel Matters)

**XIII. RECONVENE PUBLIC MEETING & TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

**Council did not reconvene into Executive Session at the close of the public meeting agenda. See above for action taken as a result of the pre-public meeting Executive Session.**

**XIV. ADJOURNMENT**

**Mayor Pruitt adjourned the meeting at 8:07 p.m.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS 20<sup>th</sup> DAY OF JULY, 2020.**

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**JIM PRUITT, MAYOR**

**ATTEST:**

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**KRISTY COLE, CITY SECRETARY**



## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** FACILITY AGREEMENT – SADDLE STAR SOUTH PHASE 1 DEVELOPMENT

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Attachments  
Facility Agreement

Summary/Background Information

The Saddle Star South, Phase One Subdivision is located on John King Boulevard north of Quail Run. In accordance with the City's Master Water Plan, the Developer has installed a 16-inch diameter water line running along the eastern right-of-way line of John King Boulevard. In cases where the City requires a water line greater than 12-inches in diameter to be installed for a project, the City typically pays the difference in the oversize cost or the cost between the 12-inch water line and the installed water line. In this case, the oversize is four (4) inches (*i.e. 16-inches less 12-inches = four [4] inch oversize*).

Attached is a Facilities Agreement between the City of Rockwall and the Developer, Saddle Star South Holdings LLC, providing a reimbursement for the oversizing of the water line. The developer estimates the difference in the cost of the line is \$41,245. These funds are typically paid for out of the Water and Sewer Fund, and funding is currently sufficient in this fund to cover the City's share of this construction.

The developer is requesting that the City Council consider approving the attached Facilities Agreement for the Saddle Star South, Phase One water line installation and allowing the City Manager to execute the agreement.

Action Needed

STATE OF TEXAS  
COUNTY OF ROCKWALL  
CITY OF ROCKWALL

## **FACILITY AGREEMENT**

This Agreement is entered into on the \_\_\_\_ day of \_\_\_\_\_ 2020, by and between the **City of Rockwall, Texas** ("City") and **Saddle Star South Holdings LLC** ("Developer").

### **WITNESSETH:**

**Section 1.** That in consideration of the Saddle Star Phase 1 Development, located on John King Boulevard, the parties agree as follows:

Developer agrees to the following:

- a. To install the 16" diameter water line along John King Boulevard per the City Master Plan and the City approved plans stamped September 10, 2019.

The City agrees to the following:

- a. Reimburse the Developer, the difference between the material cost for a 12" and 16" diameter water line, which equates to \$41,245. This reimbursement will occur when the line is fully installed, tested, and accepted. The Cost Worksheet is depicted in Exhibit 'A' of this facilities agreement.

**Section 2.** Nothing contained herein shall be considered as a waiver of the provisions of the City's Comprehensive Zoning Ordinance and subdivision regulations as the case may be.

**Section 3.** Severability Clause. If any sections or provisions of this Agreement or the application of that section or provision to any person, firm, corporation, situation or circumstance is for reason judged invalid, the adjudication shall not affected any other section or provision of this Agreement 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 Agreement without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**Section 4.** Venue for this agreement shall be in Rockwall County, Texas.

**Section 5.** Notice of this Agreement shall be in writing and addressed to the following:

City of Rockwall  
385 South Goliad  
Rockwall, Texas 75087  
Attn: City Manager

Saddle Star South Holdings LLC  
2800 Post Oak Blvd, Ste. 4800  
Houston, Texas 77056  
Attn: Rob Witte, Senior Managing Director

**SIGNED ON THE DATE FIRST ABOVE WRITTEN.**

CITY OF ROCKWALL

By: \_\_\_\_\_  
Rick Crowley  
City Manager

DEVELOPER

By: Hines Saddle Star South Associates LP,  
its sole member

By: Hines Interests Limited Partnership,  
its general partner

By: Hines Holdings, Inc.,  
its general partner

By: \_\_\_\_\_  
Robert W. Witte  
Senior Managing Director



**ACKNOWLEDGEMENTS**

**STATE OF TEXAS                   §**

**COUNTY OF DALLAS           §**

This instrument was acknowledged before me on July 10, 2020, 2020, by Robert W. Witte, Senior Managing Director of Hines Holdings, Inc., in its capacity as general partner of Hines Interests Limited Partnership, in its capacity as general partner of Hines Saddle Star South Associates LP, in its capacity as sole member of SADDLE STAR SOUTH HOLDINGS LLC, on behalf of said entities.



*Lorrie Kurrus*

Signature of Notary Public

**STATE OF TEXAS                   §**

**COUNTY OF ROCKWALL       §**

**CITY OF ROCKWALL           §**

**BEFORE ME**, the undersigned authority, on this day Personally appeared, Rick Crowley, City of Rockwall, City Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the foregoing Agreement for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said County,

**GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS** \_\_\_\_ day of \_\_\_\_\_, 2020.

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

My Commission Expires:

\_\_\_\_\_  
(Seal)

# EXHIBIT 'A'

## **ACT PIPE & SUPPLY, INC.** **Your FULL LINE Underground Utility Supplier**

1888 West Northwest Highway, Dallas, Texas 75220  
Phone (972) 409-9200, Fax (214) 574-5272

2585 N.E. 28TH ST., Ft. Worth, Texas 76111  
Phone (817) 831-1663, Fax (817) 831-1953

> > > FORT WORTH - DALLAS - AUSTIN - SAN ANTONIO - HOUSTON < < <

### ATTENTION: PROJECT MANAGER / ESTIMATOR

**PROJECT:**  
SADDLE STAR S. PHASE I  
**LOCATION:**  
ROCKWALL, TX

**BID DATE:**  
6/17/2020

**ENGINEER:**  
ENGINEERING CONCEPTS  
**SUBMITTED BY:**  
FRANK MALDONADO

### QUOTATION

<u>QTY.</u>	<u>UT.</u>	<u>ITEM</u>	<u>WT.</u>	<u>UNIT</u>	<u>TOTAL</u>
<b>WATER</b>					
<b>2245LF 16" C900 PVC WATER PIPE</b>					
2260	LF	16" C905 235 PSI DR 18 PVC PIPE		\$ 32.82	\$ 74,173.20
<b>2245LF 12" C900 PVC WATER PIPE</b>					
2260	LF	12" C905 235 PSI DR 18 PVC PIPE		\$ 14.57	\$ 32,928.20

### **D CONDITIONS OF QUOTATION**

**This is for material only pricing. Pricing does not include shipping or installation**

This quotation is based on ACT's interpretation of the engineer's plans and specification and is not guaranteed for accuracy or completeness.

Prices do not include sales tax unless noted otherwise stated.

All pipe prices are subject to manufacturer's shipping schedules, availability and order terms as noted below.

**NOTICE:** Prices are for estimating purposes only. Prices are not firm, and the price will be the current price in effect at the time of shipment.

Proposal prices are based upon order for the total quantity, for immediate shipment. This Proposal is contingent upon the Buyer's acceptance of ACT's Terms and Conditions of Sale. The complete Terms and Conditions of Sale which are applicable to this proposal can be seen on ACT's website at [www.actpipe.com](http://www.actpipe.com) under "Customer Resources" and "Terms and Conditions" and ACT's Terms and Conditions of Sale are a part hereof and are incorporated herein by reference. ACT objects to all other terms and conditions. ACT is not responsible for delays or shortages of product due to causes beyond ACT's reasonable control.



## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** P2020-022; FINAL PLAT FOR THE NORTHGATE SUBDIVISION

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### Attachments

Case Memo  
Development Application  
Location Map  
Final Plat

### Summary/Background Information

Consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a *Final Plat* for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [FM-3549] and Clem Road, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the final plat.



# 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: July 20, 2020

APPLICANT: Ryan Joyce; *Northgate Rockwall LD, LP*.

CASE NUMBER: P2020-022; *Final Plat for the Northgate Subdivision*

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### SUMMARY

Consider a request by Ryan Joyce of Northgate Rockwall LD, LP for the approval of a Final Plat for the Northgate Subdivision being a 61.45-acre tract of land identified as Tract 4 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 88 (PD-88) for Single-Family 1 (SF-1) District land uses, located at the southwest corner of the intersection of Stodghill Road [*FM-3549*] and Clem Road, and take any action necessary.

### PLAT INFORMATION

- ☑ The applicant is requesting approval of a final plat for a 61.45-acre tract of land identified Tract 4 of the W. M. Dalton Survey, Abstract No. 72. The purpose of the final plat is to establish 38 single-family residential lots that will be identified as the Northgate Subdivision.
- ☑ The subject property was annexed in 2008 [*Ordinance No. 08-66*] and is currently vacant. Planned Development District 88 (PD-88) was adopted by the City Council on July 1, 2019 by *Ordinance No. 19-26*. In addition, the City Council approved a Preliminary Plat (*i.e. P2019-029*) and Master Plat (*i.e. P2019-030*) on August 19, 2019. The proposed Final Plat conforms to the approved Preliminary and Master Plat, and Planned Development District 88 (PD-88).
- ☑ On July 7, 2020, the Parks and Recreation Board reviewed the final plat and made the following recommendations. The below fees are to be paid at the time of final plat:
  - a) The developer shall pay pro-rata equipment fees in the amount of \$21,926.00 (*i.e. \$577.00 x 38 lots*); and,
  - b) The developer shall pay cash in lieu of land fees in the amount of \$23,142.00 (*i.e. \$609.00 x 38 lots*).
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

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

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

- (2) The applicant shall adhere to the recommendations made by the Parks Board; and,
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

#### **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the final plat with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2020-022

**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</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 961 Clem Road

Subdivision Northgate

Lot

Block

General Location Southwest Corner of Clem Road and FM 3549

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

Current Zoning Planned Development District

Current Use Agricultural

Proposed Zoning

Proposed Use

Acreage 61.45

Lots [Current] 1

Lots [Proposed] 39

☐ **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 Northgate Rockwall LD, LP

☐ Applicant Northgate Rockwall LD, LP

Contact Person Ryan Joyce

Contact Person

Address 1189 Waters Edge Drive

Address

City, State & Zip Rockwall, TX 75087

City, State & Zip

Phone 512-965-6280

Phone

E-Mail ryan@michaeljoyceproperties.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Michael Ryan Joyce [Owner] the undersigned, who stated the information on this application to be true and certified the following:

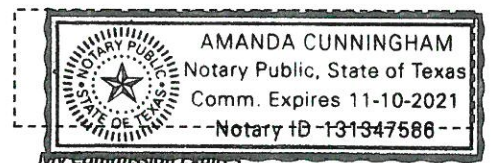
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1529.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1 day of June, 2020. By signing this application, 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 1 day of June, 2020.

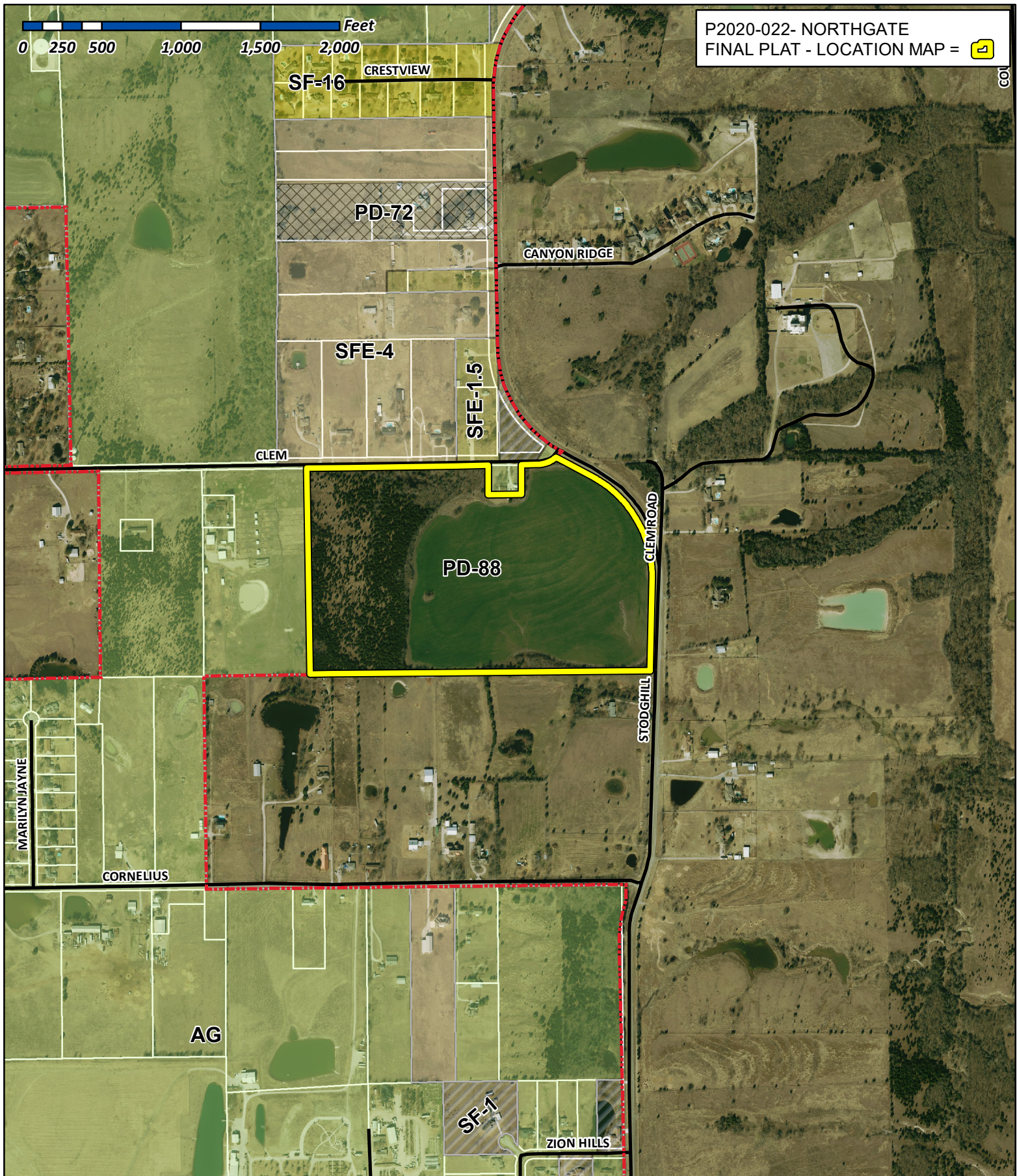
BY: Northgate Rockwall LD, LP, a Texas limited partnership  
By: MRJoyce, LLC, a Texas limited liability company, its general partner

Owner's Signature

Notary Public in and for the State of Texas







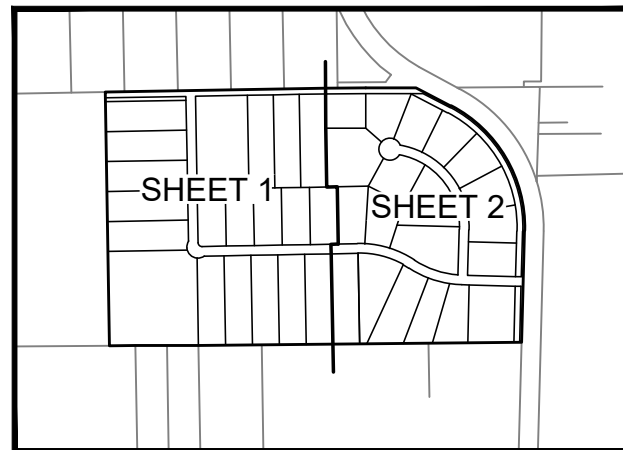
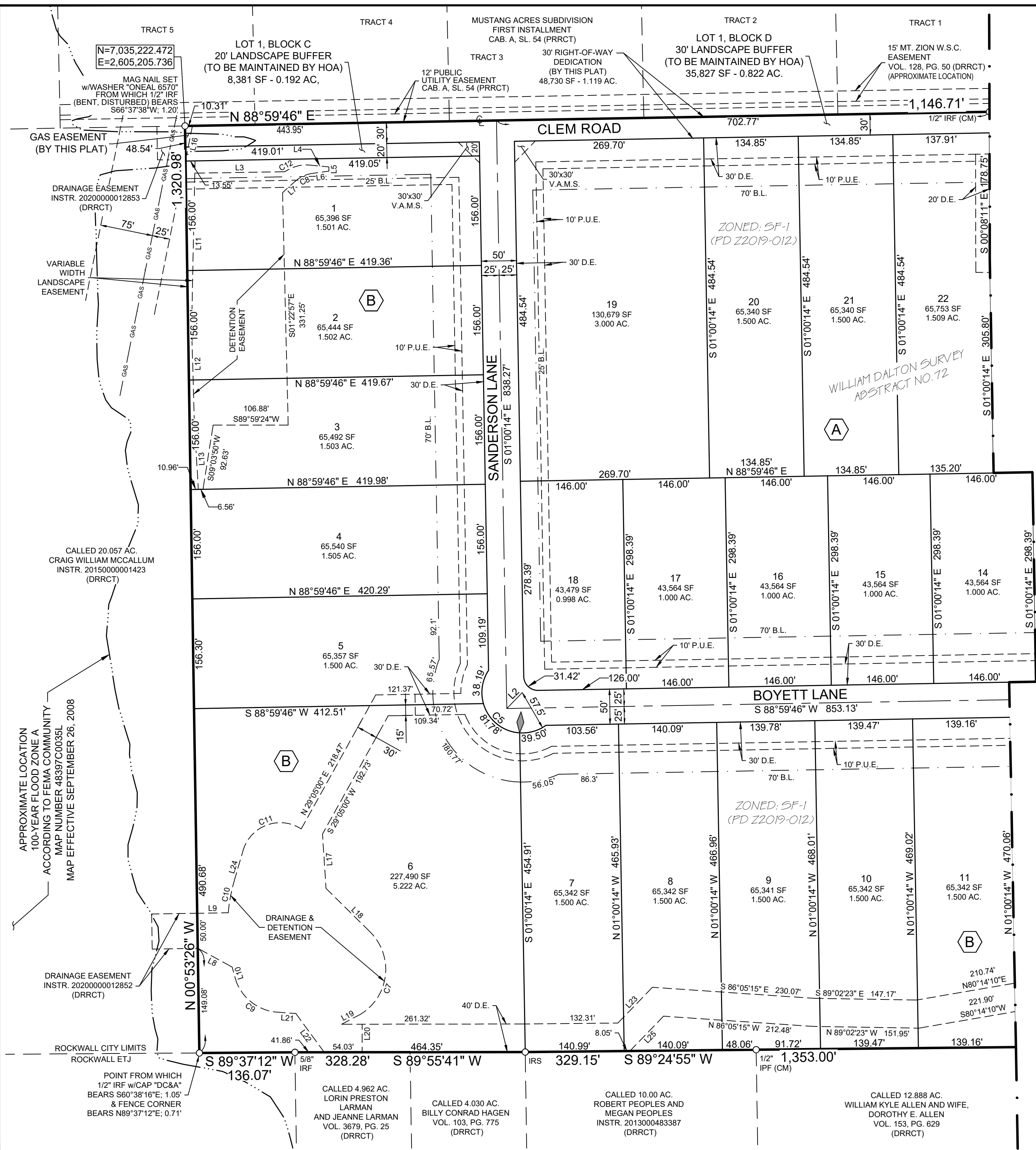
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

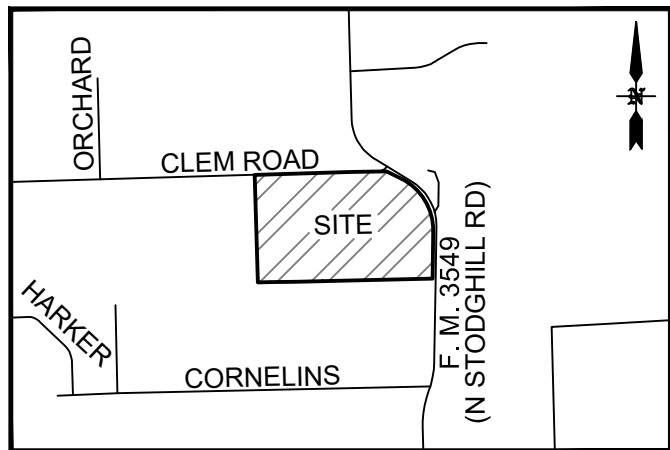
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



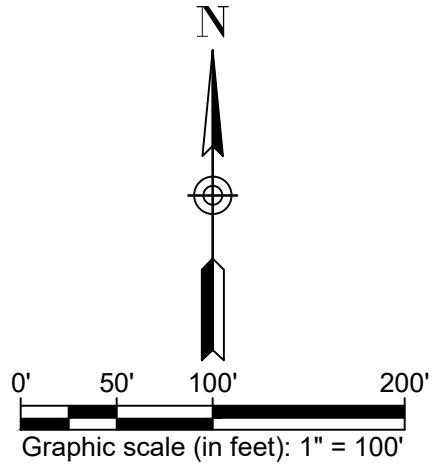




KEY MAP  
Scale: 1" = 1,000'



VICINITY MAP  
NOT TO SCALE



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	63°42'40"	713.94'	443.62'	793.88'	N 30°32'10" W	753.61'
C2	34°13'31"	500.00'	153.94'	298.67'	N 73°53'29" W	294.25'
C3	31°44'23"	500.00'	142.14'	276.98'	S 72°38'54" E	273.45'
C4	88°39'30"	408.94'	399.47'	632.78'	N 42°37'42" W	571.52'
C5	158°54'25"	57.50'	308.84'	159.47'	S 46°09'22" E	113.06'
C6	308°08'36"	57.50'	27.96'	309.24'	S 04°13'56" W	50.28'
C7	104°31'10"	74.96'	96.85'	136.75'	N 06°10'00" E	118.56'
C8	32°14'09"	44.40'	12.83'	24.98'	S 64°17'52" W	24.65'
C9	66°48'46"	67.98'	44.83'	79.27'	S 54°28'27" E	74.85'
C10	11°56'27"	239.29'	25.03'	49.87'	S 11°09'59" W	49.78'
C11	106°14'06"	54.98'	73.28'	101.95'	S 70°02'37" W	87.96'
C12	40°12'35"	55.84'	20.44'	39.19'	S 75°44'02" W	38.39'
C13	24°51'40"	48.00'	10.58'	20.83'	N 69°52'41" W	20.66'
C14	40°37'31"	201.98'	74.76'	143.21'	N 61°59'29" W	140.23'
C15	3°35'46"	197.93'	6.21'	12.42'	N 43°29'30" W	12.42'
C16	17°29'13"	48.00'	7.38'	14.65'	N 38°55'56" W	14.59'
C17	4°53'31"	197.91'	8.45'	16.90'	N 50°07'18" W	16.89'
C18	34°43'45"	194.17'	60.72'	117.70'	N 35°50'56" W	115.90'
C19	24°38'43"	48.00'	10.49'	20.65'	N 31°30'58" W	20.49'
C20	20°42'01"	48.00'	8.77'	17.34'	N 08°52'06" W	17.25'
C21	37°05'44"	202.07'	67.80'	130.83'	N 00°40'14" W	128.56'
C22	17°17'00"	48.00'	7.29'	14.48'	N 04°35'57" E	14.42'

MATCHLINE  
SEE SHEET 2 OF 3

NOTES:

- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48397C0035L, dated September 26, 2008, a portion of this property lies within Flood Zone X and a portion of this property lies within Flood Zone A as shown. This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
- It shall be the policy of the City of Rockwall to withhold issuing of 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 thereof issued, as required under Ordinance 83-54.

FINAL PLAT  
NORTHGATE ADDITION  
BEING  
63.514 ACRES  
38 RESIDENTIAL LOTS  
AND 4 COMMON AREA LOTS  
SITUATED IN THE  
WILLIAM DALTON SURVEY, ABST. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER/DEVELOPER  
Northgate Rockwall LD, L.P.  
1189 Waters Edge Drive  
Rockwall, TX 75087  
(512) 965-6280

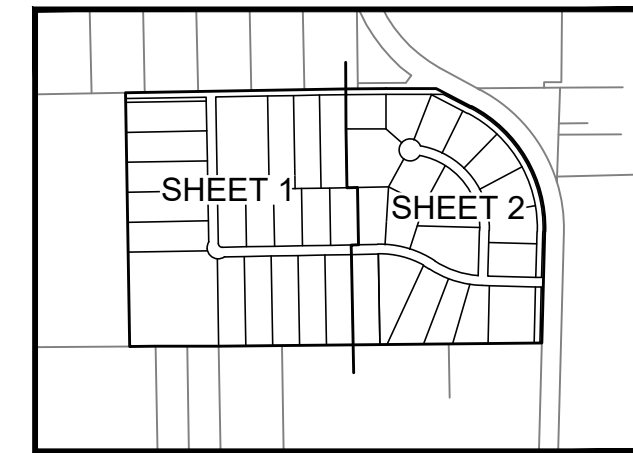
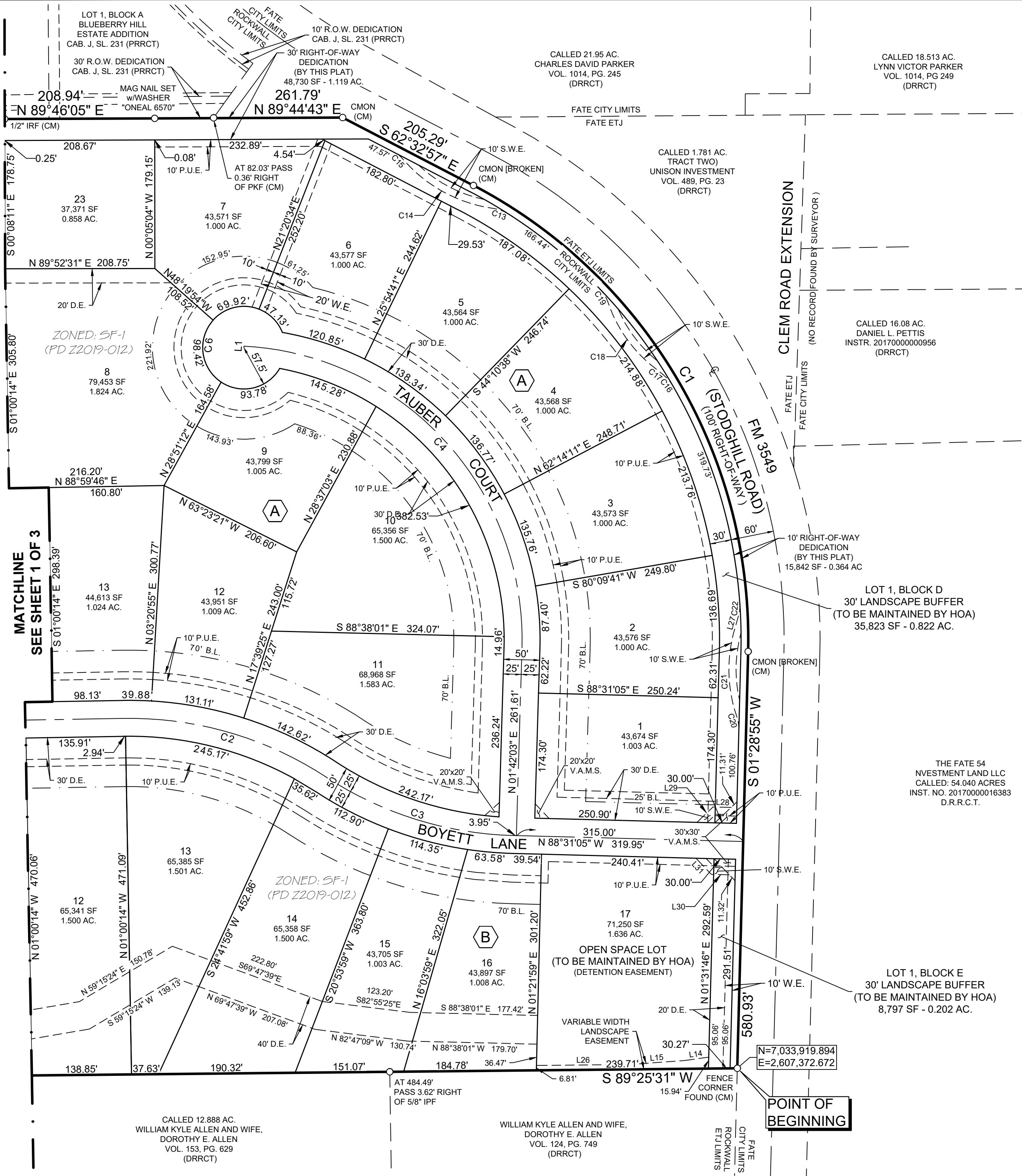
LAND SURVEYOR  
O'Neal Surveying Co.  
3111 Cole Avenue, Suite 101  
Dallas, Texas 75204  
(903) 804-2891  
Firm No. 10194132  
Job No. 19081

DATE: 6/29/20 CASE NO. P2020-022 SHEET 1 OF 3

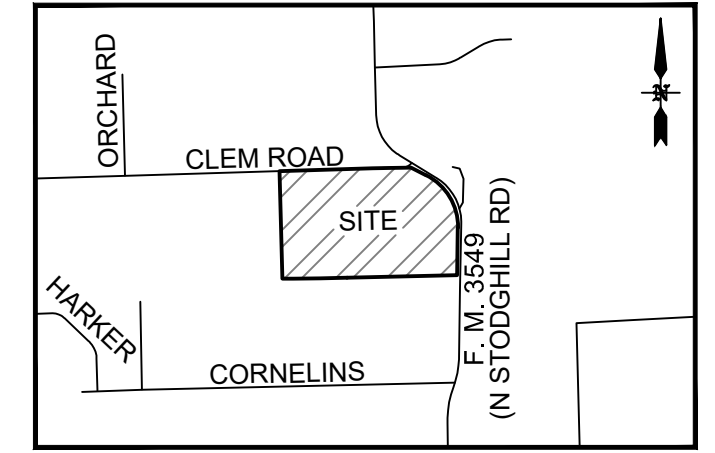
**ENGINEERINGCONCEPTS**  
& DESIGN, L.P.

ENGINEERING / PROJECT MANAGEMENT /  
CONSTRUCTION SERVICES - FIRM REG. #F-001145  
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098  
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

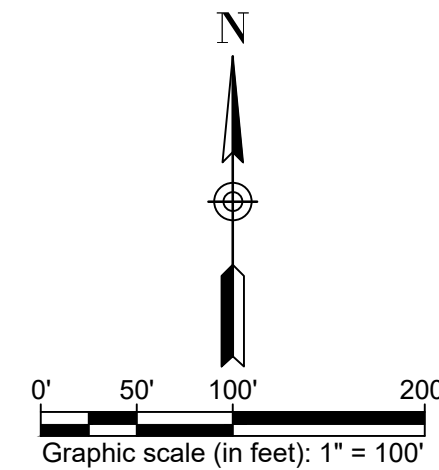




KEY MAP  
Scale: 1" = 1,000'



VICINITY MAP  
NOT TO SCALE



LEGEND	
IRS	1/2" Iron Rod Set with red cap stamped "ONEAL 6570"
IRF	Iron Rod Found
IPF	Iron Pipe Found
PKF	PK Nail Found
CMON	Concrete Monument Found
CM	Controlling monument
DRRCT	Deed Records, Rockwall County, Texas
PRRCT	Plat Records, Rockwall County, Texas
B.L.	Building Line
P.U.E.	Public Utility Easement
D.E.	Drainage Easement
S.W.E.	Sidewalk and Trail Easement
C.A.	Common Area
V.A.M.S.	Visibility, Access, Maintenance & Sidewalk Easement
	Indicates Street Name Change

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 03°02'33" W	2.22'
L2	N 44°13'01" E	31.70'
L3	N 89°06'34" E	128.18'
L4	S 84°09'40" E	25.77'
L5	S 01°00'14" E	6.00'
L6	S 82°09'12" W	25.77'
L7	S 48°10'48" W	24.55'
L8	N 61°27'02" W	55.67'
L9	N 89°06'34" E	44.11'
L10	S 16°03'48" E	21.92'
L11	S 01°11'06" W	236.70'
L12	S 01°37'09" E	133.38'
L13	S 03°23'13" E	98.19'
L14	N 82°05'51" E	34.17'
L15	N 85°49'03" E	75.79'
L16	S 11°26'15" W	49.71'

LINE TABLE		
NO.	DIRECTION	DISTANCE
L17	N 03°39'45" W	77.67'
L18	N 45°24'37" W	87.43'
L19	N 62°13'35" E	30.66'
L20	S 00°04'19" E	40.00'
L21	N 85°57'46" W	23.83'
L22	N 36°17'17" W	68.57'
L23	N 43°59'46" E	70.79'
L24	N 16°09'46" E	42.31'
L25	S 43°59'46" W	68.92'
L26	N 89°25'34" E	130.55'
L27	N 15°39'30" E	15.82'
L28	S 88°31'20" E	25.12'
L29	N 46°28'55" E	31.11'
L30	S 88°30'51" E	25.12'
L31	S 43°31'05" E	31.11'

FINAL PLAT  
NORTHGATE ADDITION  
BEING  
63.514 ACRES  
38 RESIDENTIAL LOTS  
AND 4 COMMON AREA LOTS  
SITUATED IN THE  
WILLIAM DALTON SURVEY, ABST. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/29/20 CASE NO. P2020-022 SHEET 2 OF 3

ENGINEERING / PROJECT MANAGEMENT /  
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Firm No. 10194132  
Job No. 19081

OWNER'S CERTIFICATION [Public Dedication]

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

WHEREAS NORTHGATE ROCKWALL LD, L.P. AND REBECCA AIRHEART , BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING 63.514 ACRES OF LAND LOCATED IN THE WILLIAM DALTON SURVEY, ABSTRACT NUMBER 72, ELLIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 61.455 ACRE TRACT AS DESCRIBED TO UNISON INVESTMENT BY DEED RECORDED IN VOLUME 489, PAGE 23, DEED RECORDS, ROCKWALL COUNTY, TEXAS (D.R.R.C.T.) AND ALL OF THAT CERTAIN CALLED 1.00 ACRE TRACT AS DESCRIBED TO REBECCA AIRHEART BY DEED RECORDED IN INSTRUMENT NUMBER 202000000003814 (D.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER FOUND IN THE WEST LINE OF FARM-TO-MARKET ROAD 3549 (100' RIGHT-OF-WAY) AT THE SOUTHEAST CORNER OF THE ABOVE-MENTIONED 61.455 ACRE TRACT;

THENCE SOUTH 89 DEGREES 25 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 484.49 FEET PASS 3.62 FEET RIGHT OF A 5/8" IRON PIPE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 1353.00 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE WILLIAM KYLE ALLEN ET UX 12.888 ACRE TRACT AS DESCRIBED IN VOLUME 153, PAGE 629, (D.R.R.C.T.) AND THE NORTHEAST CORNER OF THE ROBERT PEOPLES AND MEGAN PEOPLES 10.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2013000483387, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, A DISTANCE OF 329.15 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD WITH RED CAP STAMPED "ONEAL 6570" SET AT THE NORTHWEST CORNER OF THE ABOVE-MENTIONED 10.00 ACRE TRACT AND THE NORTHEAST CORNER OF THE BILLY CONRAD HAGEN 4.030 ACRE TRACT AS DESCRIBED IN VOLUME 103, PAGE 775, (D.R.R.C.T.);

THENCE SOUTH 89 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 328.28 FEET WITH THE SOUTH LINE OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON NORTH LINE OF THE ABOVE-MENTIONED 4.030 ACRE TRACT AND THE LORIN PRESTON LARMAN AND JEANNE LARMAN 4.962 ACRE TRACT AS DESCRIBED IN VOLUME 3679, PAGE 25, (D.R.R.C.T.) TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE JUST MENTIONED 4.962 ACRE TRACT;

THENCE SOUTH 89 DEGREES 37 MINUTES 12 SECONDS WEST, A DISTANCE OF 136.07 FEET TO THE SOUTHWEST CORNER OF SAID 61.455 ACRE TRACT, SAME BEING THE COMMON SOUTHEAST CORNER OF THE CRAIG WILLIAM MCCALLUM 20.057 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 20150000001423, (D.R.R.C.T.), FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "DC&A" BEARS SOUTH 60 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 1.05 FEET AND A FENCE CORNER BEARS NORTH 89 DEGREES 37 MINUTES 12 SECONDS EAST, A DISTANCE OF 0.71 FEET;

THENCE NORTH 00 DEGREES 53 MINUTES 26 SECONDS WEST, A DISTANCE OF 1320.98 FEET TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF CLEM ROAD (NO RECORD FOUND BY SURVEYOR) AT THE NORTHWEST CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHEAST CORNER OF THE ABOVE-MENTIONED 20.057 ACRE TRACT;

THENCE NORTH 88 DEGREES 59 MINUTES 46 SECONDS EAST, A DISTANCE OF 1146.71 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A 1/2" IRON ROD FOUND AT AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.00 ACRE AIRHEART TRACT;;

THENCE NORTH 89 DEGREES 46 MINUTES 05 SECONDS EAST, A DISTANCE OF 208.94 FEET WITH THE APPROXIMATE CENTERLINE OF CLEM ROAD AND THE NORTH LINE OF SAID 1.00 ACRE TRACT TO A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET AT THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT AND AN EXTERIOR CORNER OF SAID 61.455 ACRE TRACT;

THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 261.79 FEET WITH THE NORTH LINE OF SAID 61.455 ACRE TRACT TO A CONCRETE MONUMENT FOUND IN THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549;

THENCE SOUTH 62 DEGREES 32 MINUTES 57 SECONDS EAST, A DISTANCE OF 205.29 FEET WITH THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, TO A BROKEN CONCRETE MONUMENT FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 063 DEGREES 42 MINUTES 40 SECONDS, A RADIUS OF 713.94 FEET AND A LONG CHORD THAT BEARS SOUTH 30 DEGREES 30 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 753.61 FEET;

THENCE SOUTHEASTERLY WITH SAID CURVE TO THE RIGHT AND THE SOUTHWEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON NORTHEAST LINE OF SAID 61.455 ACRE TRACT, AN ARC LENGTH OF 793.88 FEET TO A BROKEN CONCRETE MONUMENT FOUND;

THENCE SOUTH 01 DEGREES 28 MINUTES 55 SECONDS WEST, WITH THE WEST LINE OF FARM-TO-MARKET ROAD 3549 AND THE COMMON EAST LINE OF SAID 61.455 ACRE TRACT, A DISTANCE OF 580.93 FEET TO THE POINT OF BEGINNING AND CONTAINING 63.514 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

NORTHGATE ROCKWALL LD, L.P. AND REBECCA AIRHEART, the undersigned owner of the land shown on this plat, and designated herein as the **NORTHGATE ADDITION** subdivision to the City of Rockwall, Texas, and whose names are 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. W further certify that all other parties who have a mortgage or lien interest in the **NORTHGATE ADDITION** subdivision have been notified and signed this plat. 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. We also understand the following;

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- 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.
- The property owner(s)/HOA shall be responsible for all maintenance, repairs, and reconstruction of drainage and detention easements, open spaces, common areas and landscape buffers.
- The HOA shall be responsible for all care and maintenance of any decorative sign poles installed. The HOA must maintain, repair, and replace all non-standard street and regulatory sign poles and fixtures or other approved non-standard items.

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.

NORTHGATE ROCKWALL LD, L.P. (OWNER)

BY: Michael Ryan Joyce

REBECCA AIRHEART (OWNER)

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Michael Ryan Joyce, 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 \_\_\_\_\_, 2020.

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

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Rebecca Airheart, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2020.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Released for review only, June 2020 in accordance with Texas Board of Professional Land Surveying Rule 663.18(c), 29 T.A.C. 663.18(c). This is a preliminary document and shall not be signed or sealed. "Preliminary, this document shall not be recorded for any purpose."

Daniel Chase O'Neal  
Registered Professional Land Surveyor  
State of Texas No. 6570

STANDARD 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 \_\_\_\_\_, 2020.

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 \_\_\_\_\_, 2020.

Mayor, City of Rockwall

City Secretary

City Engineer

FINAL PLAT  
NORTHGATE ADDITION  
BEING  
63.514 ACRES  
38 RESIDENTIAL LOTS  
AND 4 COMMON AREA LOTS  
SITUATED IN THE  
WILLIAM DALTON SURVEY, ABST. 72  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/29/20 CASE NO. P2020-022 SHEET 3 OF 3



ENGINEERING / PROJECT MANAGEMENT /  
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Job No. 19081



## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** P2020-027; LOT 33, BLOCK A, RIDGECREST ADDITION

---

### Attachments

Case Memo  
Development Application  
Location Map  
Replat

### Summary/Background Information

Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a *Replat* for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 2605 Cypress Drive, and take any action necessary.

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the replat.



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** July, 20, 2020  
**APPLICANT:** Brandon Davidson; *Corwin Engineering, Inc.*  
**CASE NUMBER:** P2020-027; *Lot 33, Block A, Ridgecrest Addition*

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### SUMMARY

Consider a request by Brandon Davidson of Corwin Engineering, Inc. on behalf of Paul Taylor of Paul Taylor Homes Limited for the approval of a Replat for Lot 33, Block A, Ridgecrest Addition being a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 2605 Cypress Drive, and take any action necessary.

### PLAT INFORMATION

- ☒ The applicant is requesting the approval of a replat for a 0.3017-acre parcel of land identified as Lot 24, Block A, Ridgecrest Addition for the purpose of adjusting the size of an existing drainage easement to facilitate the construction of a single-family home. The new lot will be Lot 33, Block A, Ridgecrest Addition.
- ☒ On June 6, 2016, the City Council approved Planned Development District 81 (PD-81), which allowed a 45-lot residential subdivision -- *adhering to the Single Family 10 (SF-10) District land uses and development standards* -- on the subject property. On June 20, 2016, the City Council concurrently approved a Preliminary Plat and Master Plat/Open Space Plan [i.e. Case No.'s P2016-028 & P2016-029] for the subject property. Following this approval, on October 21, 2016, the City Council approved a Final Plat [i.e. Case No. P2016-045] for the subdivision. This established the subject property as Lot 24, Block A, Ridgecrest Addition
- ☒ The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for final plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☒ Conditional approval of this 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the replat for *Lot 33, Block A, Ridgecrest Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the replat with the conditions of approval by a vote of 6-0, with Commissioner Moeller 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</sup>  
☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)  
☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2605 Cypress Drive

Subdivision Ridgcrest

Lot 24 Block A

General Location West end of Cypress Drive

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

Current Zoning PD-81

Current Use Single Family Residence

Proposed Zoning N/A

Proposed Use Single Family Residence

Acreage 0.37

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 Paul Taylor Homes Limited

☐ Applicant Corwin Engineering, Inc.

Contact Person Paul Taylor

Contact Person Brandon Davidson

Address 17950 Preston Road  
Suite 700

Address 200 W. Belmont  
Suite E

City, State & Zip Dallas, TX 75252

City, State & Zip Allen, TX 75013

Phone 972-732-7800

Phone 972-396-1200

E-Mail paul@paultaylorhomes.com

E-Mail bdavidson@corwinengineering.com

## NOTARY VERIFICATION [REQUIRED]

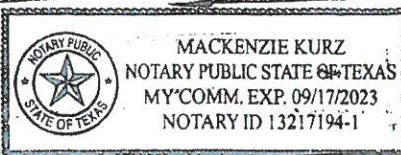
Before me, the undersigned authority, on this day personally appeared Paul Taylor [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 17th day of June, 2020.


Owner's Signature

Notary Public in and for the State of Texas





0 20 40 80 120 160 Feet

P2020-027- REPLAT FOR LOT 33, BLOCK A, RIDGECREST ADDITION  
REPLAT - LOCATION MAP = 

SFE-4

SF-10

PD-81

CYPRESS

## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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 CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL  
We, the undersigned owners of the land shown on this plat, and designated herein as the LOT 24 BLOCK A out of RIDGECREST, 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. We further certify that all other parties who have a mortgage or lien interest in LOT 24 BLOCK A out of RIDGECREST, subdivision have been notified and signed this plat.

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. 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 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 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.

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; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

PAUL TAYLOR HOMES LIMITED

STATE OF TEXAS  
COUNTY OF  
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 stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any 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 83-54.

Planning & Zoning Commission \_\_\_\_\_ 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 \_\_\_\_\_, 2020.

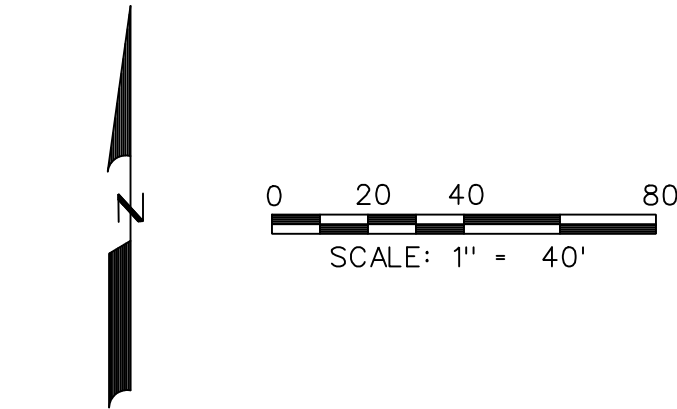
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

NOTES

1. Bearing are referenced to Ridgcrest (Cab. J, Slide 63).
2. All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
3. 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.
4. No fences or structures allowed in any Drainage Easements.



LEGAL DESCRIPTION

WHEREAS, PAUL TAYLOR HOMES LIMITED, is the owner of a tract of land situated in the E.M. Elliott Survey, Abstract No. 77 in Rockwall County, Texas, being all of Lot 24 Block A, out Ridgcrest, an addition to the City of Rockwall, as described in Cabinet J, Slide 63, in the Plat Records of Rockwall County, Texas, being more particularly described as follows:

BEGINNING, at d/2inch iron rod found at the northeast corner of said Lot 24;

THENCE, South 00° 41'20" West, along the east line of said Lot 24, for a distance of 180.24 feet, to d/2inch iron rod found at the southeast corner of said Lot 24 being in the north line of Cypress Drive and being on a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 38° 24'01";

THENCE, along the south line of said Lot 24 and the north line of said Cypress Drive for an arc distance of 40.21 feet (Chord Bearing South 66° 22'15" West 39.46 feet), to d/2inch iron rod found at the most southerly corner of said Lot 24;

THENCE, North 52° 25'25" West, departing said north line and continuing along the south line of said Lot 24, for a distance of 67.56 feet, to d/2inch iron rod found at the most westerly southwest corner of said Lot 24;

THENCE, North 00° 41'20" East, along the west line of said Lot 24, for a distance of 155.94 feet, to 1/2inch iron rod found at the northwest corner of said Lot 24;

THENCE, South 89° 18'40" East, along the north line of said Lot 24, for a distance of 90.00 feet, to the POINT OF BEGINNING and containing 0.372 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.

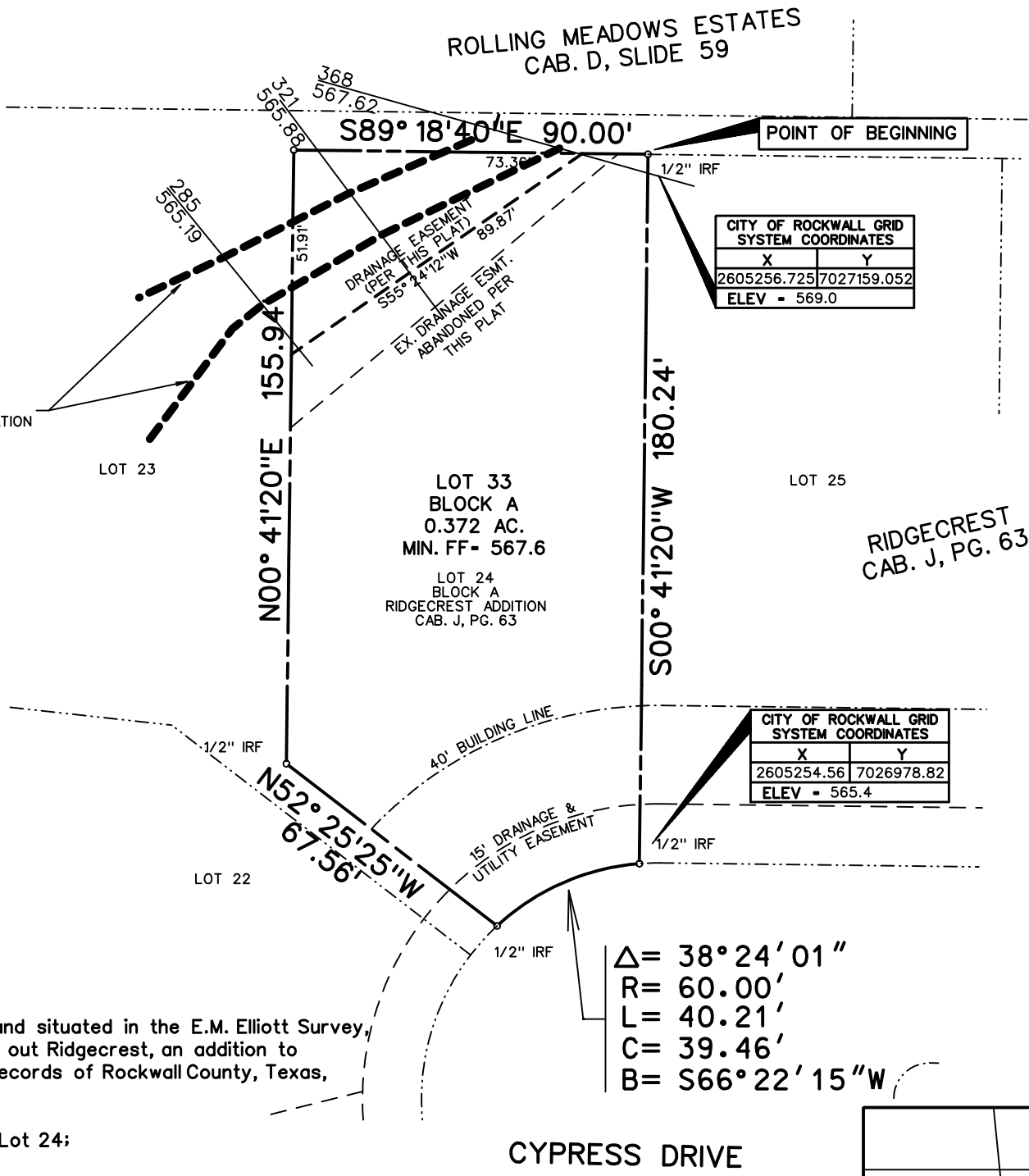
DATED the this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

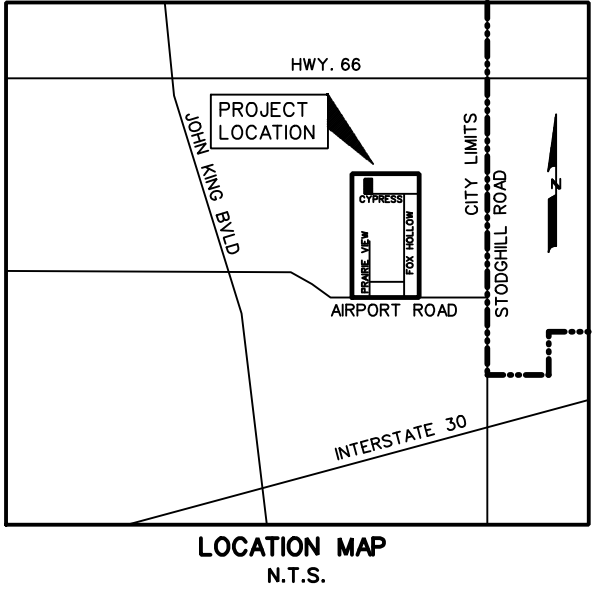
THE STATE OF TEXAS  
COUNTY OF COLLIN

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 the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2020.



CYPRESS DRIVE



FINAL PLAT  
OF  
**LOT 33 BLOCK A  
RIDGECREST ADDITION**

BEING A REPLAT OF  
**LOT 24 BLOCK A  
RIDGECREST**  
CONTAINING A TOTAL OF 0.372 ACRES  
SITUATED WITHIN THE  
**RIDGECREST ADDITION**  
**E.M. ELLIOTT SURVEY, ABSTRACT NO. 77**

AN ADDITION TO THE  
**CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS**  
**PREPARED BY  
CORWIN ENGINEERING, INC.**

200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

**OWNER  
PAUL TAYLOR HOMES LIMITED**  
17950 PRESTON ROAD, STE. 700  
DALLAS, TEXAS 75252

JUNE 2020 SCALE 1" = 40'

CASE \* P320-027





## MEMORANDUM

---

**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** NORTH LAKESHORE BRIDGE REPAIR

---

### Attachments

Location Map

Letter

Contract

### Summary/Background Information

As the City Council may recall, the North Lakeshore Bridge was designed by Mr. Charles Quade, P.E. of Huitt-Zollars, Inc. in 2006. Recently, it was reported to staff that the bridge abutments had started to show signs of distress. In response to these reports, staff contacted Mr. Quade to evaluate the bridge to ensure that it was safe for motorists. In a letter dated May 15, 2020, Mr. Quade observed the bridges' deficiency and determined that the cracking did not adversely impact the structural integrity of the bridge and that it could continue to safely carry traffic. Based on this analysis, staff requested a proposal from Huitt-Zollars, Inc. to further evaluate the bridge and design the needed repairs to fix the cracking. Huitt-Zollars, Inc. submitted a proposal to staff proposing an amount of \$42,500.00 to achieve the necessary work. On June 15, 2020 staff brought this proposal forward to the City Council to consider, and the City Council voted to deny the proposal by a vote of 7-0.

Based on the City Council's action, staff has engaged Freese and Nichols, Inc. to prepare a proposal to achieve the evaluation and design work. Freese and Nichols, Inc. has submitted a contract proposing an amount of \$59,000.00. Staff is requesting that the City Council consider approving the professional engineering services contract for Freese and Nichols, Inc. to perform the necessary evaluation and engineering design services for the North Lakeshore Bridge, to be paid for out of the Engineering Department's consulting budget, and take any action necessary.

### Action Needed





Repair Location

Medical Office

Walgreens

Chick-fil-a Site

Repair Location

Picture #1

Picture #2



May 15, 2020

Mr. Jeremy M. White, P.E., CFM  
Civil Engineer  
Public Works – Engineering Division  
City of Rockwall  
385 S. Goliad  
Rockwall, TX 75087

RE: North Lakeshore Drive Bridge  
Observation Cracking at Abutment / Wingwall Interface

Dear Mr. White,

I visited the North Lakeshore Drive bridge located just west of the SH 205 and North Lakeshore Drive intersection late yesterday afternoon. The bridge is showing signs of distress at the four (4) corners where the abutment backwall interfaces with the extended wingwalls. The degree of observed severity varies at each of the four (4) corners with the most significant severity noted at the southeast bridge corner. In general, the observed backwall cracking is limited specifically to the bridge corners in the region between the exterior girders and the end of abutment backwall, roughly a zone less than 3 feet.

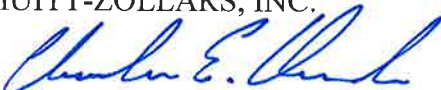
My visual inspection did not identify any deficiencies that adversely impacts the overall bridge structural integrity for safely carrying traffic. The observed bridge deficiencies are isolated to the abutment backwall and extended wingwall interface which does not warrant closing the bridge to either pedestrian or vehicular traffic.

As discussed, we will work with the City to identify the factors which are causing the observed distress and develop details to retrofit the abutment backwall and extended wingwall corners.

Should you have any questions or comments, please contact me at your convenience.

Sincerely,

HUITT-ZOLLARS, INC.



Charles E. Quade, P.E.  
Vice President

STATE OF TEXAS

COUNTY OF ROCKWALL



## **PROFESSIONAL ENGINEERING SERVICES CONTRACT**

This Agreement is made and entered into in Rockwall County, Texas, between **City of Rockwall, Texas** ("CITY"), a municipal corporation and political subdivision of the State of Texas, acting by and through its City Manager and **Freese and Nichols, Inc.**, ("ENGINEER"), located at 4055 International Plaza, Suite 200, Fort Worth, Texas 76109, Engineers duly licensed and practicing under the laws of the State of Texas.

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

PROFESSIONAL ENGINEERING SERVICES for **North Lakeshore Drive Bridge Repairs**.

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

1. **Scope of Work**

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

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

2. **Compensation & Term of Agreement**

Cost for such services will be an annual amount not to exceed **thirty-five thousand two hundred dollars (\$35,200.00)** billed as a lump sum basis for Basic Services and **twenty-three thousand eight hundred dollars (\$23,800.00)** billed as a hourly basis per rates provided in **Attachment "B"** for Special Services. Engineer is not authorized to perform any work beyond the limited not to exceed amount without authorized written approval by CITY.

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

CITY will cease upon the effective date of termination, unless otherwise agreed in writing.

3. Method of Payment

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

4. Engineer's Standard of Care

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

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

5. Ownership of Documents

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

further compensation at rates to be agreed upon by CITY and the Engineer. The above notwithstanding, Engineer shall retain all rights in its standard drawing details, designs, specifications, databases, computer software and any other proprietary and intellectual property information provided pursuant to this Contract, whether or not such proprietary information was modified during the course of providing the services.

6. Insurance

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

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

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

\$2,000,000 General aggregate limit

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

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

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

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

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

7. INDEMNIFICATION

**ENGINEER SHALL INDEMNIFY AND SAVE HARMLESS THE CITY AND ITS CITY COUNCIL MEMBERS AND EMPLOYEES FROM SUITS, ACTIONS, LOSSES,**

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

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

8. Addresses for Notices and Communications

**CITY**

**Amy Williams, P.E.**

**Director of Public Works/City Engineer**

City of Rockwall

385 S. Goliad Street

Rockwall, Texas 75087

**ENGINEER**

Brad Watson, P.E.

Freese and Nichols, Inc.

4055 International Plaza, Suite 200

Fort Worth, Texas 76109

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

9. Successors and Assigns

CITY and Engineer each binds itself and its successors, executors, administrators and assigns to the other parties of this Contract and to the successors, executors, administrators and assigns of such other parties, in respect to all covenants of this Contract. Except as noted in the first part of this Paragraph, neither CITY nor Engineer shall assign, sublet or transfer its interest in this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal

liability on the part of any officer, council member, employee or agent of any public body which is a party hereto.

10. Termination for Convenience of the Parties

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

11. Changes

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

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

13. Reports and Information

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

14. Entire Agreement

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

15. Waiver

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



16. Severability

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

17. Survival

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

18. Governing Powers and Law

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

19. Attorney's Fees


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

20. State or Federal Laws

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

EXECUTED in triplicate originals on this 13 day of JULY 2020.

**FREESE AND NICHOLS, INC.**

By:   
Name: Brad Watson, P.E.  
Title: Group Manager / Principle

EXECUTED in triplicate originals on this \_\_\_\_ day of \_\_\_\_\_ 2020.

ATTEST:

City of Rockwall, Texas

\_\_\_\_\_  
Richard Crowley  
City Manager

# **ATTACHMENT “A”**

## **Scope of Service**

### **North Lakeshore Drive Bridge Repair For City of Rockwall**

#### **Freese and Nichols, Inc. (FNI)**

##### **Project Understanding**

The North Lakeshore Drive bridge is located just west of the SH 205 and North Lakeshore Drive intersection. The bridge is showing signs of distress at both ends of both abutments at backwall to wingwall connections.

The FNI bridge staff are familiar with TXDOT studies of similar situations. For this proposal FNI was provided with photographs of the affected bridge abutments and record drawings and geotechnical study by the City of Rockwall. Based on the information provided and knowledge of prior similar situations, FNI will develop the repair actions required through the following proposed services.

FNI proposes basic services for this project that include an initial condition assessment determining probable cause(s) for the distress and recommended remediation actions. Similar abutment damage has been the focus of extensive study by TxDOT and the focus of this assessment and the subsequent report will be to confirm the applicability of the TxDOT study and conclusions to this project. The condition assessment will be followed by development of design documents based on the agreed upon remediation actions including opinion of probable construction cost (OPCC). And finally FNI will support the bidding process.

FNI also proposes the following special services to be initiated at the discretion of the City of Rockwall. The special services include a Geotechnical Investigation, Construction Phase Engineering Support Services and Record Drawings preparation.

Please note that it is assumed that all meetings between the City of Rockwall and FNI will be via video conference call, and not in person.

##### **Contingency Statement**

If during the construction/repair stage the extent of damage is discovered to be beyond the initial assessment based on the presently visible signs, FNI will notify the City of Rockwall engineering staff to discuss further required services.

## **Basic Services**

### **1. Condition Assessment & Report**

- 1.1. Initial kick-off meeting (virtual) with City of Rockwall officials
- 1.2. Review of original design drawings and specifications by senior structural engineer for bridges.
- 1.3. Review of original geotechnical report by senior geotechnical engineer.
- 1.4. Perform a condition assessment of the distressed components of the bridge per TxDOT's Bridge Inspection Manual, which shall include:
  - 1.4.1. Visual inspection by senior structural engineer for bridges and possibly senior geotechnical engineer (if deemed applicable)
  - 1.4.2. Photographs to document existing conditions
  - 1.4.3. Record of field notes
- 1.5. Prepare a Bridge Condition Assessment Report. Report shall summarize condition assessment findings and provide repair recommendations.
- 1.6. Draft Submittal of report shall be submitted to the City of Rockwall post-inspection with summary findings and initial repair recommendations
- 1.7. Final Submittal of report (Bridge Condition Assessment Report), signed and sealed by an engineer registered in the State of Texas
- 1.8. Meet with the City of Rockwall engineering staff to obtain design criteria and pertinent information available for the project site.
- 1.9. All submittals for Condition Assessment will be electronic submittals only, PDF format.

### **2. PS&E Design**

- 2.1. Develop Initial construction plans for the agreed upon recommended repairs, which will include:
  - 2.1.1. Cover Sheet
  - 2.1.2. General Notes
  - 2.1.3. Quantity Summary
  - 2.1.4. Bridge Repair Layouts (estimated 1-2 sheets)
  - 2.1.5. Bridge Repair Photos (estimated 1 sheet)
  - 2.1.6. Bridge Repair Details (estimated 2 sheets)
- 2.2. Prepare an estimate of opinion of probable construction cost (OPCC).
- 2.3. Submit Initial construction plans and OPCC to City of Rockwall.

- 2.4. Meet with City of Rockwall to discuss City's review comments for Initial plans and OPCC
- 2.5. Develop Final construction plans and OPCC based on City's review comments
- 2.6. Submit Final plans and OPCC to City for review. Provide three hard copies and one electronic copy in PDF format for each deliverable.
- 2.7. Meet with City of Rockwall to discuss City's review comments for Final plans and OPCC
- 2.8. Prepare PS&E Final Bid Documents based on City's review comments
- 2.9. Submit signed and sealed plans to the City
  - 2.9.1. Electronic submittal only, PDF Format.

### 3. Bid Phase Services

- 3.1. Provide the City with a construction bid set of plans and specifications
  - 3.1.1. Electronic submittal only, PDF Format.
- 3.2. Respond to contractor questions and provide design clarifications
- 3.3. Attend the pre-bid meeting
- 3.4. Provide all Addenda items and design changes, submittal to City for review prior to issuing
- 3.5. Attend bid opening
- 3.6. Tabulate Bids and review for discrepancies
- 3.7. Review contractor references and qualification information for the low bidder and write a letter of recommendation for award of the contract.
- 3.8. Return Bid Bonds to all non-low bidders

### **Special Services**

#### 4. Geotechnical Investigation:

- 4.1. Drilling and sampling of (2) 20-foot deep soil borings, laboratory testing and engineering data per Terracon's proposal dated July 09, 2020.
- 4.2. Review data report and prepare Geotechnical Memorandum and coordinate with Senior Structural Engineer.

#### 5. Construction Phase Engineering Support Services

- 5.1. Coordinate with City on needs during construction phase. Services will include the following.
- 5.2. Coordinate execution of contractor construction documents with Contractor through the following:
  - 5.2.1. Prepare three (3) original hard copy Conformed Construction Contract Documents (2 – bound, 1 –unbound) and send to the Contractor to be executed.

- 5.2.2. Verify returned executed copy of Construction Contract Documents from Contractor are executed properly.
- 5.2.3. Provide the City with executed Construction Contract Documents.
- 5.3. For Pre-Construction Meeting:
  - 5.3.1. Prepare for and attend meeting
  - 5.3.2. Provided approved construction plans of (10) – half size plans, (5) – full size plans and (5) Spec Books (Bound)
- 5.4. Provide on-site construction observation services to clarify design concepts or assist with solutions needed. Observations are visual spot checks and are not exhaustive inspections nor inclusive of evaluating Contractor’s overall quality of execution and performance.
- 5.5. Make (3) visits to the Site during construction at intervals as directed by City.
- 5.6. Photos and Field Notes from the Visit will be submitted to the City for record.
- 5.7. Review and approve of construction shop drawing submittals, material testing data and samples as required by contract documents
- 5.8. Evaluate and Approve (or) Reject substitutes proposed by Contractor as required by contract documents
- 5.9. Present at final construction walk through. Develop a final “punch-list” on behalf of the City for the contractor to use in achieving project acceptance.
- 6. Record Drawings
  - 6.1. Prepare “Record Drawings” based on information provided by Contractor and/or City as to the actual field placement of the work including any changes or deletions.
  - 6.2. Electronic copy of the record drawings shall be submitted on CD/DVD or flash drive in the following formats:
    - 6.2.1. AutoCAD (.dwg)
    - 6.2.2. Adobe Portable Document (.pdf) 400dpi (min)
  - 6.3. Electronic copy of geotechnical reports, survey data, photographs, and exhibits used for the project.
  - 6.4. Electronic copy of project specifications in PDF and Microsoft Word format.
  - 6.5. Record Drawings to be sealed by engineer of record.

# ATTACHMENT “B”

## Payment Schedule

Compensation for Basic Services in Tasks 1-3 shall be on a lump sum basis. The tabulation below establishes the not to exceed amount for each category of contract service:

	<u>Task</u>	<u>Fee</u>
	<b><u>BASIC SERVICES</u></b>	
1.	Condition Assessment & Report	\$ 12,000
2.	PS&E Design	\$ 16,200
3.	Bid Phase Services	\$ 7,000
	<b>Basic Services Subtotal:</b>	<b>\$ 35,200.00</b>
Compensation for special services under Tasks 4-6 shall be a labor fee plus expense (reimbursable) basis with the max fee shown below.		
	<b><u>SPECIAL SERVICES</u></b>	
4.	Geotechnical Investigation	\$ 12,300
5.	Construction Phase Engineering Support Services	\$ 10,000
6.	Record Drawings	\$ 1,500
	<b>Special Services Subtotal*</b>	<b>\$ 23,800.00</b>
	<b>ENGINEERING SERVICES CONTINGENCY** (Not Applicable)</b>	<b>\$ 0.00</b>
	<i>** (This service is a miscellaneous amount to be used at the discretion of the City for additional Services outside of the scope of the contract. This item will be controlled by the City and will only be used if the City chooses. The Engineer has no right or guarantee to the use of this Contingency)</i>	
	<b>Project Total*</b>	<b>\$ 59,000.00</b>

Fees that are Lump Sum for each task and will be invoiced monthly based upon the overall percentage of services performed.

# ATTACHMENT “B”

## Rate Sheet

### COMPENSATION

Compensation to FNI for Basic Services in Attachment SC shall be the lump sum of Thirty Five Thousand Two Hundred Dollars (\$35,200).

Compensation to FNI for Special Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Twenty Three Thousand Eight Hundred Dollars (\$23,800).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

<u>Position</u>	<u>Hourly Rate</u>	
	<u>Min</u>	<u>Max</u>
Professional 1	79	142
Professional 2	92	150
Professional 3	112	214
Professional 4	146	231
Professional 5	183	340
Professional 6	192	380
Construction Manager 1	90	168
Construction Manager 2	105	179
Construction Manager 3	148	211
Construction Manager 4	200	273
CAD Technician/Designer 1	65	142
CAD Technician/Designer 2	95	148
CAD Technician/Designer 3	127	196
Corporate Project Support 1	49	119
Corporate Project Support 2	69	163
Corporate Project Support 3	95	251
Intern / Coop	41	82

### Rates for In-House Services and Equipment

<u>Mileage</u>	<u>Bulk Printing and Reproduction</u>		<u>Equipment</u>	
Standard IRS Rates		<u>B&amp;W</u>	<u>Color</u>	
	Small Format (per copy)	\$0.10	\$0.25	Valve Crew Vehicle (hour) \$75
	Large Format (per sq. ft.)			Pressure Data Logger (each) \$100
<u>Technology Charge</u>	Bond	\$0.25	\$0.75	Water Quality Meter (per day) \$100
\$8.50 per hour	Glossy / Mylar	\$0.75	\$1.25	Microscope (each) \$150
	Vinyl / Adhesive	\$1.50	\$2.00	Pressure Recorder (per day) \$200
				Ultrasonic Thickness Gauge (per day) \$275
				Coating Inspection Kit (per day) \$275
	Mounting (per sq. ft.)	\$2.00		Flushing / Cfactor (each) \$500
	Binding (per binding)	\$0.25		Backpack Electrofisher (each) \$1,000
				<u>Survey Grade</u> <u>Standard</u>
				Drone (per day) \$200 \$100
				GPS (per day) \$150 \$50

### OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.10. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

**These ranges and/or rates will be adjusted annually in February. Last updated February 2020.**

340022020



# ATTACHMENT “C”

## Project Schedule

Activity	Completion Time
1. Notice to Proceed	-----
2. Perform Condition Assessment	1 Week
3. Draft Condition Assessment Report	1 Week
4. City Review	2 Weeks
5. Final Condition Assessment Report	1 Week
6. PS&E Pre-Final Design	2 Weeks
7. City Review	2 Weeks
8. PS&E Bid Documents	2 Weeks
<hr/>	
TOTAL	11 Weeks

# ATTACHMENT “D”

## Sub-Consultants

### 1. Sub-Consultant:

Company Name: Terracon Consultants  
Services of the Scope Being Provided: Geotechnical  
Contact Person: Nafiz Ahmed, P.E. Title: Senior Engineer  
Email: Nafiz.Ahmed@terracon.com Phone: (214) 666 – 4618



## MEMORANDUM

---

**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Cole, City Secretary/Assistant to the City Manager

**DATE:** July 20, 2020

**SUBJECT:** APPOINTMENT WITH VARIOUS RESIDENTS RE: BOYDSTUN / FOREST TRACE RECONSTRUCTION

---

### Attachments

Boydstun Residents' Submission  
Marks Photos

### Summary/Background Information

Resident John Ruess who lives at 202 W. Boydstun Avenue contacted me on behalf of resident Jared Guynes and others, indicating that they would like an opportunity to speak before Council regarding the Boydstun/Forest Trace reconstruction and rehabilitation project. Included in your packet are various photos and documents that the residents submitted for your review.

### Action Needed

N/A

16 March 2020

To: Rockwall City Council

From: Concerned W. Boydston Ave. Residents

As per the suggestion of a councilman at the January 2020 Engineering Meeting #2, we, the residents on or bordering West Boydston Ave, conducted a Petition to measure our concerns regarding 6' sidewalks and 2' road widening as part of the proposed West Boydston Ave./Forest Trace Reconstruction Project, CIP-TR2019-002.

RESULTS:

Of the 36 homes on or bordering West Boydston Ave. (see attached map), 33 are petitioning the City Council to REPEAL the 6' sidewalks and 2' street widening sections of the Project.

$$33 / 36 = 92\%$$

Attachments

1. Map showing signed residents (in GREEN)
2. Copies of petitions





# PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

THE UNDERSIGNED RESIDENTS AND REGISTERED VOTERS OF HIGH RIDGE ESTATES, ROCKWALL, TEXAS DO HEREBY PETITION THE CITY COUNCIL TO REPEAL THE FOLLOWING SECTIONS OF THE PLANNED WEST BOYDSTUN AVENUE/FOREST TRACE RECONSTRUCTION PROJECT, CIP-TR2019-002.

- Proposed sidewalks to either side of West Boydston Ave
- Proposed widening of West Boydston Ave to include additional two feet of street

Name	Address	Date	Signature
JOE A. RICHESON	704 W. Boydston	FEB 1, 2020	Joe A. Richeson
Nancy L. Unruh	706 W. Boydston	Feb 1, 2020	Nancy L. Unruh
Steve & Brenda Swafford	713 W Boydston	Feb 1, 2020	Brenda Swafford
Allison Burney	717 W Boydston Ave	Feb 1, 2020	Allison Burney
Angela & James Bowling	711 W. Boydston Ave	2/1/2020	Angela Bowling
Robinson Castillo	705 W Boydston Ave	2/1/2020	Robinson Castillo
Jerry Hastings	703 W. Boydston Ave	2/1/2020	Jerry Hastings
Brandon & Rachel Hernandez	703 Alexander Lane	2/1/2020	Rachel Hernandez
William STEWART	704 Robin Dr	2-01-2020	William Stewart
Ted Colon	504 Boydston Ave	2/01/2020	Ted Colon
PATRICIA Mendez	406 W. Boydston Ave	2/2/2020	Patricia Mendez
Dene & Lynn Weaver	506 W Boydston	2/2/2020	Lynn Weaver
Lynn Crosby	704 Alexander	2/2/2020	Lynn Crosby

STATE OF TEXAS, COUNTY OF Rockwall:

I, Lynn Crosby, being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 14th day of FEB 2020.

LuAnn G. Savage  
Notary Public in and for State of Texas

Lynn Crosby 2/2/2020  
Signature of Circulator



(SEAL)



# PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

THE UNDERSIGNED RESIDENTS AND REGISTERED VOTERS OF HIGH RIDGE ESTATES, ROCKWALL, TEXAS DO HEREBY PETITION THE CITY COUNCIL TO REPEAL THE FOLLOWING SECTIONS OF THE PLANNED WEST BOYDSTUN AVENUE/FOREST TRACE RECONSTRUCTION PROJECT, CIP-TR2019-002.

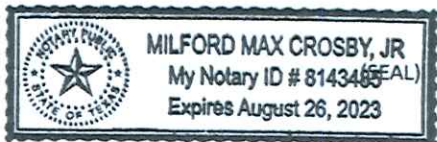
- Proposed sidewalks to either side of West Boydston Ave
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Name	Address	Date	Signature
William Stewart	704 Robin Dr	2-1-2020	William Stewart
Susan Reeves	402 W Boydston	2-1-2020	Susan Reeves
Anna Rutledge	502 W Boydston	2-1-20	Anna Rutledge
Jason Bietendorf	302 W Boydston	2-1-20	Jason Bietendorf
Susan Howarth	306 W. Boydston	2-2-20	Susan M. Howarth
Nathan Clark	404 W. Boydston	2/3/20	Nathan Clark
Arika Henery	ARRAHENERY@AOL.COM 606 Forest Trace	2-9-20	Arika Henery
Adam Gehlke	702 W Boydston Ave	2-9-20	Adam Gehlke
Donna Gaston	703 Robin Rd	2-10-20	Donna Gaston

STATE OF TEXAS, COUNTY OF Rockwall:

I, William F. Stewart being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 2 day of Feb 2020.

William F. Stewart  
Notary Public in and for State of Texas  
William F. Stewart  
Signature of Circulator





# PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

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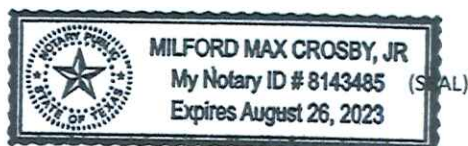
Name	Address	Date	Signature
Angela Bonfante	703 Forest Trace	02-02-2020	Angela Bonfante
Michael Hughes	304 W Boydston Ave	2-2-2020	Michael Hughes
John Ruess	202 W Boydston Ave	2-2-2020	John Ruess
Kathy L Ruess	202 W Boydston Ave	02-02-2020	Kathy L Ruess
Bridget Williams	961 S. Lakeshore	2-8-2020	Bridget Williams
Frank Mayo	601 Forest Trace	2-8-2020	Frank Mayo
Susan Sherrin	506 Forest Trace	2/8/2020	Susan Sherrin

STATE OF TEXAS, COUNTY OF Rockwall:

I, John C. Ruess, being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 10 day of FEB 2020.

[Signature]  
Notary Public in and for State of Texas

[Signature]  
Signature of Circulator





# PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

THE UNDERSIGNED RESIDENTS AND REGISTERED VOTERS OF HIGH RIDGE ESTATES, ROCKWALL, TEXAS DO HEREBY PETITION THE CITY COUNCIL TO REPEAL THE FOLLOWING SECTIONS OF THE PLANNED WEST BOYDSTUN AVENUE/FOREST TRACE RECONSTRUCTION PROJECT, CIP-TR2019-002.

- Proposed sidewalks to either side of West Boydston Ave
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Name	Address	Date	Signature
Richard MARKS	204 W Boydston Rockwall, TX 75087	2/2/2020	R. Marks
June MARKS	204 W Boydston Rockwall, TX 75087	2/2/2020	J. Marks
Doug Talley	703 Ridgeview Rockwall, TX 75087	2/2/2020	D. Talley
Rhonda Upton	206 W. Boydston Rockwall, TX 75087	2/2/2020	Rhonda Upton
SARAH FREED	704 Forest Trace Rockwall, TX 75087	2/4/2020	Sarah Freed
Chelsea Justice	208 W Boydston Rockwall, TX 75087	2/5/2020	Chelsea Justice
Blake Justice	208 W Boydston Rockwall, TX 75087	2/5/2020	Blake Justice

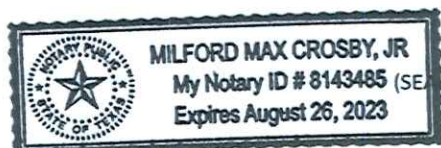
STATE OF TEXAS, COUNTY OF Rockwall:

I, Richard R. Marks, being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 10 day of Feb. 2020.

Notary Public in and for State of Texas

Richard R. Marks

Signature of Circulator





## PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

THE UNDERSIGNED RESIDENTS AND REGISTERED VOTERS OF HIGH RIDGE ESTATES, ROCKWALL, TEXAS DO HEREBY PETITION THE CITY COUNCIL TO REPEAL THE FOLLOWING SECTIONS OF THE PLANNED WEST BOYDSTUN AVENUE/FOREST TRACE RECONSTRUCTION PROJECT, CIP-TR2019-002.

- Proposed sidewalks to either side of West Boydstun Ave
- Proposed widening of West Boydstun Ave to include additional two feet of street

[illegible]

STATE OF TEXAS, COUNTY OF Rockwall:

I, M. J. Gold/Kesby, being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 24 day of 2 2020.

Notary Public in and for State of Texas

Signature of Circulator



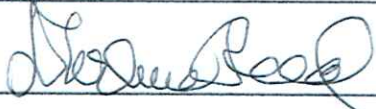

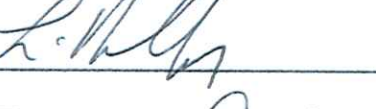

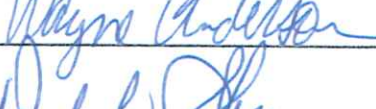

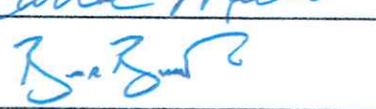




# PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

THE UNDERSIGNED RESIDENTS AND REGISTERED VOTERS OF HIGH RIDGE ESTATES, ROCKWALL, TEXAS DO HEREBY PETITION THE CITY COUNCIL TO REPEAL THE FOLLOWING SECTIONS OF THE PLANNED WEST BOYDSTUN AVENUE/FOREST TRACE RECONSTRUCTION PROJECT, CIP-TR2019-002.

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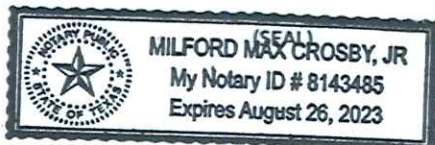
Name	Address	Date	Signature
Darlene Reed	701 S. Alamo	2-7-2020	
Kathleen Popp	711 S. Alamo Rd.	2-8-2020	
L. RAY CAPLEY	707 S. ALAMO RD	2-9-2020	
MARY CAPLEY	707 S. ALAMO DR.	2-9-2020	
Wayne Anderson	703 S. Alamo	2-16-2020	
Deborah Shera	713 S Alamo	2-18-2020	
Carrel Mills	706 S. ALAMO	2-18-2020	
Brent Bryant	710 S. ALAMO	2-28-2020	
Linda Fleming	709 S. Alamo Rd.	2-28-2020	

STATE OF TEXAS, COUNTY OF Rockwall:

I, Darlene Reed, being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 27 day of March 2020.

Notary Public in and for State of Texas

Signature of Circulator





PETITION FOR REFERENDUM

TO THE CITY COUNCIL AND CITY SECRETARY OF THE CITY OF ROCKWALL, LOCATED IN ROCKWALL COUNTY, TEXAS

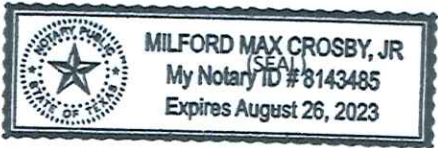
THE UNDERSIGNED RESIDENTS AND REGISTERED VOTERS OF HIGH RIDGE ESTATES, ROCKWALL, TEXAS DO HEREBY PETITION THE CITY COUNCIL TO REPEAL THE FOLLOWING SECTIONS OF THE PLANNED WEST BOYDSTUN AVENUE/FOREST TRACE RECONSTRUCTION PROJECT, CIP-TR2019-002.

- Proposed sidewalks to either side of West Boydston Ave
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Name	Address	Date	Signature
PATRICIA MOORE	714 W. BOYDSTUN	Feb. 7, 2020	Patricia Moore
Darlene Reed	701 S. Alamo	Feb. 7, 2020	Darlene Reed

STATE OF TEXAS, COUNTY OF Rockwall:  
I, Darlene Reed, being first duly sworn, on oath depose and say that I am one of the signers of the above petition; and that the statements made therein are true, and that each signature appearing thereto was made in my presence on the day and date it purports to have been made, and I solemnly swear that the same is the genuine signature of the person whose name it purports to be. Sworn and subscribed to before me this 8 day of March 2020.

Milford Max Crosby, Jr.  
Notary Public in and for State of Texas  
Darlene Reed  
Signature of Circulator



































## MEMORANDUM

---

**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-023; SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL  
FOR 54 SHADYDALE LANE

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Residential Plot Plan  
Building Elevations  
Floor Plan  
Adjacent Housing Analysis  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by James Best for the approval of an ordinance for a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the Specific Use Permit (SUP).



# 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: July 20, 2020

APPLICANT: James Best

CASE NUMBER: Z2020-023; *Specific Use Permit (SUP) for Residential Infill for 54 Shadydale Lane*

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### SUMMARY

Hold a public hearing to discuss and consider a request by James Best 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 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

### BACKGROUND

The subject property was platted on July 30, 1968 as Lots 1 & 2, Block B, Highland Acres Addition. In 1980, a 2,475 SF single-family home was constructed on Lot 1, Block B, Highland Acres Addition, which was addressed as 10 Shadydale Lane. On January 9, 1984, the City Council annexed a portion of the subject property (*i.e. Lot 1, Block B, Highland Acres Addition*) by approving *Ordinance No. 84-05 [Case No. A1984-001]*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District. In 1986, a 4,068 SF single-family home was constructed on Lot 2, Block B, Highland Acres Addition, which was addressed as 3189 S. Ridge Road. On January 3, 1989, this portion of the subject property was annexed by the City Council by the adoption of *Ordinance No. 88-67*. At the time of annexation, this portion of the subject property was zoned Agricultural (AG) District.

On May 15, 1989, the subject property -- *along with the remaining properties in the Highland Acres Addition* -- was rezoned from an Agricultural (AG) District to a Single-Family 16 (SF-16) District by *Ordinance No. 89-13 [Case No. PZ1989-001]*. The single-family home on Lot 2, Block B, Highland Acres Addition was demolished on April 30, 2007 by *Permit No. DEM2007-0016*. The subject property was replatted from Lots 1 & 2, Block B, Highland Acres Addition to Lot 1, Block A, Best Estates Addition by *Case No. P2018-032*. Following this plat, a permit [*i.e. BLD2019-2107*] to demolish the existing home (*i.e. the home on the previous Lot 1, Block B, Highland Acres Addition*) was issued on August 8, 2019. The subject property is currently vacant and zoned Single-Family 16 (SF-16) District.

### PURPOSE

The applicant, 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 located at 54 Shadydale Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 3 & 4, Block B, Highland Addition*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. Beyond this is Phase 1 of the Fox Chase Subdivision, which was platted on January 16, 1989 and consists of 32 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.



South: Directly south of the subject property is Shady Dale Lane, which is identified 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 two (2) tracts of land (*i.e. Tracts 35 & 54 of the E. Teal Survey, Abstract No. 207*) with two (2) single-family homes situated on them. These properties are zoned Single-Family 16 (SF-16) District. South of these properties is the Benton Woods Subdivision, which was platted on January 13, 1993 and consists of 34 single-family homes. This subdivision is zoned Planned Development District 40 (PD-40) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the Shadydale Estates Subdivision, which was platted on March 5, 2014 and consists of 14 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 12.5 (SF-12.5) District land uses. Beyond this is Phase 4 of the Fox Chase Subdivision, which was platted on February 22, 1995 and consists of 40 single-family homes. This subdivision is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is Ridge Road [FM-740], which is identified as M4D (*i.e. minor collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is Phase 19 of the Chandler's Landing Subdivision, which was platted on June 27, 1985 and consists of 77 single-family residential lots. This property is zoned Planned Development District 8 (PD-8) for single-family residential land uses.

### CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "...a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." This section goes on to require that "... (a)ll proposed residential infill housing that is located within an Established Subdivision or a lot or tract of land that is located within 500-feet of an Established Subdivision shall be required to apply for a Specific Use Permit." In this case, the subject property is directly adjacent to Phase 1 of the Fox Chase Subdivision, and is within 500-feet of two (2) established subdivisions (*i.e. Phase 10 & 19 of the Chandler's Landing Subdivision and the Benton Court Subdivision*). Both of these subdivisions are more than ten (10) years old, consist of more than five (5) lots, and are ~100% developed. Based on this adjacency the proposed home requires a Specific Use Permit (SUP).

In addition, according to Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "...the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing ... [and] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing ..." With this being said, the proposed home is oriented toward Ridge Road and is physically separated from the two (2) established subdivisions. Staff should also point out that Ridge Road -- *which is a four (4) lane divided roadway* -- separates the subject property from the Chandler's Landing Subdivision. In addition, there are four (4) other homes in a close proximity to the subject property that all face onto Ridge Road, and create additional separation from the Fox Chase Subdivision. All of these homes (*including the home proposed by the applicant*) are larger and situated on larger lots than the established subdivisions. Based on this, the traditional criteria used to compare homes in an *Established Subdivision* is not applicable in this case. For reference, staff has provided images and attributes of the other homes facing onto Ridge Road.

The home being proposed by the applicant has a ~5,242 SF building footprint and will consist of a total of 7,721 SF of living area. It will be oriented toward Ridge Road, and have a driveway off of Shadydale Lane and a driveway off of the alleyway at the rear of the subject property adjacent to Phase 1 of the Fox Chase Subdivision. The home will be two (2) stories and be finished with a stucco exterior. The front of the proposed home will be setback 150-feet from Ridge Road, and have a reflecting pool/fountain situated in the front approximately 120-feet off of Ridge Road. In addition, the home will be setback off of Shadydale Lane ~93-feet. Taking all of this into account, the approval of this request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On July 2, 2020, staff mailed 82 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Benton Woods, Fox Chase, Chandler's Landing, and Rainbow Lakes Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill in or Adjacent to an Established Subdivision*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) Construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the draft ordinance; and,
  - (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-023

**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</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

## Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

54 Shadydale

Subdivision

BEST Addition

General Location

Ridge Rd / Shadydale

Lot

1

Block

A

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

Current Zoning

CF-16

Current Use

VACANT

Proposed Zoning

Proposed Use

SF Home

Acreage

2.7

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

JAMES Kimberly Best

☐ Applicant

Contact Person

JAMES

Contact Person

JAME

Address

7235 S. FM 59

Address

City, State & Zip

Heath TX 75032

City, State & Zip

Phone

214 927 8331

Phone

E-Mail

JBEST@BESTLAWCENTER.COM

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared James & Kimberly Best [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 \$ 239, to cover the cost of this application, has been paid to the City of Rockwall on this the 10th day of June, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10 day of June, 20 20

Owner's Signature

[Signature]

Notary Public in and for the State of Texas



OLIVIA TOBIAS  
Notary ID #125462729  
My Commission Expires  
October 14, 2021

My Commission Expires

10/14/21





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



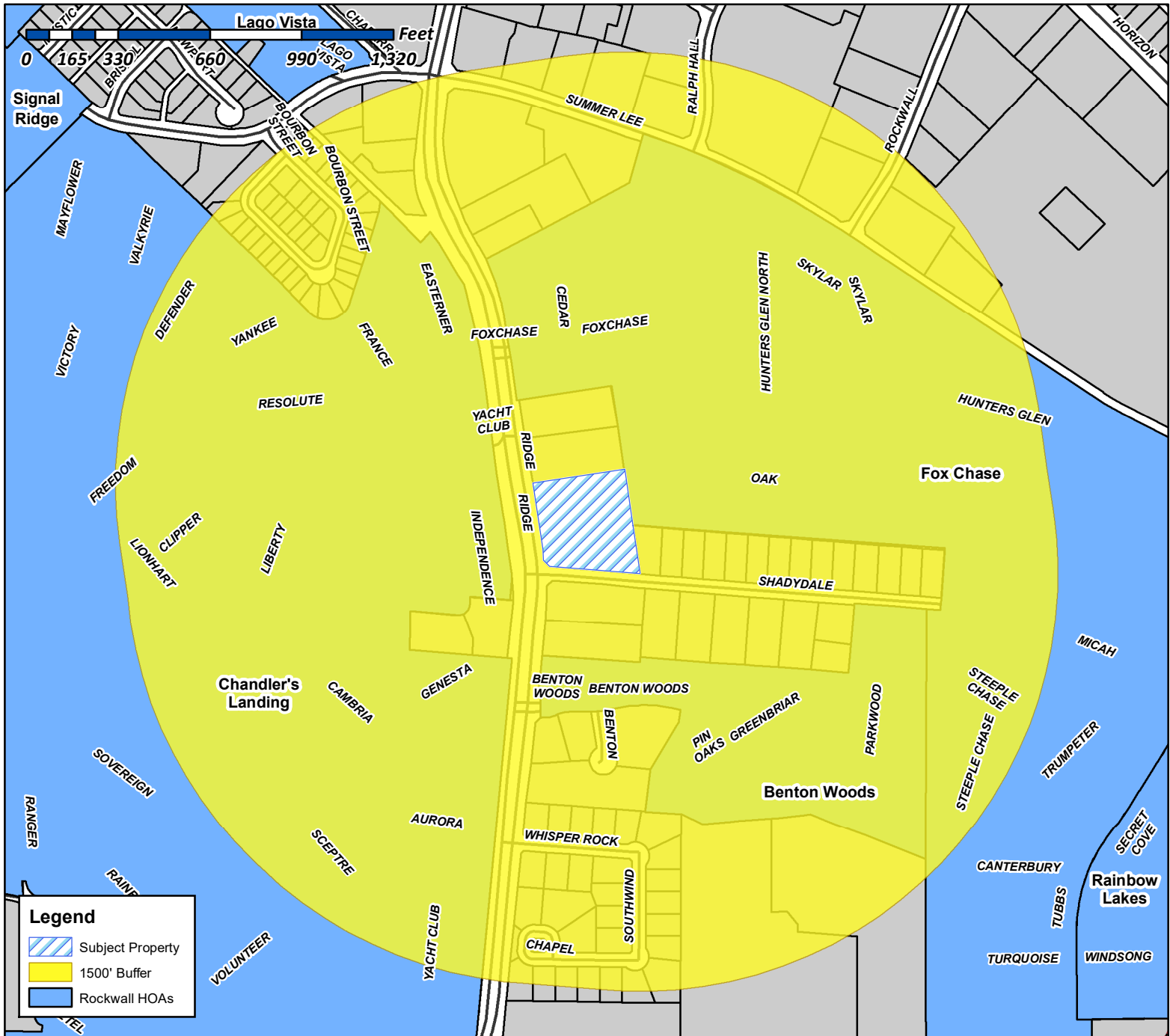




# City of Rockwall

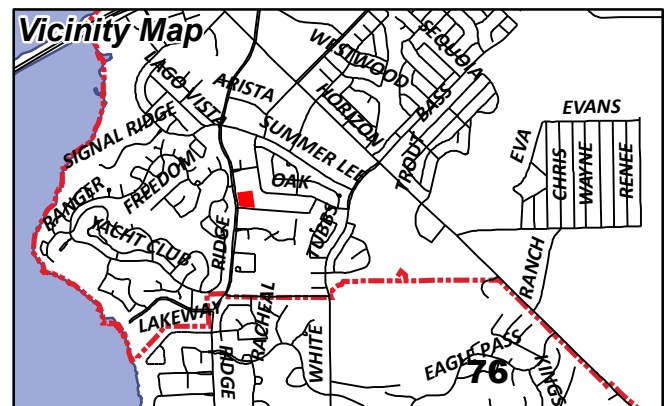
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385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-023  
**Case Name:** SUP for 54 Shadydale Lane  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 6/15/2020  
**For Questions on this Case Call** (972) 771-7745





**From:** [Henry Lee](#)  
**Cc:** [Gonzales, David](#); [Miller, Ryan](#)  
**Subject:** Homeowners Association/Neighborhood Notification Program  
**Date:** Wednesday, July 1, 2020 4:58:37 PM  
**Attachments:** [HOA Map \(06.19.2020\).pdf](#)  
[Public Notice \(06.19.2020\).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 [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 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>.

**Z2020-023 (RYAN MILLER) for Residential Infill at 54 Shadydale Lane**

Hold a public hearing to discuss and consider a request by James Best 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 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary

Thank you,

Henry Lee

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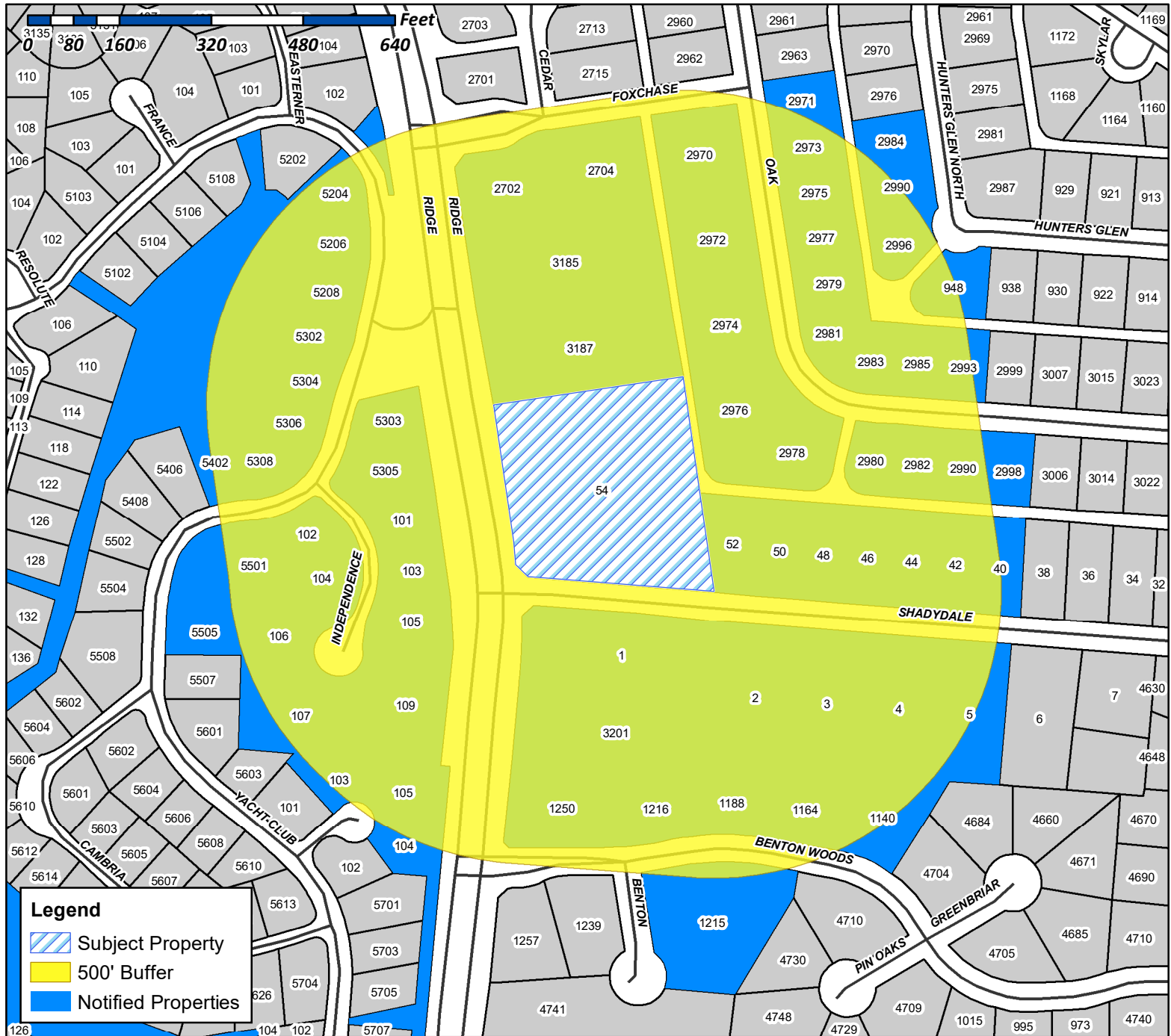
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# City of Rockwall

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**Case Number:** Z2020-023  
**Case Name:** SUP for 54 Shadydale Lane  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family 16 (SF-16) District  
**Case Address:** 54 Shadydale Lane

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745



HATFIELD CLAUDETTE  
1 SHADY DALE LN  
ROCKWALL, TX 75032

GOODWIN DALE & DEBORAH  
101 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

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

WEEKS MARY  
103 GENESTA PL  
ROCKWALL, TX 75032

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

GARZA ROY A & DULCE R  
104 GENESTA PLACE  
ROCKWALL, TX 75032

MCKIBBEN KATHLEEN D  
104 INDEPENDENCE PL  
ROCKWALL, TX 75032

TURNER CATHERINE  
105 GENESTA PL  
ROCKWALL, TX 75032

SHORT MELISSA HUDSON AND CORY WAYNE  
105 INDEPENDENCE PL  
ROCKWALL, TX 75032

MURRAY DAVID T II & AMBER  
106 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

HUDSON CHAD J & LINDSAY B  
107 INDEPENDENCE PLACE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
109 INDEPENDENCE PL  
ROCKWALL, TX 75032

EDWARDS RICHARD J  
1140 BENTON WOODS DR  
ROCKWALL, TX 75032

TIMBES GARY R & ELIZABETH S  
1164 BENTON WOODS DR  
ROCKWALL, TX 75032

MARSHALL GREGORY S & JOANNA  
1188 BENTON WOODS DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
JOSEPH HENRY AND KRISINE ELIZABETH ZYLKA  
1215 BENTON WOODS  
ROCKWALL, TX 75032

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

PATEL VIBHA & SATISH  
1250 BENTON WOODS DR  
ROCKWALL, TX 75032

BARNES MARVIN J  
19592 CHAMPION CIRCLE  
GULFPORT, MS 39503

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

ADDISON MARAVIN G AND FAYE  
2408 PRIMROSE DR  
RICHARDSON, TX 75082

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

CURRENT RESIDENT  
2704 FOXCHASE  
ROCKWALL, TX 75032

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

LANE PATRICIA A  
2971 OAK DR  
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

GLASS HUNTER J  
2975 OAK DRIVE  
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 JOHN CHRISTOPHER & DONNA  
2978 OAK DR  
ROCKWALL, TX 75032

SEXTON CHRISTOPHER  
2979 OAK DR  
ROCKWALL, TX 75032

SALUCCI JOSEPH LILIA  
2980 OAK DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
2981 OAK DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2982 OAK  
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

HALL VIRGINIA M  
2990 N HUNTERS GLEN  
ROCKWALL, TX 75032

LACY SUE LIFE ESTATE AND  
PHYLLIS COTTON AND KERI LACY ZUCKERBROW  
2990 OAK DRIVE  
ROCKWALL, TX 75032

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

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

FRISBY JOHN R & THERESA M  
2998 OAK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3 SHADYDALE  
ROCKWALL, TX 75032

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

COOKS LESTER L & DORIS M  
3026 ANDREW DR  
FARMERSVILLE, TX 75442

CURRENT RESIDENT  
3185SRIDGE  
ROCKWALL, TX 75032

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

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

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

BISHOP DENNIS AND SHANNON A  
4 SHADY DALE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
40 SHADY DALE  
ROCKWALL, TX 75032

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

MARTINEZ MAYRA  
44 SHADY DALE LANE  
ROCKWALL, TX 75032

NORTON JO ANN  
4540 BANYAN LN  
DALLAS, TX 75287

VITALE LINDA A  
46 SHADY DALE LN  
ROCKWALL, TX 75032

FAULKNER DANICA J AND MATTHEW L JOHNS  
48 SHADY DALE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
RHUDY THOMAS RICHARD AND LAURA MARIE-  
TRUSTEES  
5 SHADYDALE  
ROCKWALL, TX 75032

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



HAMMOND HUDDLE LIVING TRUST  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND TRUSTEES  
519 E I-30 #704  
ROCKWALL, TX 75087

CURRENT RESIDENT  
52 SHADY DALE  
ROCKWALL, TX 75032

BARRY JOYCE  
5204 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
5206 YACHT CLUB  
ROCKWALL, TX 75032

ALLEN KEITH  
5208 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

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

CURRENT RESIDENT  
5303 YACHT CLUB  
ROCKWALL, TX 75032

WILLIAMS VICTORIA L & DAVID B  
5304 YACHT CLUB DR  
ROCKWALL, TX 75032

CURTIS DEVIN AND THOMAS  
5305 YACHT CLUB DRIVE  
ROCKWALL, TX 75032

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

CURRENT RESIDENT  
5308 YACHT CLUB  
ROCKWALL, TX 75032

CURRENT RESIDENT  
54 SHADY DALELN  
ROCKWALL, TX 75032

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

CULLEN SETH LAWRENCE AND GABRIELLE  
5501 YACHT CLUB DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
EUGENE WESLEY HUDDLE AND JANE  
HAMMOND TRUSTEES  
5505 YACHT CLUB  
ROCKWALL, TX 75032

ROSEN ADAM GRAY AND EMILY JANE  
713 COUNTRY CLUB  
HEATH, TX 75032

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

BEST JAMES  
870 W I-30 SUITE 100  
GARLAND, TX 75043

HERVEY GAIL  
948 HUNTERS GLN  
ROCKWALL, TX 75032

CHANDLERS LANDING COMMUNITY ASSOC  
PO BOX 638  
ROCKWALL, TX 75087

STOKES RICHARD & JULIE  
PO BOX 8  
ROCKWALL, TX 75087

CASTLEROCK CUSTOM BUILDERS LLC  
PO BOX 8333  
GREENVILLE, TX 75404



# PUBLIC NOTICE



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

**Case No. Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane**

Hold a public hearing to discuss and consider a request by James Best 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 2.60-acre parcel of land identified as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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:

David Gonzales  
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, July 20, 2020 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. Z2020-023: SUP for Residential Infill Adjacent to an Established Subdivision for 54 Shadydale Lane**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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





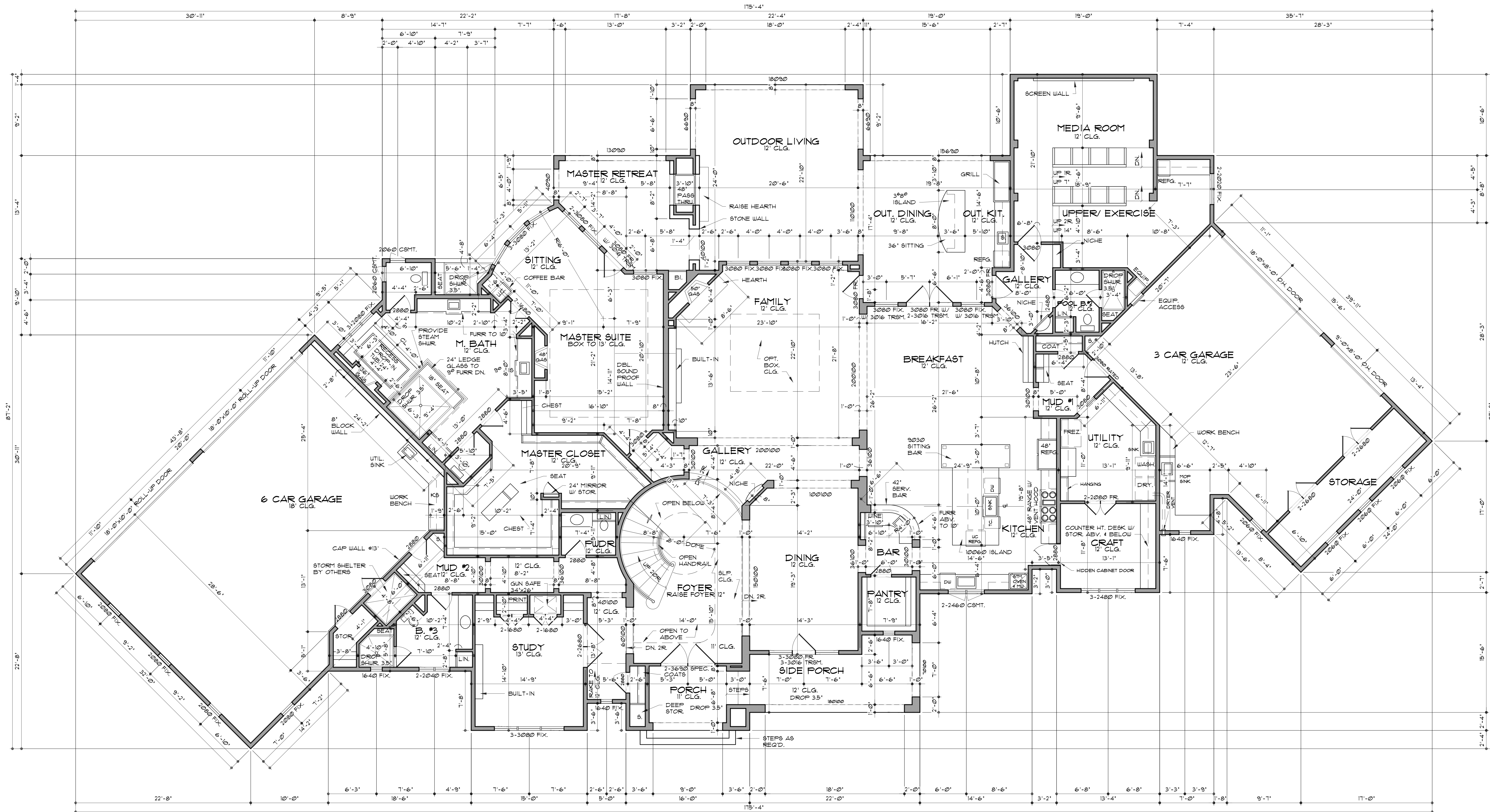












# FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

## NOTE:

ALL PLUMBING WALLS TO BE 2X6.  
ALL EXTERIOR WALLS WITH PLATE HEIGHT HIGHER THAN 12'-0" AFF. TO BE 2X6.  
TANKLESS WATER HEATERS  
DROP ALL SHOWER FLOORS 3/4"  
FOAM ENCAPSULATION PROJECT

## AREAS

FIRST FLOOR	5,242 SF
SECOND FLOOR	2,419 SF
TOTAL A/C	7,121 SF
GARAGE + STOR. (3 CAR)	1,042 SF
GARAGE + STOR. (6 CAR)	1,366 SF
PORCH + SIDE PORCH	311 SF
OUTDOOR LIVING TOTAL	1,068 SF
EQUIP/ CEDAR CLOSETS	508 SF
OUTDOOR SHOWER	29 SF

PLAN NO. 7721







## Adjacent Housing Attributes

Address	Year Built	House SF	Accessory Building SF	Exterior Materials
1 Shadydale Lane	1985	3,185	2,640	Brick and Wood Siding
3185 S. Ridge Road	1978	3,021	1,275	Stucco
3187 S. Ridge Road	1979	5,740	1,080	Brick
3201 S. Ridge Road	1978	2,547	768	Brick
Averages:	1980	3,623		





1 Shadydale Lane



3185 S. Ridge Road



3187 S. Ridge Road





3102 S. Ridge Road



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 2.60-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, BEST ESTATE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from James Best for the approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home on a 2.60-acre parcel of land being described as Lot 1, Block A, Best Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 54 Shadydale Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* to allow the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) 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 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; and,
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City, 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 3<sup>RD</sup> DAY OF AUGUST, 2020.

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Jim Pruitt, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020



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

Address: 54 Shadydale Lane

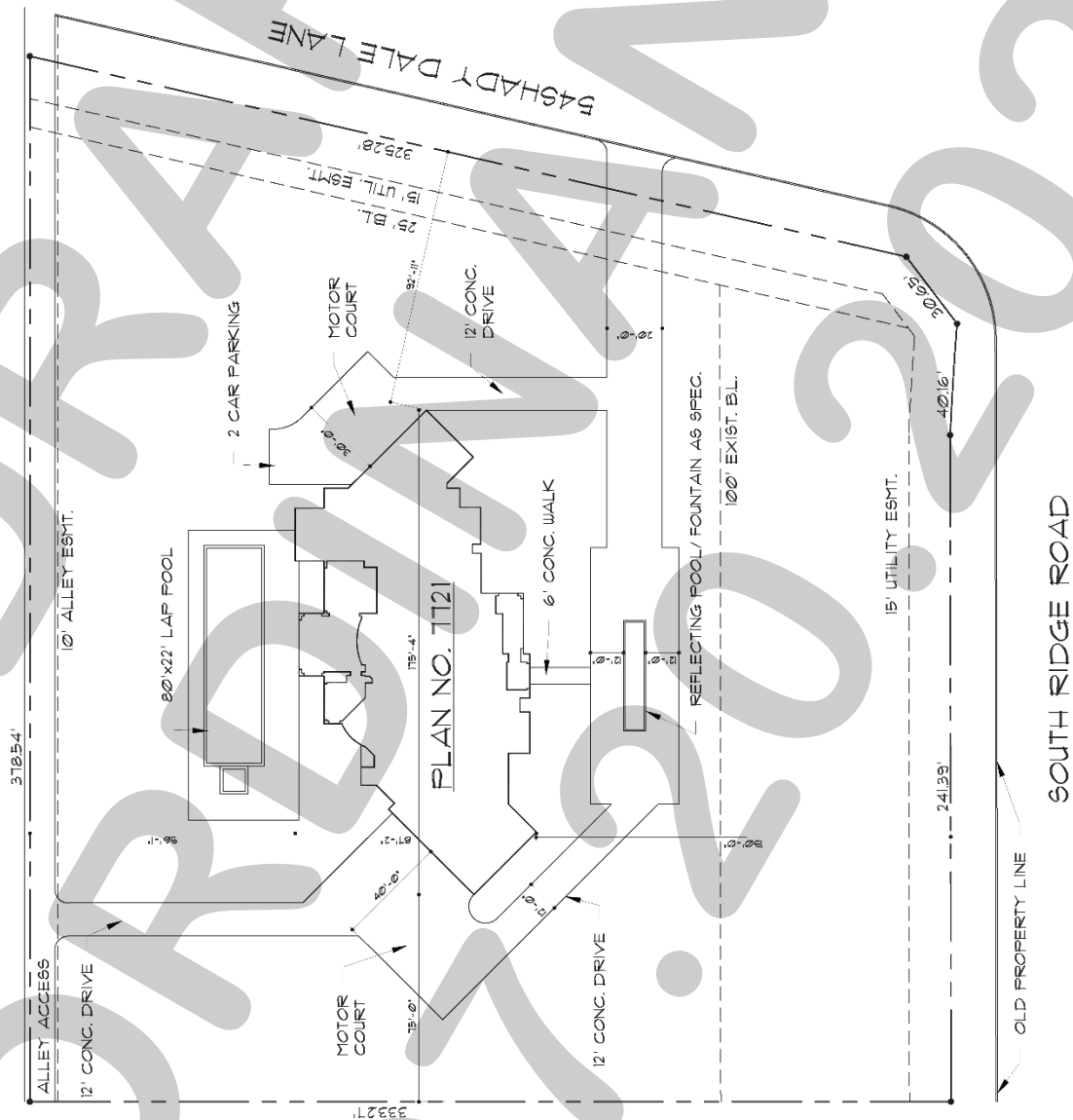
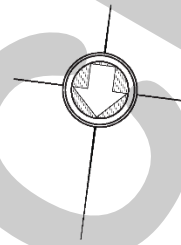
Legal Description: Lot 1, Block A, Best Estate Addition





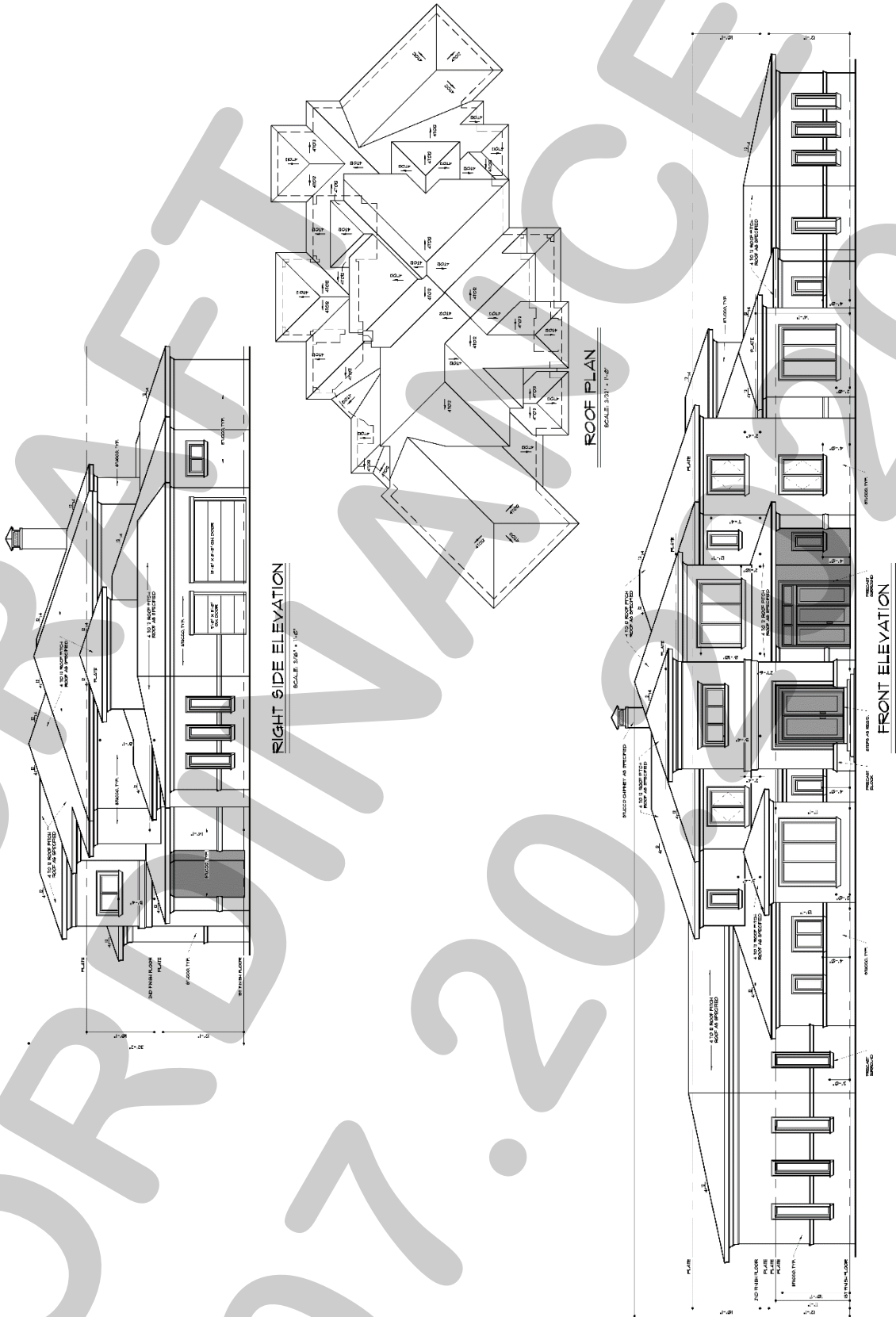
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PLAN NO. 7721





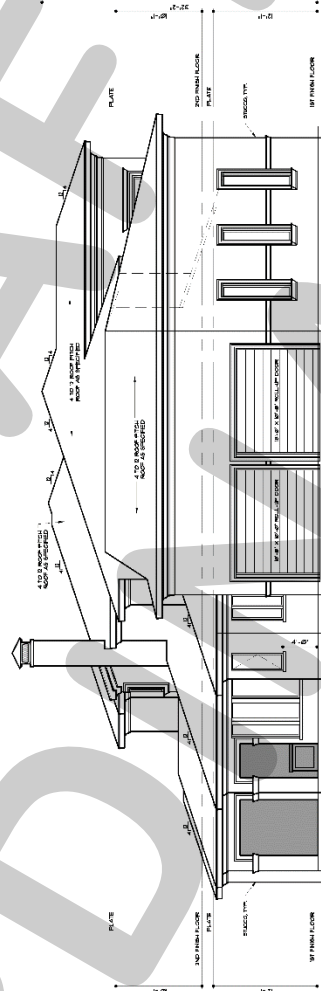
**Exhibit 'C':**  
**Building Elevations**



PLAN NO. TT21

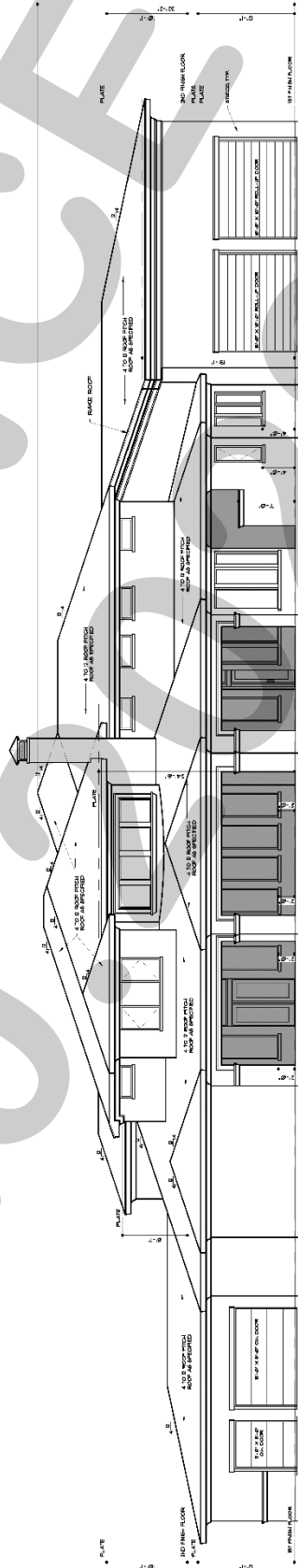


**Exhibit 'C':**  
**Building Elevations**



**LEFT SIDE ELEVATION**

SCALE: 3/8" = 1'-0"



**REAR ELEVATION**

SCALE: 3/8" = 1'-0"

PLAN NO. T121





## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-024; AMENDMENT TO PD-78 [DISCOVERY LAKES]

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Ordinance No. 15-24  
Concept Plan  
Large Lot Layout  
Septic System Plan  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of an ordinance for a *Zoning Amendment* to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the amendment to Planned Development District 78 (PD-78).





# 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: July 20, 2020  
APPLICANT: Chris Cuny, PE; *Teague, Nall & Perkins*  
CASE NUMBER: Z2020-024; *Amendment to PD-78 [Discovery Lakes]*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochellee Road, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on June 15, 1998 by *Ordinance No. 98-20*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On July 5, 2005, the City Council approved *Ordinance No. 05-29 [Case No. Z2005-021]* changing the zoning of the subject property from an Agricultural (AG) District to a Light Industrial (LI) District. On August 17, 2015, the zoning designation of the subject property was again changed by *Ordinance No. 15-24 [Case No. Z2015-016]* from a Light Industrial (LI) District to Planned Development District 78 (PD-78) for Single-Family 10 (SF-10) District and limited General Retail (GR) District land uses. Planned Development District 78 (PD-78) currently allows ~9.00-acres of non-residential land uses, an 11.00-acre public park, ~30.90-acres of open space, ~65.2-acres of floodplain, and ~203.22-acres of residential land area. In the residential land area, the Planned Development District permits 507 single-family residential lots broken up into three (3) lot types (*i.e.* 121, 80' x 120' Lots; 127, 70' x 110' Lots; and 259, 60' x 110' Lots). The property remains zoned Planned Development District 78 (PD-78) [Ordinance No. 15-24] and is currently vacant.

### PURPOSE

The applicant -- *Chris Cuny, PE* -- is requesting to amend Planned Development District 78 (PD-78) for the purpose of changing the concept plan and development standards contained within the *Ordinance No. 15-24*. This includes changing *Type 'A' Lots* from a minimum of 9,600 SF to 32,670 SF, and reducing the overall lot count from 507 to 428.

### ADJACENT LAND USES AND ACCESS

The subject property is located at northeast corner of SH-276 and Rochelle Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the corporate limits of the City of Rockwall. Beyond this are three (3) tracts of vacant land (*i.e.* Tracts 3, 3-2, & 4 of the G. W. Redlin Survey, Abstract No. 184) situated within the City of Fate's corporate limits.

South: Directly south of the subject property is SH-276, which is identified as a TXDOT6D (*i.e.* Texas Department of Transportation, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is a 197.761-acre tract of vacant land (*i.e.* Tract 2-1 of the J. H. Robnett Survey, Abstract No. 182) zoned Planned Development District 66 (PD-66) for



Neighborhood Services (NS) District, Single-Family 8.4 (SF-8.4) District, and Single-Family 16 (SF-16) District land uses.

East: Directly east of the subject property are the corporate limits of the City of Rockwall. Also, east of the subject property is an 85.479-acre tract of vacant land (*i.e. Tract 1 of the R. K. Brisco Survey, Abstract No. 16*) zoned Light Industrial (LI) District. Beyond this is a 212.25-acre tract of vacant land (*i.e. Tract 11 of the S. Kelly Survey, Abstract No. 132*) zoned Agricultural (AG) District.

West: Directly west of the subject property is Rochelle Road, which is designated as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare is a 60.30-acre tract of vacant land (*i.e. Tract 5 of the J. H. B. Jones Survey, Abstract No. 125*) and an 84.288-acre tract of vacant land (*i.e. Tract 6 of the J. H. B. Jones Survey, Abstract No. 125*). Both of these properties are zoned Light Industrial (LI) District.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a revised concept plan and development standards for the proposed residential areas in the Planned Development District (*no changes were proposed for the non-residential areas*). Based on these revisions the proposed subdivision will consist of 428 single-family residential lots that will be broken down into 45 *Type 'A' Lots (80' x 200')*, 177 *Type 'B' Lots (70' x 110')*, and 206 *Type 'C' Lots (60' x 110')*. This represents a decrease in the total number of lots by 79 lots (*i.e. a decrease of the Type 'A' Lots by 76 and Type 'C' Lots by 53, and an increase in the Type 'B' Lots by 50*). A summary of the proposed lot composition is as follows:

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Dwelling Units (#)</i>	<i>Dwelling Units (%)</i>
<i>A</i>	80' x 200'	32,670 SF	45	10.51%
<i>B</i>	70' x 110'	7,700 SF	177	41.36%
<i>C</i>	60' x 110'	6,600 SF	206	48.13%
<i>Maximum Permitted Units:</i>		428	100.00%	

Staff should note that the applicant has changed the deviation section relating to lot composition. Specifically, increasing the maximum deviation in the number of *Type 'B' Lots* to 163 (*or 38% of the 428*), which represents an increase of the maximum deviation for *Type 'B' Lots* by 46 (*i.e. a minimum of 116 lots were permitted under the current ordinance*). The maximum deviation in the number of *Type 'C' Lots* changed from 278 to 235, or a reduction of 43 lots. Based on the incorporation of the larger lot type, staff increased the average lot size for the total development from 7,500 SF to 9,700 SF. This means that the sum total of all of the lots established for the subdivision cannot be below 9,700 SF. A summary of the possible deviations is as follows:

<i>Lot Type</i>	<i>Minimum Lot Size (FT)</i>	<i>Minimum Lot Size (SF)</i>	<i>Minimum Possible Lot Count</i>	<i>Maximum Possible Lot Count</i>
<i>A</i>	80' x 200'	32,670 SF	40	70
<i>B</i>	70' x 110'	7,700 SF	162	177
<i>C</i>	60' x 110'	6,600 SF	206	235

With this being said the maximum number of lots permitted within the development is 428. The proposed changes to the lot composition for the Planned Development District represents a reduction in density from 1.65 dwelling units per acre to 1.40 dwelling units per acre, or a reduction of 0.25 dwelling units per acre.

Based on the new concept plan the applicant has removed the proposed 11.00-acre public park. Staff should note, that while the previous plan did show an 11.00-acre public park, the location of the park was below the dam of an SCS pond and had not been an approved location by the Parks and Recreation Board or the City Council. In addition, the new concept plan shows a reduction in the trail system of 1.2-linear miles or a change from 3.8-linear miles to 2.6-linear miles. The applicant has stated that the reduction in trails results from a desire to remove trail systems running at the rear of the residential lots.



The new concept plan shows the proposed amenity center in the same location as the existing concept plan; however, the applicant has put a provision into the revised Planned Development District stating that the amenities center does not need to be constructed until the 201<sup>st</sup> residential lot is platted. In response to this, staff has recommended to the applicant that in conjunction with this stipulation that the applicant also be required to construct the amenities center if additional *Type 'A' Lots* are proposed over the 45 depicted on the concept plan. Staff has placed this into the attached draft ordinance. The floodplain areas generally remain consistent from the current concept plan to the proposed concept plan. Staff should note that the open space outside of the floodplain areas on the new concept plan is not labeled, but does appear to be significantly less than the 30.90-acres of open space provided on the current concept plan.

Based on the current and proposed Planned Development District ordinances the residential areas are subject to the land uses and development standards stipulated for the Single-Family 10 (SF-10) District; however, the following development standards are specifically outline in the new Planned Development District:

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>	<b>C</b>
<i>Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup></i>	80'	70'	60'
<i>Minimum Lot Depth</i>	200'	110'	110'
<i>Minimum Lot Area</i>	32,670 SF	7,700 SF	6,600 SF
<i>Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup></i>	25'	20'	20'
<i>Minimum Side Yard Setback</i>	10'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup></i>	20'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	25'	20'	20'
<i>Maximum Height <sup>(3)</sup></i>	36'	36'	36'
<i>Minimum Rear Yard Setback <sup>(4)</sup></i>	20'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	3,200 SF	2,250 SF	2,000 SF
<i>Garage Orientation <sup>(8)</sup></i>	<i>J-Swing or Flat Front</i>	<i>J-Swing or Flat Front</i>	<i>J-Swing or Flat Front</i>
<i>Maximum Number of Front Entry Garages Permitted</i>	17	58	137
<i>Maximum Lot Coverage</i>	65%	65%	65%

**General Notes:**

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <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>: As measured from the rear yard property line.
- <sup>5</sup>: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
- <sup>6</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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
- <sup>7</sup>: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
- <sup>8</sup>: The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

Staff should note that the *Maximum Number of Front Entry Garages Permitted* as listed above was adjusted to keep with the same percentages as the original Planned Development District ordinance (*i.e. 33% flat front entry permitted for the Type 'B' Lots and 66% permitted for the Type 'C' Lots*). This represents a reduction of 36 *Type 'C' Lots* and an increase of 16 *Type 'B' Lots*.

## **INFRASTRUCTURE**

Based on the concept plan submitted by the applicant, this development will be responsible for the following infrastructure:

- (1) **Roadways**. The applicant shall dedicate 42½-feet of right-of-way from the centerline of Rochelle Road and construct half of the require roadway cross section for an M4D (*including sidewalks, left turn lanes, and traffic appurtenances*). In addition, the applicant shall be required to dedicate 65-feet of right-of-way and construct a 45-foot back-to-back roadway per the M4U standards from Rochellee Road to *Tract 1 of the R. K. Brisco Survey, Abstract No. 16*, and dedicate half the right-of-



way and construct half of the roadway from *Tract 1 of the R. K. Brisco Survey, Abstract No. 16* to *Tract 11 of the S. Kelly Survey, Abstract No. 132*.

- (2) Water. The applicant shall be required to construct a 16-inch waterline along the frontage of SH-276, a 12-inch waterline along the frontage of Rochellee Road, and a 12-inch water line along the frontage of Discovery Boulevard. These waterlines shall be placed in a minimum 20-foot utility easement.
- (3) Wastewater. The applicant shall install the required 10-inch and 18-inch minimum wastewater lines per the City's Master Wastewater Plan contained in the OURHometown Vision 2040 Comprehensive Plan. In addition, the applicant will be required to install a lift station and force main sized for ultimate capacity for the Brushy Creek lift station. The lift station improvements shall include -- *but not be limited to* -- wet well, valve vault, generator, electrical (*including SCADA*), and all appurtenances.

### **CONFORMANCE TO THE CITY'S CODES**

When the City Council approved *Ordinance No. 15-24*, two (2) waivers were granted: [1] a waiver to the alleyway requirements, and [2] a waiver to allow 40% flat front entry garages on the *Type 'A' Lots*, 33% flat front entry garages on the *Type 'B' Lots*, and 67% flat front entry on the *Type 'C' Lots*. Since the proposed changes remain consistent with these approvals these items do not require the City Council to consider waivers; however, the applicant is proposing to allow variable roof pitches on the *Type 'A' Lots*, which do not conform to 8:12 roof pitch for primary structures and 4:12 roof pitch for porches called out in the current Planned Development District ordinance and required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). As a compensatory measure the applicant has agreed to increase the masonry percentage from 80% to 90%.

With regard to the applicant's request for temporary *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will not inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (*e.g. Planned Development District 76 [PD-76]*) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (*i.e. licensed engineer, sanitarian, etc.*), [2] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots that range in size from 0.75-acres to 1.14-acres (*with the majority of the lots being less than one [1] acre in size*), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure that the required sewer infrastructure will be provided with each phase regardless if OSSF are proposed, [2] ensure that the homes are constructed with a secondary connection that will allow them to be disconnected from the OSSF and connected to the future sewer system, and [3] provide for a disclosure in the closing paper work of each lot stating that the property owner will be responsible for connecting to the sanitary sewer system and paying impact fees at the sole cost of the homeowner. The applicant has stated that the need for the temporary OSSF's is to allow the property owner to start monetizing the property while waiting for the North Texas Municipal District's feasibility study concerning taking the wastewater to the Sabine Creek Wastewater Treatment Plant.

Staff is obligated to note that if the sanitary sewer system connecting the development to Sabine Creek Wastewater Treatment Plant is constructed, it will be a force main and will not open up additional capacity for properties in the City's corporate boundaries east of the subject property. With all of this being said, the approval and incorporation of these waivers into the proposed Planned Development District ordinance is a discretionary decision for the City Council.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

Since the applicant is not proposing to change the acreage of the residential to non-residential land use mix contained in the Planned Development District, the zoning change does not have an effect on the residential to non-residential land use ratio



contained in the OURHometown Vision 2040 Comprehensive Plan. The proposed zoning change does, however, change the plans conformance with the policies and guidelines contained in the Comprehensive Plan. As a note, the original plan was adopted prior to the current Comprehensive Plan, and several of the residential policies and guidelines have changed from this plan. Based on the applicant's submittal, staff made the following recommendations to the applicant concerning the policies of the Comprehensive Plan:

- (1) Goal 1, Policy #1; CH. 08, Residential, Subsection 02.02: All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.

Staff Recommendation to Applicant: To address this staff recommended that the applicant change the fence and anti-monotony requirements in the Planned Development District to meet the current fence and anti-monotony requirements in the Unified Development Code (UDC), which were changed last year. The applicant has incorporated this into the Planned Development District.

- (2) Goal 1, Policy #2; CH. 08, Residential, Subsection 02.03: To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, the house on the property should face onto the park and/or public open space, and should not back or side to the park and/or open space. 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 Recommendation to Applicant: Since the changes to the concept plan reduce the single-loaded lots and lots fronting on to open spaces/greenspaces staff recommended that the applicant take the one (1) acre lots that have a side yard facing onto the boulevard and reorient them to front onto the boulevard. At the work session the applicant indicated to the Planning and Zoning Commission that he would comply with this requirement; however, the resubmitted concept plan does not change the orientation of these lots.

- (3) Goal 3, Policy #3; CH. 08, Residential, Subsection 02.03: In cases where flat front entry garages (i.e. even with the front façade of the primary structure) are requested as part of a development no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

Staff Recommendation to Applicant: Since the original Planned Development District allowed above 20% flat front entry garages, staff has recommended to the applicant that the front yard building setback for these lots should be increased to 25-Feet. The applicant has incorporated this into the Planned Development District.

Taking all of these revisions into account, the concept plan continues to maintain general conformance to the residential policies and guidelines contained in the OURHometown Vision 2040 Comprehensive Plan; however, the approval of the applicant's request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On July 2, 2020, staff mailed 13 notices to property owners and occupants within 500-feet of Planned Development District 78 (PD-78). Staff also sent a notice to the Timber Creek Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices returned.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 78 (PD-78), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance; and,



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

### **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 78 (PD-78) with the conditions of approval by a vote of 5-1, with Commissioner Welch dissenting and Commissioner Moeller 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> (\$4,940.00)
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address	Highway 276		
Subdivision	Discovery Lakes PD-78	Lot	Block
General Location	315 acres at the northeast corner of Hwy 276 and Rojhell Road		

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

Current Zoning	Discovery Lakes PD-78		Current Use	Ag	
Proposed Zoning	PD		Proposed Use	Residential	
Acreage	316.315 Acres	Lots [Current]	507	Lots [Proposed]	428

☐ **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 type="checkbox"/> Owner	Discovery Lakes, LLC	<input checked="" type="checkbox"/> Applicant	Teague Nall & Perkins
Contact Person	Nick DiGiuseppe	Contact Person	Chris Cuny, P.E.
Address	15400 Knoll Trail Ste 230	Address	2 Horizon Court Ste 500
City, State & Zip	Dallas, Texas 75248	City, State & Zip	Heath, Texas 87032
Phone	214-803-3783	Phone	972-965-1541
E-Mail	southbrookinvestments@outlook.com	E-Mail	ccuny@tnpinc.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Nick DiGiuseppe [Owner] the undersigned, who stated the information on this application to be true and certified the following:

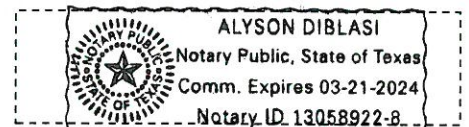
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$4,940.00 to cover the cost of this application, has been paid to the City of Rockwall on this the 18<sup>th</sup> day of June, 2020. By signing 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<sup>th</sup> day of June, 2020.

Owner's Signature

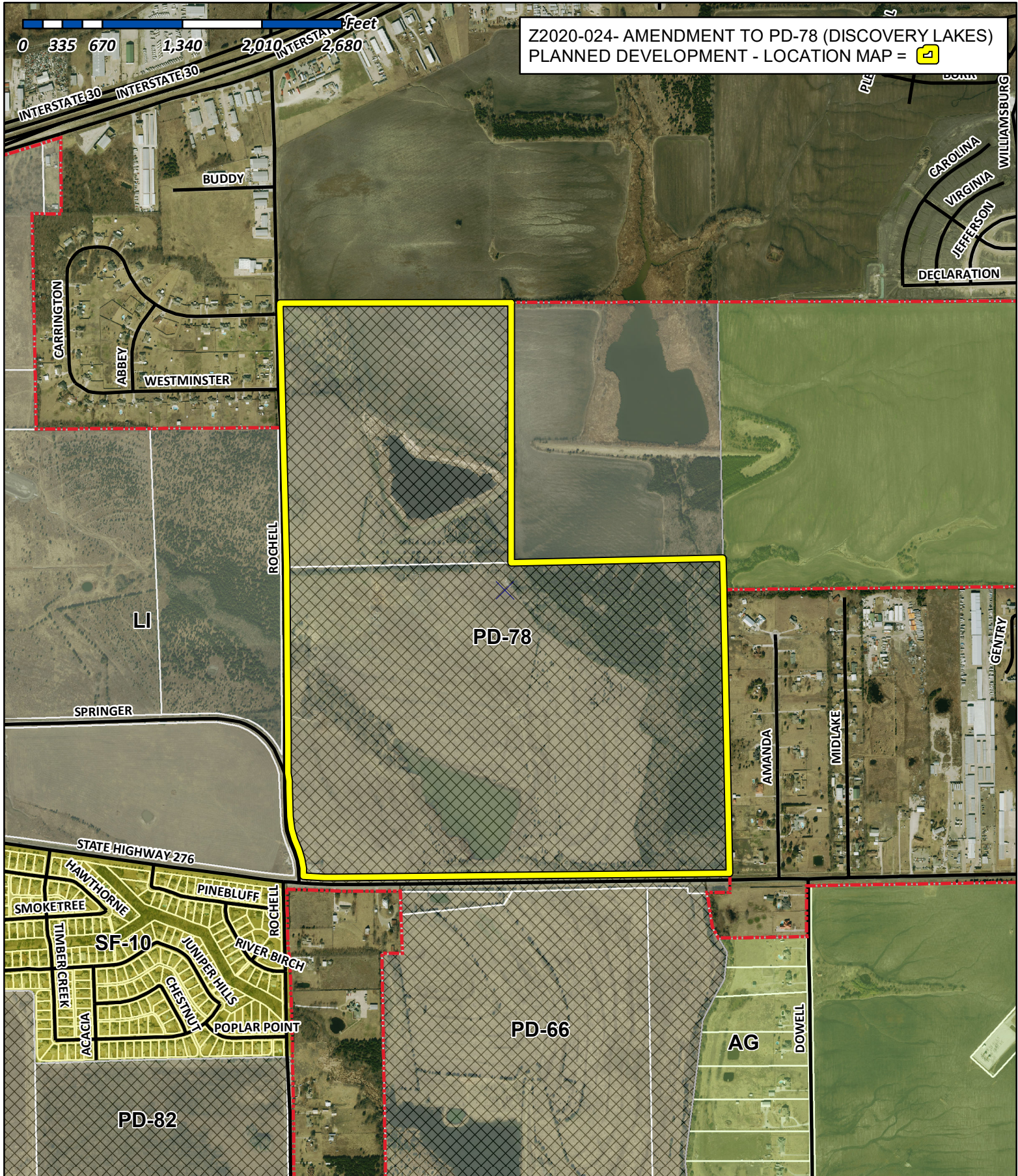
Notary Public in and for the State of Texas

Alyson DiBlasi



My Commission Expires 03-21-2024





# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



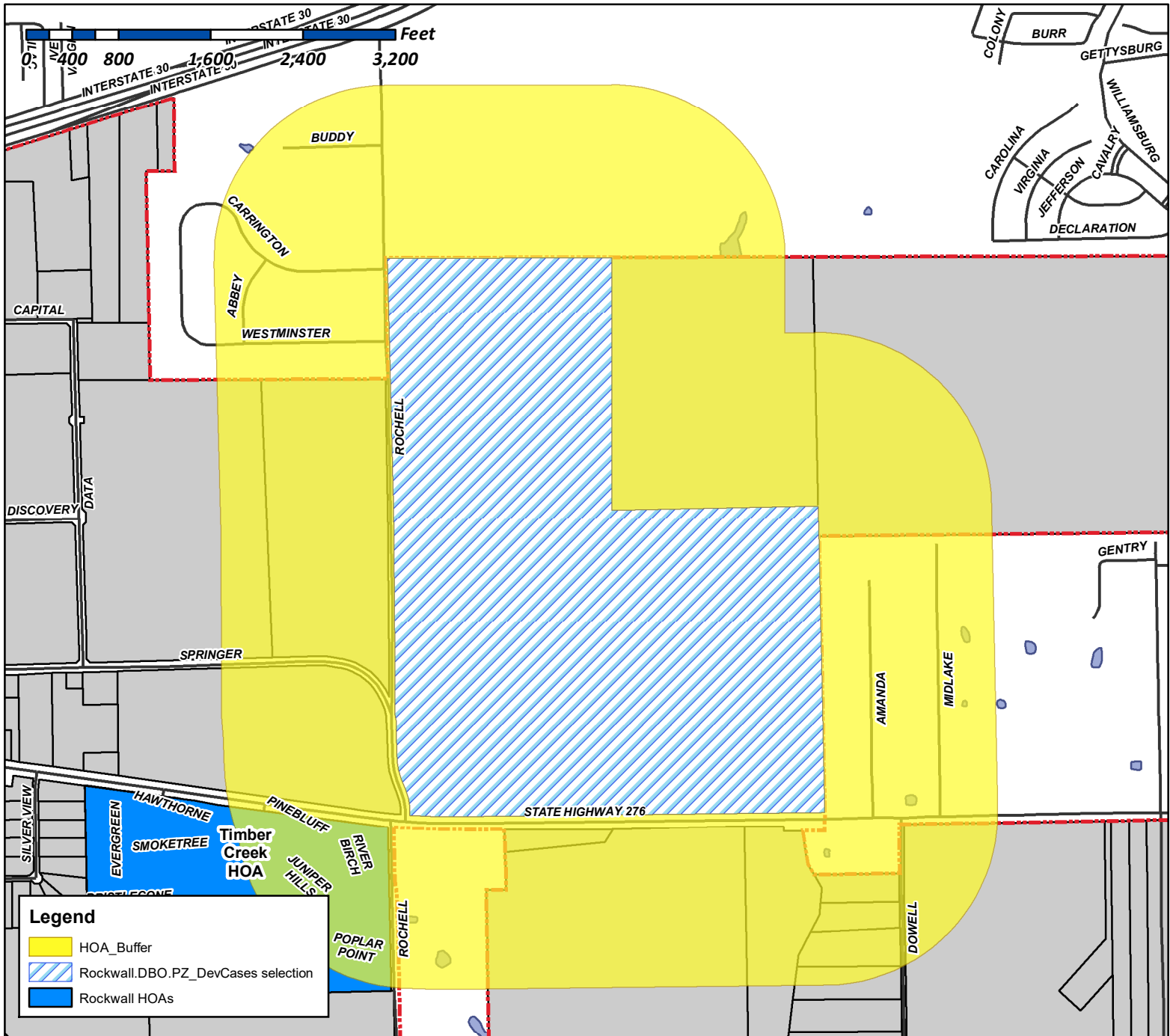




# City of Rockwall

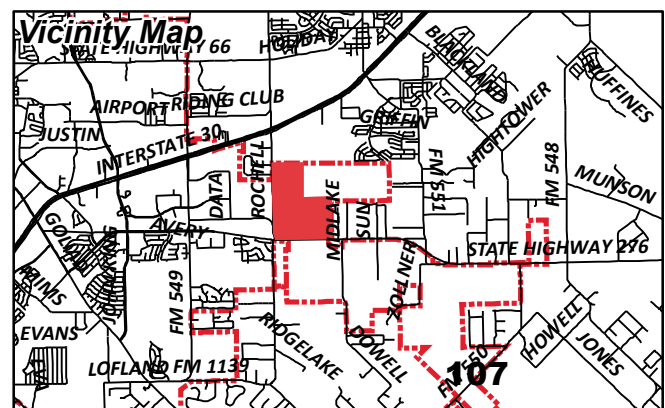
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-024  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** PD-78  
**Case Address:** NEC of Rochelle Road & SH-276

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745





**From:** [Henry Lee](#)  
**Cc:** [Gonzales, David](#); [Miller, Ryan](#)  
**Subject:** Homeowners Association/Neighborhood Notification Program  
**Date:** Wednesday, July 1, 2020 4:39:47 PM  
**Attachments:** [HOA Map \(06.19.2020\).pdf](#)  
[Public Notice \(06.19.2020\).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 [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 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>.

**Z2020-024 Zoning Amendment to Planned Development 78**

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [Ordinance No. 15-24] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

Thank you,

Henry Lee

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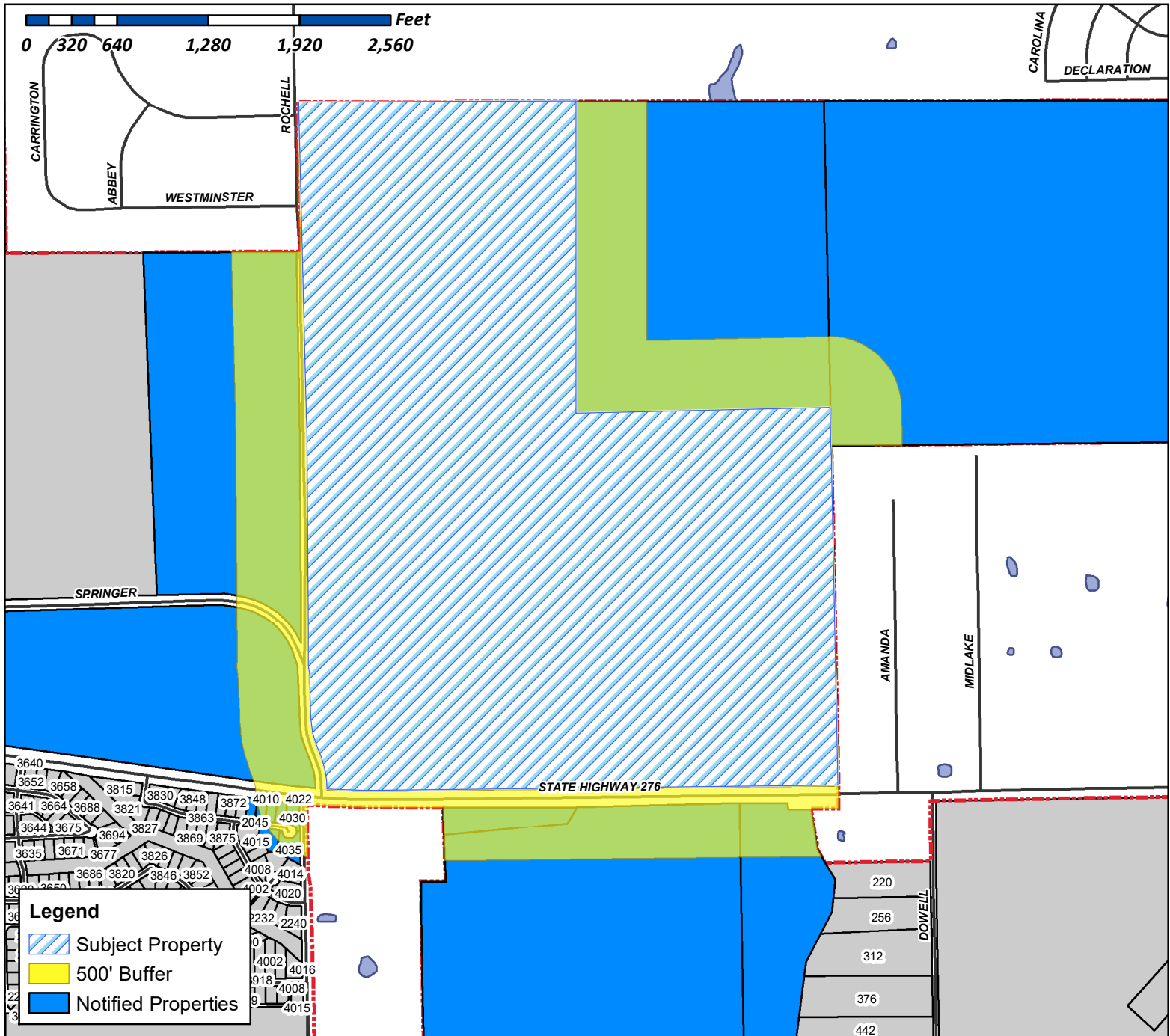




# City of Rockwall

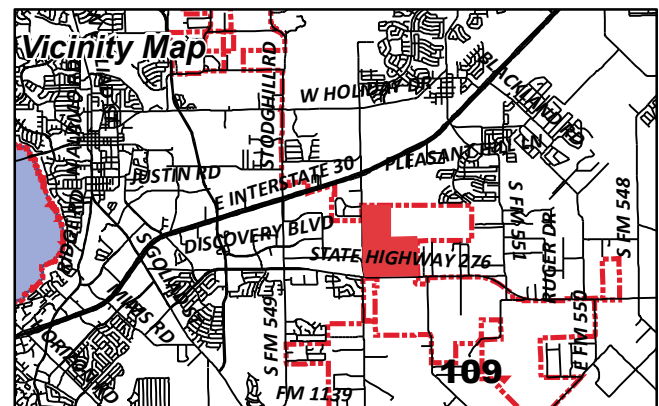
Planning & Zoning Department  
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**Case Number:** Z2020-024  
**Case Name:** Amendment to PD-78  
**Case Type:** Zoning  
**Zoning:** PD-78  
**Case Address:** NEC of Rochelle Road & SH-276

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745





PACIFIC PHOENIX TRUST OF 2013  
WALTER E & LINDA H MOELLER TRUSTEES  
1355 CORDE LOMA  
WALNUT CREEK, CA 94598

DISCOVERY LAKES LLC  
15400 KNOLL TR SUITE 230  
DALLAS, TX 75248

SOUTH ROCKWALL HOLDINGS LP  
C/O AD VALROEM TAX DEPT  
2101 CEDAR SPRINGS RD SUITE 600  
DALLAS, TX 75201

ROCKWALL FUND I LLC  
212 S PALM AVE FL 2  
ALHAMBRA, CA 91801

ROCKWALL ECONOMIC DEVELOPMENT  
CORPORATION  
2610 OBSERVATION TRAIL SUITE 104  
ROCKWALL, TX 75032

GRAHAM MORTGAGE CORPORATION  
3838 OAK LAWN AVENUE SUITE 1250  
DALLAS, TX 75219

CURRENT RESIDENT  
3884 PINEBLUFF  
ROCKWALL, TX 75032

BARSOUM LINDSEY NICOLE  
4010 PINEBLUFF LN  
ROCKWALL, TX 75032

NWIGWE CHARLES & VANIECY  
4015 PINEBLUFF LN  
ROCKWALL, TX 75032

FIELDS RUTH A  
4016 PINEBLUFF LN  
ROCKWALL, TX 75032

HENDERSON ERIC  
4030 PINEBLUFF LN  
ROCKWALL, TX 75032

CHANDLER CRISTINA O  
4035 PINEBLUFF LN  
ROCKWALL, TX 75032

SRP SUB LLC  
8665 EAST HARTFORD DRIVE SUITE 200  
SCOTTSDALE, AZ 85255



# PUBLIC NOTICE



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

**Case No. Z2020-024: Amendment to Planned Development District 78 (PD-78)**

Hold a public hearing to discuss and consider a request by Chris Cuny, PE of Teague, Nall & Perkins on behalf of the Nick DiGiuseppe of Discovery Lakes, LLC for the approval of a Zoning Amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards on a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 78 (PD-78) for General Retail (GR) District and Single-Family 10 (SF-10) District, generally located at the northeast corner of the intersection of SH-276 and Rochelle Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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, July 20, 2020 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. Z2020-024: Amendment to Planned Development District 78 (PD-78)**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



CITY OF ROCKWALL

ORDINANCE NO. 15-24

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A PLANNED DEVELOPMENT DISTRICT FOR SINGLE FAMILY 10 (SF-10) AND GENERAL RETAIL (GR) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A' & 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 the Stacy McVey of Double Eagle Properties, LLC on behalf of the owner 308 ON 276, LP 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 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100, City of Rockwall, Rockwall County, Texas and more fully described in *Exhibit 'A' & 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. 04-38] 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. 04-38] 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 *Planned Development Concept Plan*, described 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 *Subject Property* shall generally be in accordance with the *Development Standards*, described 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 a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.
- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**Section 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;



**Section 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**Section 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**Section 9.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

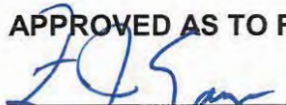
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>TH</sup> DAY OF AUGUST, 2015.**

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

  
\_\_\_\_\_  
Jim Pruitt, Mayor

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: 08-03-2015

2<sup>nd</sup> Reading: 08-17-2015



**Exhibit 'A':**  
**Legal Description**

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap ") for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a 1/2-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain called 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet ( 2,166.70-feet - deed call) to a 1/ 2 inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet ( 1,782.53 feet - deed call) to a 5/8 inch iron rod set with "cap " marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a 1/2-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212. 25 acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580 . 60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as an Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway Purposes tract;



**Exhibit 'A':**  
*Legal Description*

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,667.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

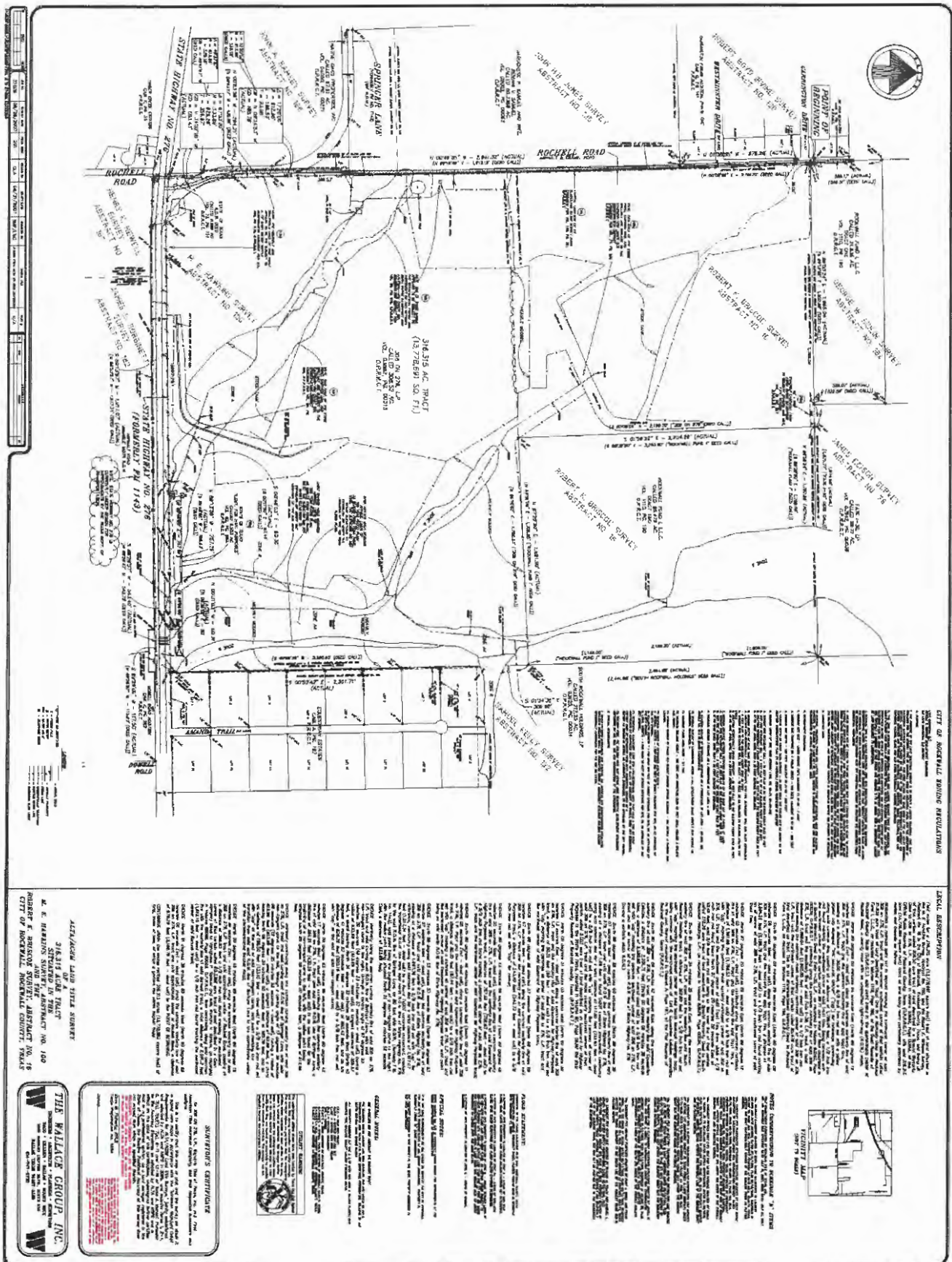
*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a 1/2-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a 1/2-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.



**Exhibit 'B':**  
*Survey*





# Exhibit 'C': Concept Plan



OPEN SPACE CALCULATION		
OPEN AREA / PARK AREA	1/2 FEMA FLOOD PLAIN AREA	
41.9 ACRES	54.7 ACRES	96.6 ACRES
OPEN SPACE RATIO =	96.6 / 307.0	31.5%

RESIDENTIAL PROJECT AREA = 307.0 ACRES  
LOT DENSITY: 507 / 307.0 = 1.65 Lots per Acre



## LEGEND

- TYPE A LOT
- TYPE B LOT
- TYPE C LOT
- COMMERCIAL ± 9.0 AC.
- OPEN AREA ± 30.9 AC
- PARK ± 11.0 AC
- OPEN AREA/FLOODPLAIN TO BE DEDICATED TO THE PUBLIC ± 44.2 AC
- COMMUNITY CENTER ± 1.2 ACRES
- REMAINING FEMA FLOODPLAIN ± 65.2 AC
- WALKING TRAIL ± 3.8 MILES

## GENERAL LOT INFORMATION

- TYPE A - 121 LOTS - 80'x120' (MIN) - 9,600 SF
- TYPE B - 127 LOTS - 70'x110' (MIN) - 7,700 SF
- TYPE C - 258 LOTS - 60'x110' (MIN) - 6,600 SF
- 15' LANDSCAPE BUFFER ALONG DISCOVERY BOULEVARD
- 20' LANDSCAPE BUFFER ALONG ROCHELL ROAD
- 25' LANDSCAPE BUFFER ALONG HIGHWAY 276

507 LOTS

"THIS SITE PLAN SHOULD BE CONSIDERED PRELIMINARY AND CONCEPTUAL AND IS NOT A FINAL DESIGN. THE FINAL DESIGN SHALL BE BASED ON THE COMPLETE DUE DILIGENCE AND/OR TOPOGRAPHIC SURVEY OR JURISDICTION. LOT POSITION MAY VARY AS PLANS FOR THE GOVERNING NOT EXCEED 507 LOTS. IT SHOULD NOT BE USED FOR LEASE EXHIBITS, PERMIT APPROVAL OR ANY OTHER BINDING AGREEMENTS."



**Exhibit 'D':**  
*PD Development Standards*

**A. PURPOSE**

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~3.8-miles of hiking/jogging/biking trails. The master plan calls for 507 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and Discovery Boulevard. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street.

The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31.

The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**B. GENERAL REQUIREMENTS**

***Development Standards.***

1. *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

- (i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*)<sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*)<sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.



**Exhibit 'D':**  
*PD Development Standards*

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☑ Convent or Monastery
- ☑ Hotel, Residence
- ☑ Cemetery/Mausoleum
- ☑ Mortuary or Funeral Chapel
- ☑ Social Service Provider
- ☑ Billiard Parlor or Pool Hall
- ☑ Carnival, Circus, or Amusement Ride
- ☑ Commercial Amusement/Recreation (*Outside*)
- ☑ Gun Club, Skeet or Target Range (*Indoor*)
- ☑ Astrologer, Hypnotist, or Psychic Art and Science
- ☑ Garden Supply /Plant Nursery
- ☑ Night Club, Discotheque, or Dance Hall
- ☑ Secondhand Dealer
- ☑ Car Wash, Self Service
- ☑ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☑ Helipad
- ☑ Railroad Yard or Shop
- ☑ Transit Passenger Facility

2. *Non-Residential Development.* The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

(a) *Retail Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail 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 unless otherwise provided within this document.

(b) *Retail Landscape Buffers.* All landscape and plantings located within the buffers shall be maintained by the property owner.

(1) *Landscape Buffer (Residential Adjacency).* Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

(2) *Landscape Buffer and Sidewalks (SH-276).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover,



**Exhibit 'D':**  
*PD Development Standards*

a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

(c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

3. *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 507 units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 120'	9,600 SF	121	23.87%
B	70' x 110'	7,700 SF	127	25.05%
C	60' x 110'	6,600 SF	259	51.08%
Maximum Permitted Units:			507	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 525 units; and,
- (2) The average lot size for the total development is not less than 7,500 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) Lot Type "A" shall not be decrease below 115 lots; and,
- (4) Lot Type "B" shall not be decreased below 23% of the total 507 lots; and,
- (5) Lot Type "C" shall not be increased beyond 55% of the total 507 lots.



**Exhibit 'D':**  
**PD Development Standards**

- (b) *Density and Dimensional Requirements.* The maximum permissible density for the *Subject Property* shall not exceed 1.70 dwelling units per gross acre of land; however, in no case should the proposed development exceed 507 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

*Table 2: Lot Dimensional Requirements*

<i>Lot Type (see Concept Plan) ►</i>	<b>A</b>	<b>B</b>	<b>C</b>
<i>Minimum Lot Width</i> <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
<i>Minimum Lot Depth</i>	120'	110'	110'
<i>Minimum Lot Area</i>	9,600 SF	7,700 SF	6,600 SF
<i>Minimum Front Yard Setback</i> <sup>(2) &amp; (6)</sup>	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	5'	5'
<i>Minimum Side Yard Setback (Adjacent to a Street)</i> <sup>(2)</sup>	15'	15'	15'
<i>Minimum Length of Driveway Pavement</i>	20'	20'	20'
<i>Maximum Height</i> <sup>(3)</sup>	36'	36'	36'
<i>Minimum Rear Yard Setback</i> <sup>(4)</sup>	15'	10'	10'
<i>Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]</i>	2,800 SF	2,250 SF	2,000 SF
<i>Garage Orientation</i>	J-Swing or Front	J-Swing or Front	J-Swing or Front
<i>Maximum Number of Front Entry Garages Permitted</i>	48	42	173
<i>Maximum Lot Coverage</i>	65%	65%	65%

*General Notes:*

- <sup>1</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <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>: As measured from the rear yard property line.
- <sup>5</sup>: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
- <sup>6</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 that increases the *Front Yard Building Setback* to 20-feet; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [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].
- <sup>7</sup>: All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.

- (c) *Building Standards.* All development shall adhere to the following building standards:

- (1) *Masonry Requirement.* The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) *Roof Pitch.* A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented



**Exhibit 'D':**  
*PD Development Standards*

toward the street; however, the front façade of the garage must be situated a minimum of 20-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing, Traditional Swing or J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

- (d) *Anti-Monotony Restrictions.* The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration on the following page).

*Table 3 : Anti-Monotony Matrix*

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	80' x 120'	(1), (2), (3)
B	70' x 110'	(1), (2), (3)
C	60' x 110'	(1), (2), (3)

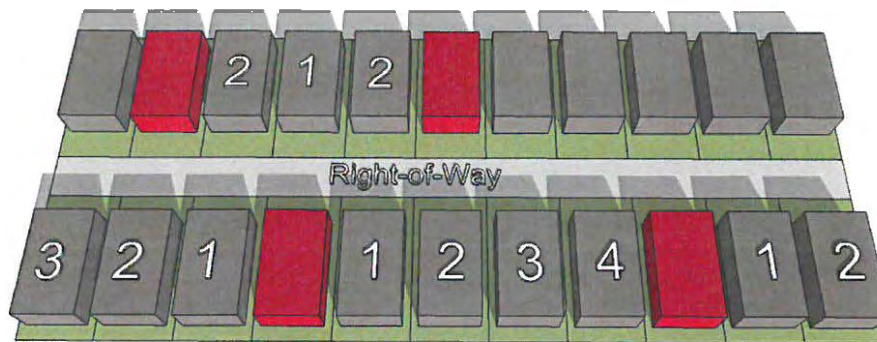
- (1) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least four (4) intervening homes of differing materials on the same side of the street beginning with the adjacent property and two (2) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least four (4) intervening homes of differing appearance on the same side of the street and two (2) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) 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*).

*See the Illustrations on the following page.*

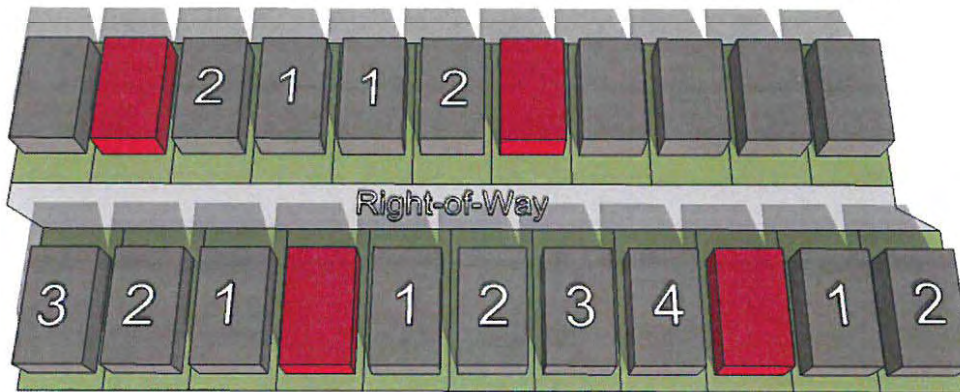


**Exhibit 'D':**  
*PD Development Standards*

*Illustration 1: Properties line up on the opposite side of the street. Where RED are the same.*



*Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.*



(e) *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:

- (1) *Wood Fences.* All wood fences shall be constructed of a standard fencing material (*minimum of ½" thickness or better; spruce fencing will not be allowed*), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of eight (8) feet in height.
- (2) *Wrought Iron/Tubular Steel.* Lots located along the perimeter of roadways, 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 eight (8) feet in height.
- (3) *Corner Lots.* Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences).* All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.



**Exhibit 'D':**  
*PD Development Standards*

*(f) Landscape and Hardscape Standards.*

- (1) *Residential Landscape.* Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.

- (2) *Single Family Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots.* All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

- ii) *Corner Lots.* All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.

- (3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

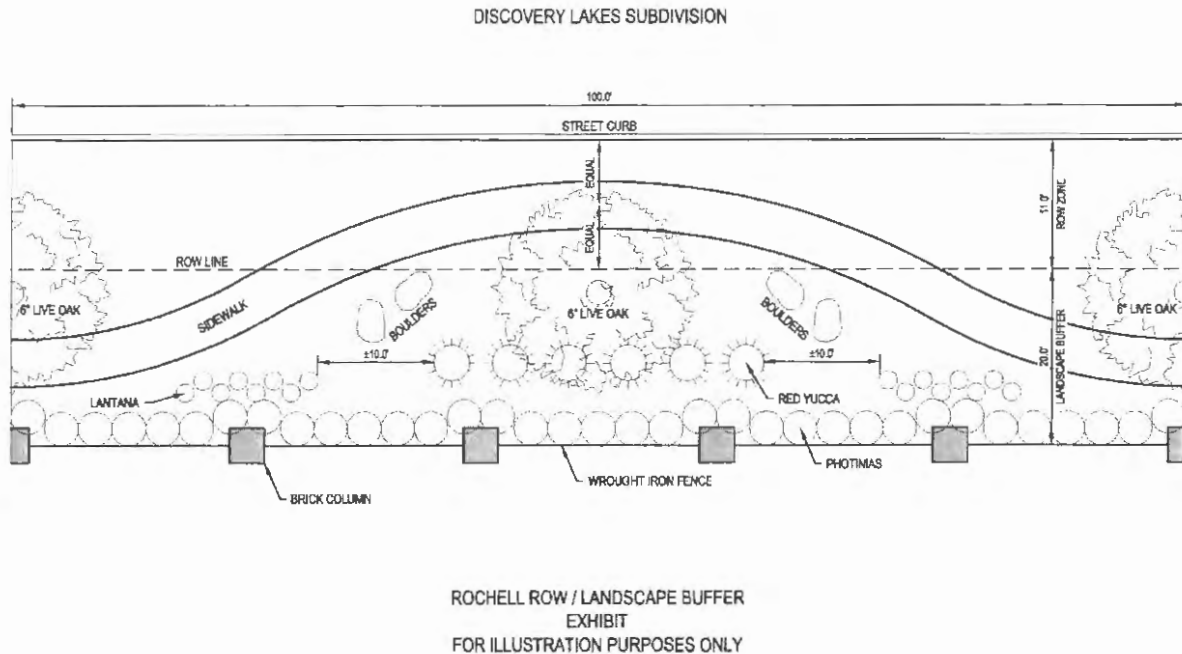
- (a) *Landscape Buffer and Sidewalks (Discovery Boulevard).* A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road).* A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].



**Exhibit 'D':**  
**PD Development Standards**

Illustration 3: Landscape Buffer along Rochell Road.



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).
- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within 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).
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
- i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.



**Exhibit 'D':**  
*PD Development Standards*

- ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard.* All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
  - (i) *Open Space.* The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (e.g., 10-acres of floodplain would count as 5-acres of open space). The Homeowner's Association (HOA) shall maintain all open space areas.
  - (j) *Neighborhood Signage.* Permanent subdivision identification signage shall be permitted 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*.
  - (k) *Community Center.* A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction.
  - (l) *Homeowner's Association (HOA).* A Homeowner's Association 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 neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
4. *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. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
5. *Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.











OPEN SPACE CALCULATIONS		
OPEN AREA/PARK AREA	1/2 FEMA FLOOD PLAIN AREA	
103 ACRES	60.5 ACRES	163.5 ACRES
OPEN SPACE RATIO =	163.5 / 307	53.26%

RESIDENTIAL PROJECT AREA = 307.0 Acres  
 LOT DENSITY: 428 / 307.0 = 1.394 Lots Per Acre  
 (Existing Zoning 1.65 Lots Per Acre)



NOT TO SCALE

#### LEGEND

-  TYPE A LOT 1.0 Acre + - 45 Lots  
(min 1/2 ac. net of Floodplain)
-  TYPE B LOT 70' - 177 Lots
-  TYPE C LOT 60' - 206 Lots
-  OPEN SPACE
-  COMMUNITY CENTER - ±1.36 AC
-  WALKING TRAIL - ± 2.6 MILES

#### GENERAL LOT INFORMATION

TYPE A - 45 LOTS - 43,560 SF (MIN)  
 TYPE B 177 LOTS - 70'x120' - 8,400 SF  
 TYPE C - 206 LOTS - 60'x110' - 6,600 SF

15' LANDSCAPE BUFFER ALONG DISCOVERY BOULEVARD  
 20' LANDSCAPE BUFFER ALONG ROCHELL ROAD  
 25' LANDSCAPE BUFFER ALONG HIGHWAY 276

428 Lots  
 (Existing Zoning 507 Lots)

Concept Plan

*Discovery Lakes*

307 Acre Tract in Rockwall, Texas

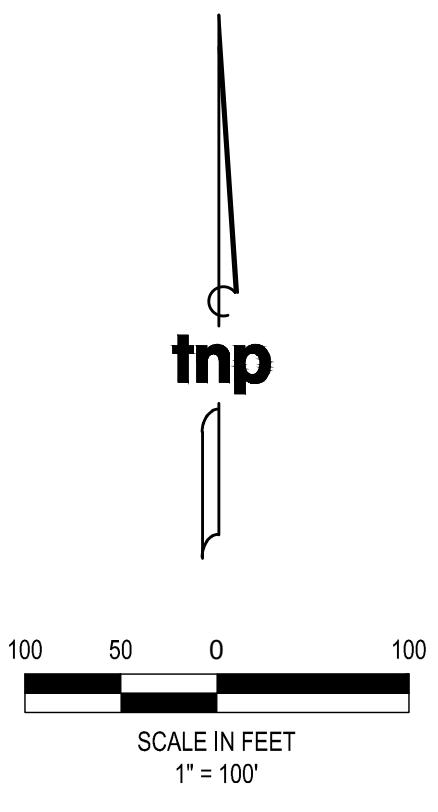
JUNE 30, 2020



**teague nall & perkins**

825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 TBPE Registration No. F-230  
 www.tnpinc.com





STATE HIGHWAY NO. 276

Proposed Concept Plan for Revised Plan Development

*Discovery Lakes*

307 Acre Tract in Rockwall, Texas

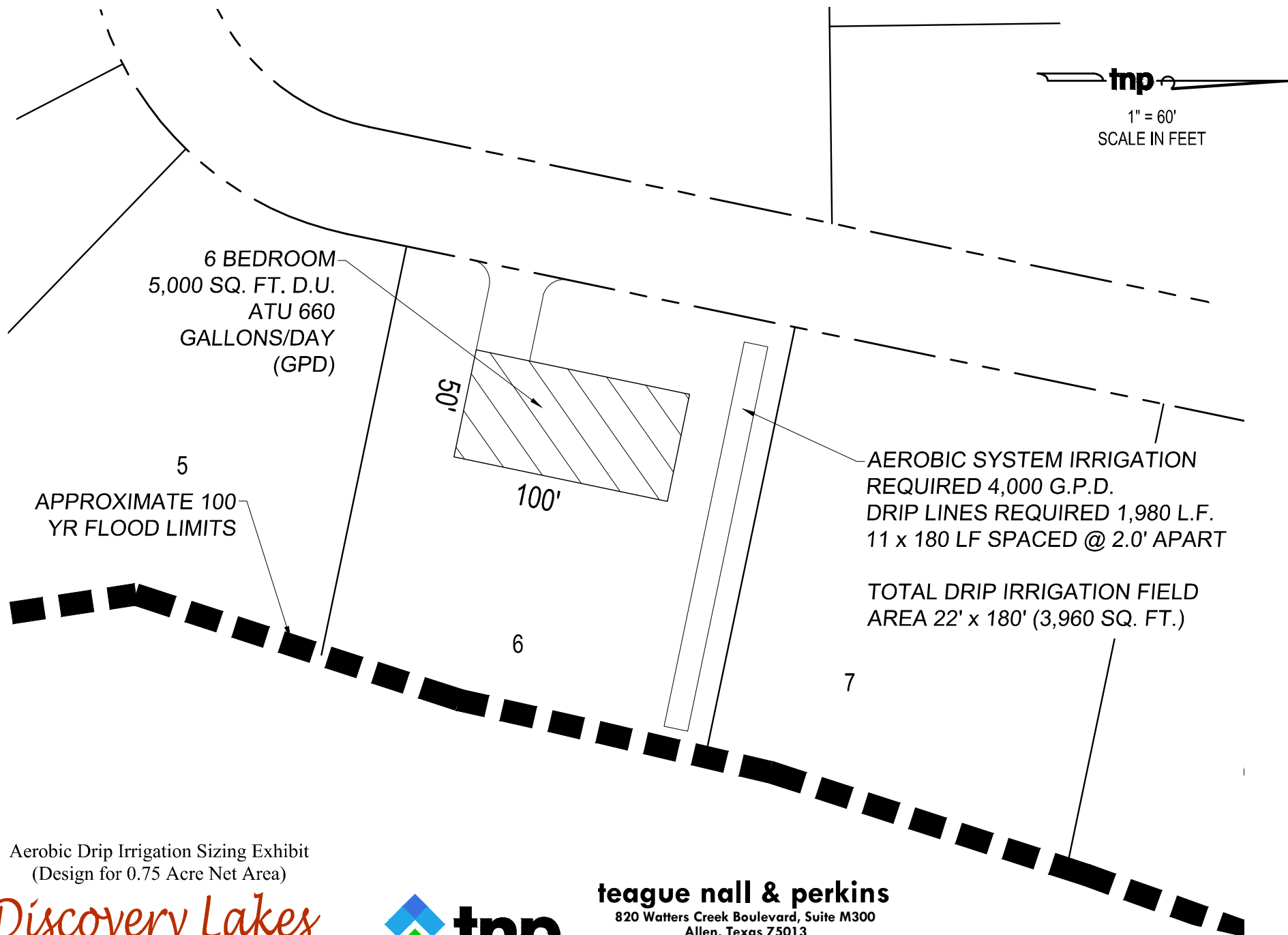
JUNE 30, 2020



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Drawing: P:\PROJECTS\2020\2020\CA01\Conceptual Planning\SDP\_20200 - Concept Plan - Revised Acre Lot Dimensions.dwg at Jun 30, 2020 - 10:45am by gshaner





Aerobic Drip Irrigation Sizing Exhibit  
(Design for 0.75 Acre Net Area)

*Discovery Lakes*

307 Acre Tract in Rockwall, Texas



**teague nall & perkins**

820 Watters Creek Boulevard, Suite M300  
Allen, Texas 75013

214.461.9867 ph [www.tnpinc.com](http://www.tnpinc.com)

TBPES: ENGR F-230; SURV 10011600, 10011601, 10194381

GBPE: PEF007431; TBAE: BR 2673



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 78 (PD-78) [*ORDINANCE NO. 15-24*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF CHANGING THE CONCEPT PLAN AND DEVELOPMENT STANDARDS FOR A 316.315-ACRE TRACT OF LAND IDENTIFIED AS TRACT 1 OF THE M. E. HAWKINS SURVEY, ABSTRACT NO. 100 AND TRACT 2 OF THE R. K. BRISCO SURVEY, ABSTRACT NO. 16, 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 Chris Cuny of Teague, Nall & Perkins on behalf of Nick DiGuiseppe of Discovery Lakes, LLC for the approval of an amendment to Planned Development District 78 (PD-78) [*Ordinance No. 15-24*] for the purpose of changing the concept plan and development standards for a 316.315-acre tract of land identified as Tract 1 of the M. E. Hawkins Survey, Abstract No. 100 and Tract 2 of the R. K. Brisco Survey, Abstract No. 16, 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 Planned Development District 78 (PD-78) 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 *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 Planned Development Concept Plan, described 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 *Subject Property* shall generally be in accordance with the *Development Standards*, described 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 a *Master Parks and Open Space Plan* for the *Subject Property*, shall be prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* depicted in *Exhibit 'C'* of this ordinance, and that the *Master Parks and Open Space Plan* shall be considered for approval by the City Council following a recommendation by the *Parks and Recreation Board*.

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

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(f) below*), shall be the exclusive procedures applicable to the subdivision and platting of the 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
  - (1) Open Space Master Plan
  - (2) Master Plat
  - (3) PD Development Plan (*Required for Retail Areas Only*)
  - (4) PD Site Plan
  - (5) Preliminary Plat
  - (6) Final Plat
- (c) A *PD Development Plan* must be approved for the area designated on the *Planned Development Concept Plan* as *Retail* prior to submittal of a *PD Site Plan* application and/or preliminary plat application. No *Master Plat* is required for the area designated on the *Concept Plan* as *Retail*. A traffic impact analysis for the retail tract shall be submitted with the *PD Development Plan* to determine the extent and timing of any recommended facilities and/or improvements to the surrounding roadway network. The traffic impact analysis may be updated with each *PD Site Plan* for each retail development.
- (d) *PD Site Plan*. A *PD Site Plan* covering all of the *Subject Property* 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 *Preliminary Plat Application* for the development.
- (e) *Preliminary Plat*. A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan*. A *Preliminary Plat Application* may be processed by the City concurrently with a *PD Site Plan Application* for the development.



- (f) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

**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 3<sup>RD</sup> DAY OF AUGUST, 2020.**

**ATTEST:**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020



**Exhibit 'A':**  
**Legal Description**

Field notes for a 316.315-acre (13,778,691 square foot) tract of land situated in the M. E. Hawkins Survey, Abstract No. 100, and the Robert K. Briscoe Survey, Abstract No. 16 in the City of Rockwall, Rockwall County, Texas, and being all of that certain called 308.52-acre tract of land described in a Special Warranty Deed to 308 ON 276, L.P., as recorded in Volume 03662, Page 00315, of the Office Public Records of Rockwall County, Texas (O.P.R.R.C.T.) with said 316.315-acre (13, 778,691 square feet) tract of land being more particularly described by metes and bounds as follows:

*BEGINNING* a railroad spike set in asphalt marking the northwest corner of said 308 on 276, L.P. tract and the common southwest corner of that certain called 21. 935 acre tract of land described as Tract One in a Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) , said point being in the approximate center of Rochell Road, a county road with an unspecified right-of- way (R. O. W.) width;

*THENCE* North 89 degrees 00 minutes 24 seconds East (South 89 degrees 12 minutes 02 seconds East - deed call), along the common northerly line of said 308 ON 276, L.P. tract and the common southerly line of said Tract One, passing at a distance of 30. 00 feet, a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP " ( "cap " ) for reference, continuing along said common line, passing at a distance of 1,799. 04-feet, a ½-inch iron rod found marking the southeast corner of said Tract One, being common with the south west corner of that certain called 59.71-acre tract of land described in a Special Warranty Deed to Fate I- 30, L.P., as recorded in Volume 03542, Page 00039, O.P.R.R.C.T., continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line of said Fate I-30, L.P. tract, a total distance of 1,966.04 feet ( 1,902 .80 feet - deed call) to a 1/ 2 inch iron rod found marking the common most northerly northeast corner of said 308 on 276, L.P. tract and the north west corner of that certain called 85.479 acre tract of land described as Tract Two in the aforementioned Warranty Deed to Rockwall Fund I, L.L.C., as recorded in Volume 1 110, Page 190, O.R.R.C.T.;

*THENCE* South 01 degrees 59 minutes 29 seconds East (South 00 degrees 08 minutes 06 seconds West - deed call), along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Tract Two, a distance of 2,204.26-feet ( 2,166.70-feet - deed call) to a ½ inch iron rod found marking an ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Tract Two;

*THENCE* North 87 degrees 20 minutes 20 seconds East (North 89 degrees 12 minutes 02 seconds East - deed call), continuing along the common northerly line of said 308 on 276, L.P. tract and the southerly line said Tract Two, a distance of 1,691. 90 feet (1,782.53 feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common most easterly northeast corner of said 308 on 276, L.P. tract and the southeast corner of said Tract Two, from which a ½-inch iron rod found bears North 87 degrees 20 minutes 20 seconds East at 10. 49 feet, said 5/8-inch iron rod set being on the west line of that certain called 212.25-acre tract of land described in a Special Warranty Deed to South Rock wall Holdings, L.P., as recorded in Volume 03625, Page 00034, O.P.R.R.C.T.;

*THENCE* South 01 degrees 34 minutes 35 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said South Rock wall Holdings tract, a distance of 309.68-feet to a 5/8-inch iron rod set with "cap " marking the southwest corner of said South Rock wall Holdings tract, being common with the northwest corner of Lot 8, Equestrian Estates, according to the plot thereof recorded in Cabinet A, Page 19 7, of the Plot Records of Rock wall County, Texas (P.R.R.C.T.);

*THENCE* South 00 degrees 50 minutes 42 seconds East, along the common easterly line of said 308 ON 276, L.P. tract and the westerly line said Equestrian Estates, a distance of 2,301.71 feet (South 00 degrees 06 minutes 38 seconds West, a distance of 2,580.60 feet - overall deed call) to a 5/8 inch iron rod set with "cap " marking the common southeast corner of said 308 ON 276, L.P. tract and on ell corner of the north R.O.W. line of State Highway No. 276 (having a variable width R.O.W.);

*THENCE* South 89 degrees 29 minutes 00 seconds West (North 89 degrees 29 minutes 07 seconds West - deed call), along the common southerly line of said 308 ON 2 76, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1.66 feet a found TxDOT concrete monument, continuing along said common line for a tot al distance of 117.50-feet (115.83-feet - deed call) to a 5/8-inch iron rod set with "cap " marking the common ell corner of said 308 ON 276, L.P. tract and the most easterly southeast corner of that certain called 2.503-acre tract of land described as an Easement for Highway Purposes to the State of Texas, recorded in Volume 82, Page 583 of the Real Property Records of Rockwall County, Texas (R.P.R.R.C.T.);

*THENCE* North 00 degrees 31 minutes 03 seconds West (North 00 degrees 30 Minutes 13 seconds East - deed call), along a common interior line of said 308 on 2 76, L.P. tract and the easterly line of said Easement for Highway Purposes tract, a distance of 50.31-feet (50-feet - deed call) to a 5/8-inch iron rod set with "cap" marking the common ell corner of said 308 ON 276, L.P. tract and the north east corner of said Easement for Highway



**Exhibit 'A':**  
**Legal Description**

Purposes tract;

*THENCE* South 89 degrees 28 minutes 57 seconds West (North 89 degrees 29 minutes 47 seconds West - deed call), along the common southerly line of said 308 on 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 543.40-feet (543.73-feet - deed call) to a 5/8-inch iron rod set with "cap " for corner;

*THENCE* South 89 degrees 13 minutes 58 seconds West (South 89 degrees 48 minutes 55 seconds West - deed call), continuing along the common southerly line of said 308 ON 276, L.P. tract and the northerly line of said Easement for Highway Purposes tract, a distance of 757. 25-feet (756.93-feet - deed call) to a 5/8-inch iron rod found marking a common ell corner of said 308 ON 276, L.P. tract and the northwest corner of said Easement for Highway Purposes tract;

*THENCE* South 00 degrees 46 minutes 03 seconds East (South 00 degrees 11 minutes 05 seconds East - deed call), along a common interior line of said 308 ON 276, L.P. tract and the westerly line of said Easement for Highway Purposes tract, a distance of 90.30-feet (87.44-feet - deed call) to a 5/8-inch iron rod set with "cap " marking a common ell corner of said 308 ON 276, L.P. tract and the southwest corner of said Easement for Highway Purposes tract, said point being on said north R.O.W. line of State Highway No. 276;

*THENCE* South 89 degrees 13 minutes 57 seconds West (North 89 degrees 53 minutes 27 seconds West - deed call), along the common southerly line of said 308 ON 276, L.P. tract and said north R.O.W. line of State Highway No. 276, passing at a distance of 1,66 7.76-feet a 5/8-inch iron rod set with "cap " for reference, continuing along said common line for a total distance of 1,917.07-feet (1,917.34-feet - deed call) to a found TxDOT concrete monument, marking the transitional R.O.W. line from said north R.O.W. line of State Highway No. 276 to the east R.O.W. line of Springer Lane, on 80-foot wide R.O.W., (formerly F.M. No. 1143), said point being the beginning of a non-tangent curve to the right, with the radius point being situated North 21 degrees 40 minutes 52 seconds East, a distance of 533.69-feet;

*THENCE* Northerly along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the right, through a central angle of 67 degrees 33 minutes 20 seconds (48 degrees 33 minutes 57 seconds - deed call), having a radius of 533. 69-feet (613.69-feet - deed call), a tangent distance of 356.97-feet, a chord bearing North 34 degrees 32 minutes 28 seconds West (North 40 degrees 41 minutes 57 seconds West - deed call), at 593.43-feet, and an arc distance of 629.26-feet (520.18-feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non- tangent curve;

*THENCE* North 00 degrees 53 minutes 56 seconds West (North 00 degrees 43 minutes 17 seconds West - deed call), continuing along the common westerly line of said 308 on 276, L.P. tract and said east R.O.W. line of Springer Lane, a distance of 294.21-feet (430.56-feet - deed call) to an axle found for the beginning of a non-tangent curve to the left , with the radius point being situated South 89 degrees 08 minutes 07 seconds West, a distance of 612.96-feet;

*THENCE* Northerly continuing along the common curving westerly line of said 308 ON 276, L.P. tract and said curving east R.O.W. line of Springer Lane, with said non-tangent curve to the left, through a central angle of 17 degrees 26 minutes 00 seconds (12 degrees 25 minutes 52 seconds - deed call), having a radius of 612.96-feet (613.69-feet - deed call), a tangent distance of 93.98 feet, a chord bearing North 09 degrees 34 minutes 53 seconds West at 185.78-feet, and an arc distance of 186.50-feet (133.15 feet - deed call) to a 5/8-inch iron rod set with "cap" at the end of said non-tangent curve, said point marking the transition from said east R.O.W. line of Springer Lane to the approximate center of the aforementioned Rochell Road;

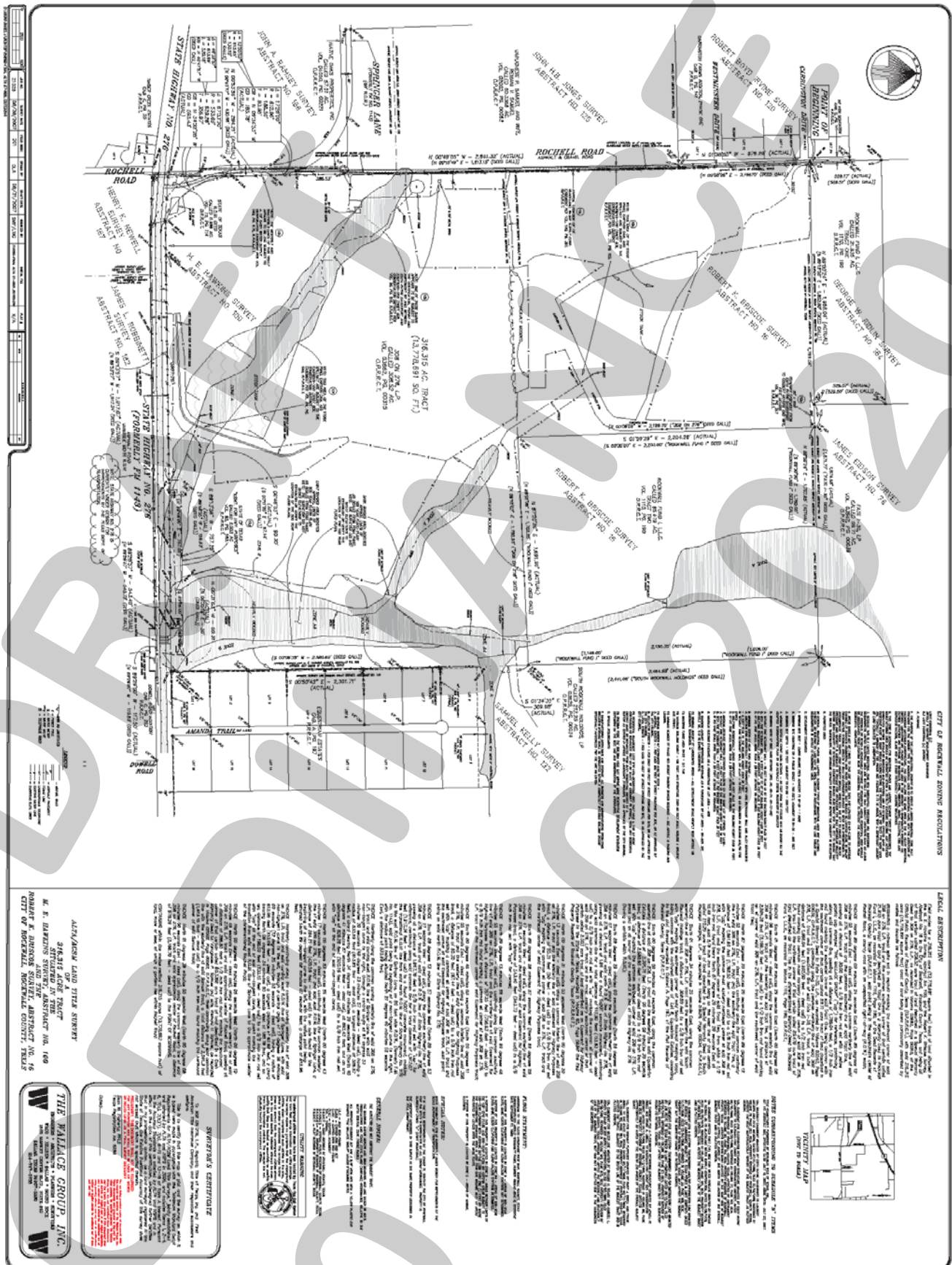
*THENCE* North 00 degrees 49 minutes 05 seconds West (North 00 degrees 10 minutes 49 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, passing at a distance of 386.53-feet a ½-inch iron rod found marking the southeast corner of that certain called 60.3368-acre tract of land described in a Cash Warranty Deed to Varughese P. Samuel and wife, Remoni V. Samuel, as recorded in Volume 02002, Page 00062, O.P.R.R.C.T., then continuing along said common line with the easterly line of said Samuel tract, a total distance of 2,841.3-feet (1,613.15-feet - deed call) to a ½-inch iron rod found marking the northeast corner of said Samuel tract;

*THENCE* North 01 degrees 38 minutes 55 seconds West (North 00 degrees 08 minutes 06 seconds East - deed call), along the common westerly line of said 308 ON 276, L.P. tract and said approximate center of Rochell Road, a distance of 976.29-feet (2,166.70-feet - deed call) to the *POINT OF BEGINNING*.

*CONTAINING* within the metes recited 316.315-acres (13,778,692 square feet) of land, more or less, of which a portion lies within Rochell Road.

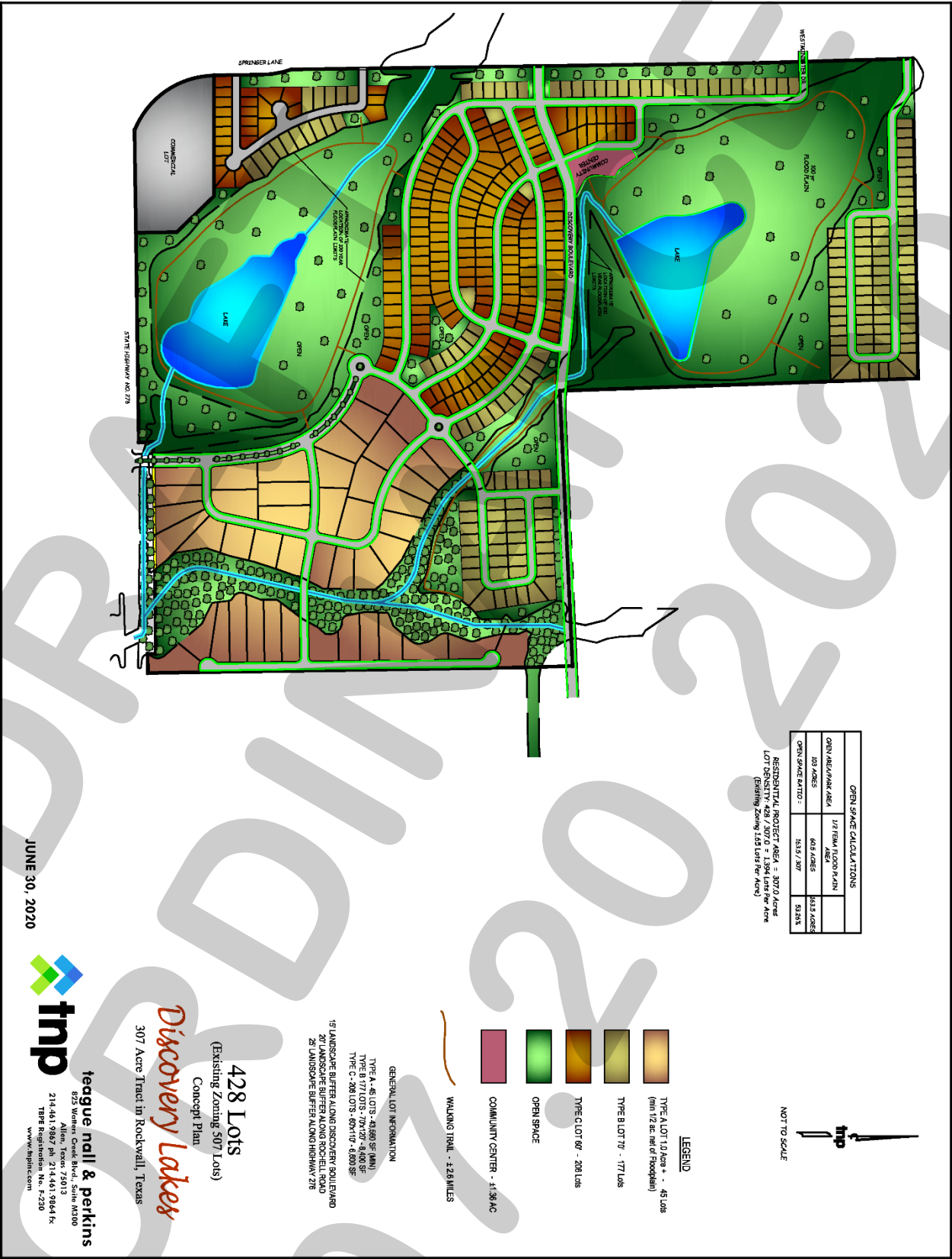


**Exhibit 'B':**  
*Survey*





# Exhibit 'C': Area Map





**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

**(A) PURPOSE**

The purpose of this PD Zoning change is to allow for an area located at the southeastern portion of the property to be developed as a high-end custom home phase, with minimum one-acre single family residential lots. It is the desire of the owner to retain all the other non-conflicting entitlements on the property per the existing PD requirements and development standards with exceptions that will be noted throughout this document. The developer recognizes and accepts that the acreage utilized for this proposed custom phase will result in a loss of development density, from 507 single family homes to approximately 428 Single family homes. The owner requests the right and flexibility to replace smaller lot types with the one (1) acre lot type throughout future phases of the development, without the need to rezone the Planned Development District as long as the general intent and layout of the approved revised concept plan is followed and the total number of lots does not increase.

To facilitate review of the proposed PD revisions, sections and development standards that are to be revised as a part of this re-zoning request will be highlighted in yellow throughout the document. All proposed revisions have been incorporated into the attached revised concept plan.

The Discovery Lakes Subdivision is located at the northeast corner of the intersection of SH-276 and Rochell Road. The *Subject Property* is a short walk or bike ride from the Rockwall Technology Park. The Discovery Lakes Subdivision will be a master planned residential neighborhood that will incorporate two (2) lakes, several acres of open space and ~2.6-miles of hiking/jogging/biking trails. The master plan calls for 428 single-family homes. There will be several view corridors strategically placed within the subdivision along with *front loaded* lots to provide for the enjoyment of the open space. A boulevard with 85-feet of right-of-way will connect SH-276 and be constructed up to the first round-about of the one (1) acre lots. The boulevard will have a 14-foot landscape median and a 25-foot travel lane on each side of the street. The residential streets will be 29-feet back-to-back, with a 10½-foot parkway on each side for a total of 50-feet of right-of-way. A *Community Center* with a pool will be provided to add increased amenity for the subdivision. Commencement of the Community Center and pool will take place at or before the final platting of the 201st residential lot or with the addition of additional *Type 'A'* lots. Additionally, the proposed development will incorporate nine (9) acres of commercial space that will be located at the hard corner of SH-276 and Rochell Road. This area will allow for neighborhood service types of uses and eating establishments. A maximum of one (1) hotel planned to service the needs of the subdivision and the Rockwall Technology Park. A 55-acre area adjacent to the northern lake will be dedicated as public parkland to serve Park District No. 31. The Discovery Lakes Subdivision will be a benefit to the community, allowing citizens of all ages the opportunity to live, work, and play in a connected master planned community.

**(B) GENERAL REQUIREMENTS**

***Development Standards.***

(1) *Permitted Uses.* The following uses are permitted on the *Subject Property* in accordance with the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.

(a) *Residential Uses.* Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of



**Exhibit 'D':**  
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the Unified Development Code (UDC), shall be allowed for areas designated as *residential* on the *Concept Plan*.

(b) *Non-Residential*. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the General Retail (GR) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), shall be allowed for areas designated as *commercial* on the *Concept Plan*; however, the following conditions shall apply:

(i) The following additional uses shall be permitted as *by-right* uses on the *Subject Property*:

- ☒ Hotel, Hotel (*Full Service*) or Motel (*With a Maximum Height of Four [4] Stories*) <sup>1</sup>
- ☒ Restaurant (*with Drive-Through or Drive-In*) <sup>2</sup>
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

*Notes:*

<sup>1</sup>: A maximum of one (1) hotel/motel shall be permitted with this Planned Development District. The height requirement of four (4) stories is permitted to exceed 36-feet, but in no case shall exceed 60-feet.

<sup>2</sup>: A maximum of three (3) restaurants (despite the size of the restaurant) shall be permitted within this Planned Development District.

(ii) The following uses shall be prohibited on the *Subject Property*:

- ☒ Convent or Monastery
- ☒ Hotel, Residence
- ☒ Cemetery/Mausoleum
- ☒ Mortuary of Funeral Chapel
- ☒ Social Service Provider
- ☒ Billiard Parlor or Pool Hall
- ☒ Carnival, Circus, or Amusement Ride
- ☒ Commercial Amusement/Recreation (*Outside*)
- ☒ Gun Club, Skeet or Target Range (*Indoor*)
- ☒ Astrologer, Hypnotist, or Psychic Art and Science
- ☒ Garden Supply /Plant Nursery
- ☒ Night Club, Discotheque, or Dance Hall
- ☒ Secondhand Dealer
- ☒ Car Wash, Self Service
- ☒ Mining and Extraction (Sand, Gravel, Oil and/or Other)
- ☒ Helipad
- ☒ Railroad Yard or Shop
- ☒ Transit Passenger Facility

(2) *Non-Residential Development*. The area designated as *commercial* on the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance shall be designed to be pedestrian-oriented, easily accessible, and integrated into the general design scheme of the adjacent neighborhood. This can be accomplished by removing the traditional barriers utilized to separate commercial and residential developments (e.g. *screening walls*) and incorporating landscape buffers/elements (e.g. *greenspace, parkways, and etcetera*) and urban design elements (e.g. *pathways, pergolas, and etcetera*) that can create compatibility with the adjacent single-family neighborhood. To better achieve this goal and in addition to the requirements of Section 4.1, *General Commercial District Standards*, and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development*



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

Standards, of the Unified Development Code, all commercial development shall be required to adhere to the following supplemental standards:

- (a) *Retail Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within the retail 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 unless otherwise provided within this document.
- (b) *Retail Landscape Buffers*. All landscape and plantings located within the buffers shall be maintained by the property owner.

- (1) *Landscape Buffer (Residential Adjacency)*. Where residential and retail uses share a direct adjacency, a minimum of a 30-foot landscape buffer shall be provided by the retail property adjacent to the residential property. This area shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the adjacency. This area should also incorporate pedestrian-oriented design elements (e.g. *pathways*) that allow access between the two (2) uses. Shrubby utilized in this area shall have a minimum height of 30-inches and a maximum height of 48-inches. Additionally, trees should be incorporated in this area to break up the façades of any commercial buildings.

- (2) *Landscape Buffer and Sidewalks (SH-276)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. All buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code.

- (3) *Landscape Buffer (Rochell Road Retail)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage.

- (c) *Sidewalks*.

- i) *Sidewalk Adjacent to Rochell Road and SH-276*. The developer shall be responsible for the construction of a five (5) foot sidewalk that meanders through the required 20-foot landscape buffer adjacent to Rochell Road and SH-276.

- (3) *Residential Development Standards*. Except as modified by these *Development Standards*, the residential uses depicted in *Exhibit 'C'* of this ordinance shall be subject to the development standards for a Single Family 10 (SF-10) District as stipulated by Section 3.1, *General Residential District Standards*; Section 3.4, *Single-Family Residential (SF-10) District*; and Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V,



**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

*District Development Standards*, of the Unified Development Code. In addition, all residential development shall adhere to the following standards:

- (a) *Lot Composition and Layout*. The lot layout and composition of the *Subject Property* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1* below. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed below; however, in no case shall the proposed development exceed 428 units.

**Table 1: Lot Composition**

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200'	32,670 SF	45	10.51%
B	70' x 110'	7,700 SF	177	41.36%
C	60' x 110'	6,600 SF	206	48.13%
Maximum Permitted Units:			428	100.00%

The allocation of single-family dwellings among lot types may deviate from *Table 1* provided that the proposed lot composition meets the following criteria:

- (1) The total number of lots does not exceed 428 units; and,
- (2) The average lot size for the total development is not less than 9,700 SF (*i.e. total square footage of all lots/total number of lots*); and,
- (3) Lot Type "A" shall not be decrease below 40 lots; and,
- (4) Lot Type "B" shall not be decreased below 38% of the total 428 lots; and,
- (5) Lot Type "C" shall not be increased beyond 55% of the total 428 lots.

- (b) *Density and Dimensional Requirements*. The maximum permissible density for the *Subject Property* shall not exceed 1.40 dwelling units per gross acre of land; however, in no case should the proposed development exceed 428 units. All lots shall conform to the standards depicted in *Table 2* below and generally conform to *Exhibit 'C'* of this ordinance.

**Table 2: Lot Dimensional Requirements**

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width <sup>(1) &amp; (5) &amp; (7)</sup>	80'	70'	60'
Minimum Lot Depth	200'	110'	110'
Minimum Lot Area	32,670 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback <sup>(2), (6), &amp; (8)</sup>	25'	20'	20'
Minimum Side Yard Setback	10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(2)</sup>	20'	15'	15'
Minimum Length of Driveway Pavement	25'	20'	20'
Maximum Height <sup>(3)</sup>	36'	36'	36'
Minimum Rear Yard Setback <sup>(4)</sup>	20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	3,200 SF	2,250 SF	2,000 SF
Garage Orientation <sup>(8)</sup>	J-Swing or Flat Front	J-Swing or Flat Front	J-Swing or Flat Front
Maximum Number of Front Entry Garages Permitted	17	58	137
Maximum Lot Coverage	65%	65%	65%

**General Notes:**

- <sup>1.</sup> The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <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.



**Exhibit 'D':**  
**Permitted Land Uses and Development Standards**

4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
6. 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 that increases the Front Yard Building Setback to 20-feet; however, the encroachment shall not exceed five (5) feet on Side Yard Setbacks (Adjacent to a Street) and shall not encroach into public right-of-way [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].
7. All lots with a *J-Swing* or *Traditional Swing* driveway require a minimum of a 65-foot lot width.
8. The minimum front yard setback for properties that have a *Flat Front Entry* garage format shall be 25-feet.

(c) **Building Standards.** All development shall adhere to the following building standards:

- (1) **Masonry Requirement.** The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance the masonry requirement shall be limited to full width brick, natural stone, and cultured stone. Cementaceous fiberboard horizontal lap-siding (e.g. *HardiBoard* or *Hardy Plank*) and/or stucco (i.e. *three [3] part stucco* or a comparable -- to be determined by staff) shall be permitted to be used to meet up to 50% of the masonry requirement.
- (2) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of porches, which shall have a minimum of a 4:12 roof pitch. *Type 'A'* lots may have a variable pitch to the roofs that may deviate from these specific standards when it is determined by staff to serve a particular architectural theme.
- (3) **Garage Orientation.** Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry may be oriented toward the street in a *Flat Front Entry* format; however, the front façade of the garage must be situated a minimum of 25-feet off the front property line. All front entry garages shall incorporate an architectural element or feature separating the individual garage openings. *Swing*, *Traditional Swing* or *J-Swing* garages are permitted to have a second single garage door facing the street as long as it is behind the width of the double garage door situated in the *Swing* configuration.

(d) **Anti-Monotony Restrictions.** The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see the illustration on the following page).

**Table 3: Anti-Monotony Matrix**

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 200'	(1), (2), (3), (5)
B	70' x 110'	(1), (2), (3), (4)
C	60' x 110'	(1), (2), (3), (4)

- (1) 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



**Exhibit 'D':**  
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property and six (6) intervening homes of differing materials on the opposite side of the street.

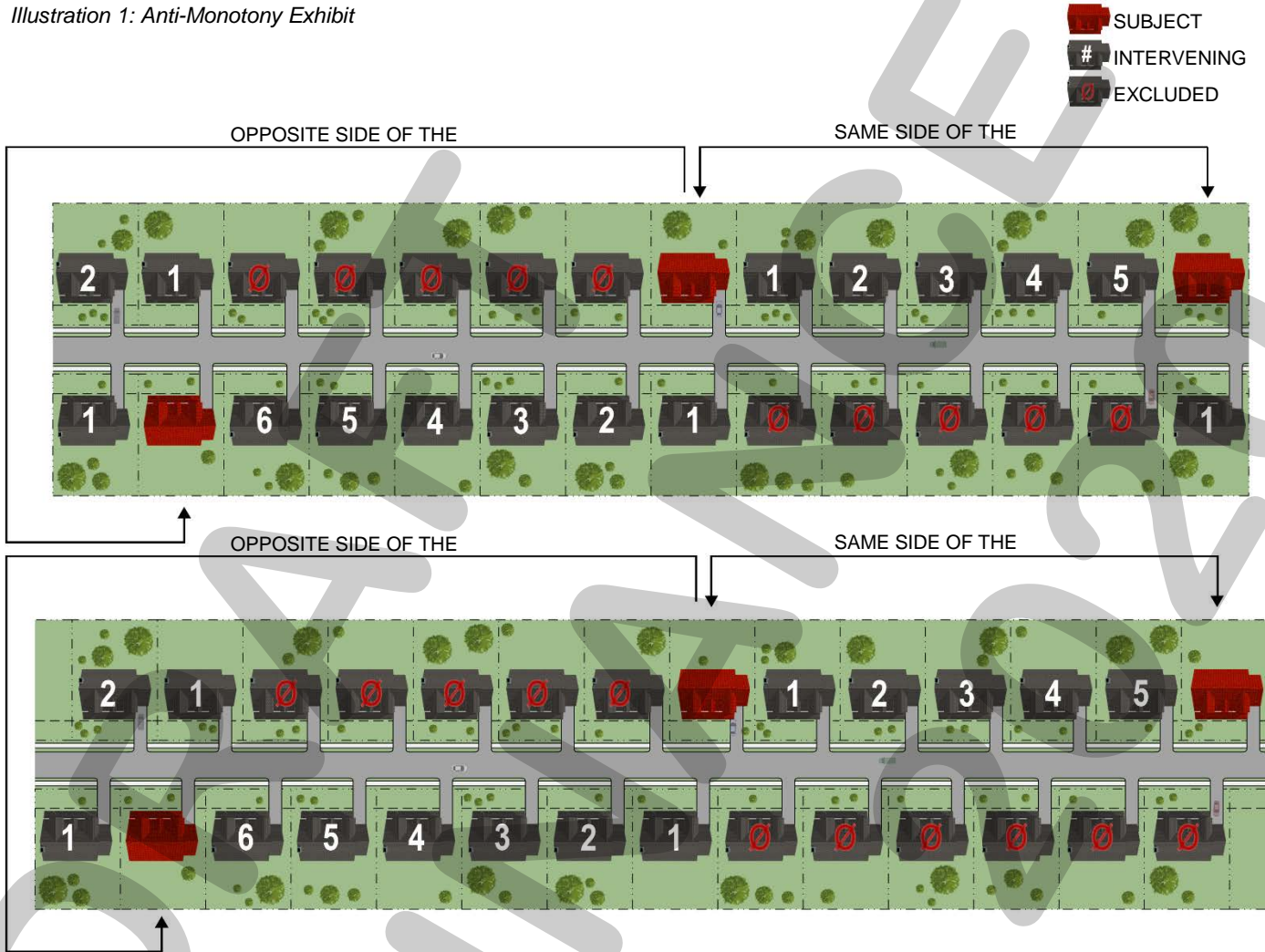
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on SH-276 or Rochelle Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - (a) Number of Stories
  - (b) Permitted Encroachment Type and Layout
  - (c) Roof Type and Layout
  - (d) Articulation of the Front Façade
- (3) Permitted encroachment (*i.e. porches*) 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.
- (4) 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*).
- (5) Type 'A' lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

*Continued on Next Page...*



**Exhibit 'D':**  
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*Illustration 1: Anti-Monotony Exhibit*



(e) *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:

- (1) *Wood Fences.* All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence.



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- (2) *Wrought Iron/Tubular Steel*. Lots located along the perimeter of roadways, 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 eight (8) feet in height.
- (3) *Corner Lots*. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of eight (8) foot solid *board-on-board panel* fence constructed utilizing cedar fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) *Solid Fences (including Wood Fences)*. All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

(f) *Landscape and Hardscape Standards.*

- (1) *Residential Landscape*. Landscaping shall be reviewed and approved with the PD Site Plan. All *Canopy/Shade Trees* planted within the residential development shall be a minimum of three (3) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height unless otherwise provided within this document.
- (2) *Single Family Landscaping*. Prior to the issuance of a Certificate of Occupancy (CO) all single-family lots shall conform to the following:

- i) *Interior Lots*. All interior lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard, and two (2) additional trees of the same caliper inch shall be planted in the side yard facing the street for corner lots.

*Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.*

- ii) *Corner Lots*. All corner lots shall include a minimum of two (2) trees with a diameter at breast height (dbh) [*i.e. the diameter in inches of a tree as measured through the main trunk at a point of four and one-half (4½) inches above the natural ground level*] of three (3) inches shall be planted in the front yard of an interior lot.
- (3) *Landscape Buffers*. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
  - (a) *Landscape Buffer and Sidewalks (Discovery Boulevard)*. A minimum of a 15-foot landscape buffer shall be provided along the frontage of Discovery Boulevard, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a

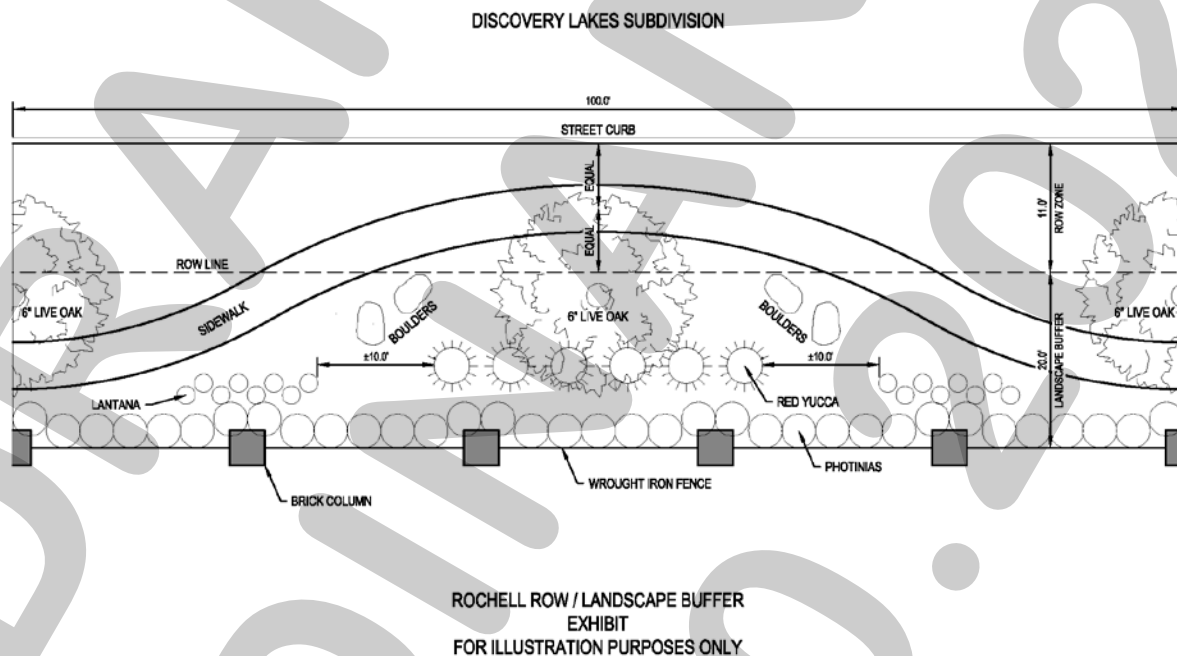


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maximum height of 48-inches. In addition, at least one (1) canopy tree shall be planted per 30-feet of linear frontage.

- (b) *Landscape Buffer (Rochell Road)*. A minimum of a 20-foot landscape buffer shall be provided along the frontage of Rochell Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The landscape buffer along Rochell Road shall general conform to the following illustration [*i.e. Illustration 3*].

*Illustration 2: Landscape Buffer along Rochell Road.*



- (c) *Landscape Buffer (SH-276)*. A minimum of a 25-foot landscape buffer shall be provided along the frontage of SH-276, and shall incorporate ground cover, a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. Shrubby shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, at least three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. In addition, all buffer-strip planting requirements shall conform to the requirements of Section 6.14, *SH-276 Corridor Overlay (SH-276 OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (*i.e. minimum four [4] inch caliper trees required*).

- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or



**Exhibit 'D':**  
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landscape architect and shall be maintained by the Homeowner's Association (HOA).

- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- (g) *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.
- (h) *Sidewalks*.
  - i) *Internal Sidewalks*. All sidewalks adjacent to an interior residential street shall begin 5½-feet from the back of curb and be five (5) feet in overall width.
  - ii) *Sidewalks Adjacent to Rochell Road and Discovery Boulevard*. All sidewalks adjacent Rochell Road and Discovery Boulevard shall begin two (2) feet inside the right-of-way line and be five (5) feet in overall width.
- (i) *Open Space*. The development shall consist of a minimum of 20% open space as calculated from the gross land area, and generally conform to the *Concept Plan* contained in *Exhibit 'C'* of this ordinance. Existing floodplain shall be counted at a rate of ½-acre for every acre provided (*e.g., 10-acres of floodplain would count as 5-acres of open space*). The Homeowner's Association (HOA) shall maintain all open space areas.
- (j) *Temporary On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on *Type 'A'* lots that contain a minimum of 32,670 SF. OSSF's shall be designed by a State of Texas registered Professional Engineer, and each design shall specify an aerobic type system with drip (*underground*) irrigation system. All systems shall meet the minimum standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected by a third-party licensed inspector and be paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the property owner and the City will not assume any responsibility to the proper design, installation, operation, and maintenance of the system. In addition to the installation of the OSSF's for *Type 'A'* lots, each constructed home must provide a secondary connection that will allow the resident to disconnect and abandon the OSSF and connect to the future -- *developer provided* -- sanitary sewer system when it is made available. The *Developer*, during the development/construction of any phase of the subdivision, will be responsible for constructing the required sanitary sewer infrastructure (*i.e. mains and laterals*) as required by the City's Master Wastewater Plan. The cost to disconnect from the OSSF and connect to the City's sanitary sewer system shall be at the sole cost of the homeowner, and an appropriate disclosure statement regarding this obligation and cost (*including wastewater impact fees*) shall be a part of all real-estate contracts between the developer, homebuilder, and homeowner.
- (k) *Neighborhood Signage*. Permanent subdivision identification signage shall be permitted 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*.



**Exhibit 'D':**  
*Permitted Land Uses and Development Standards*

- (l) *Community Center*. A site plan, landscape plan and building elevations shall be required for the proposed *Community Center* and shall be subject to site plan approval by the Planning and Zoning Commission prior to construction. The community center shall commence construction prior to the platting of the 201st residential lot, unless additional *Type 'A'* lots -- *above and beyond what is shown on the Concept Plan contained in Exhibit 'C' of this ordinance* -- are requested; in which case, the developer shall commence construction of the community center as part of the phase that proposes the additional *Type 'A'* lots.
- (m) *Homeowner's Association (HOA)*. A Homeowner's Association 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 neighborhood parks, trails, open space and common areas, irrigation, landscaping, amenity centers, screening fences associated with this development.
- (4) *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. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*3-phase lines*), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the *Subject Property*. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the *Subject Property*. Temporary power-lines constructed across undeveloped portions of the *Subject Property* to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (5) *Variances*. The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.





## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-025; SPECIFIC USE PERMIT (SUP) FOR 507 N. GOLIAD STREET  
[HALLIE BÂ€™S]

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Survey  
Floor Plan  
Ordinance No. 13-01  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the Specific Use Permit (SUP).





# 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](mailto:PLANNING@ROCKWALL.COM)

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TO: Mayor and City Council

DATE: July 20, 2020

APPLICANT: Hallie Fleming

CASE NUMBER: Z2020-025; *Specific Use Permit (SUP) for 507 N. Goliad Street [Hallie B's]*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

### BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), in 1950 a 1,352 SF single-family home was constructed on the subject property. According to the zoning map from January 3, 1972 the subject property was zoned Single-Family 3 (SF-3) District. By 1983 this designation had been changed to a Single-Family 7 (SF-7) District according to the August 16, 1983 zoning map. On April 5, 2004, the subject property was rezoned from a Single-Family 7 (SF-7) District to Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses [Case No. Z2004-042; Ordinance No. 04-24]. As part of this approval, Planned Development District 50 (PD-50) was amended to allow an *Art, Photography, or Music Studio and Massage Therapist*. Concurrently, with this zoning change request the City Council also approved a site plan [Case No. SP2004-037] and replat [Case No. P2004-073] for the subject property. The approved site plan converted the existing single-family home and land use from residential to non-residential, and granted a variance to allow a gravel parking area. The plat for the subject property replatted it from Block 20 of the Amick Addition to Lot 1, Block A, Art Venture Studios Addition [filed on June 3, 2005].

In November of 2012, the applicant -- *Hallie Fleming* -- submitted a request for the approval of a Specific Use Permit (SUP) for *General Retail Sales* in conjunction with a photography studio [Case No. Z2012-018]. This request was approved by the City Council on January 7, 2013 by Ordinance No. 13-01 [S-101]. This ordinance allowed the applicant to dedicate up to 250 SF of the 1,352 SF building for general retail sales. Following this approval, the applicant submitted and was approved for a Certificate of Occupancy (CO) on January 10, 2013. The Certificate of Occupancy (CO) was issued on February 11, 2013. More recently, on June 19, 2020, the applicant submitted an application requesting to amend the land uses and operational restrictions approved with Ordinance No. 13-01 [S-101].

### PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* for the subject property in accordance with Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of this request is to account for changes to the land uses and operations of the business that have occurred incrementally over the last seven (7) years.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 507 N. Goliad Street. The land uses adjacent to the subject property are as follows:



North: Directly north of the subject property is a 1,576 SF multi-tenant office building situated on a 0.42-acre parcel of land (*i.e. Lot 1, Block 1, Family Law Center Addition*). Beyond this is a 1,612 SF single-family home situated on a 0.2296-acre tract of land (*i.e. Part of Lot 22 and all of Lot 30 of the Amick Addition*). This home is followed by four (4) office buildings (*all of which are converted residential structures*) and two (2) residential homes. All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

South: Directly south of the subject property is a 2,696 SF residential structure on a 0.2370-acre parcel of land (*i.e. Block 20B of the Amick Addition*) that is currently being converted to an office building. Beyond this is a vacant 0.4210-acre parcel of land identified as *Lot 1, Block A, Hazel and Olive Addition*. South of this is excess right-of-way for SH-205 followed by the SH-205 couplet, which is identified as a P3U (*i.e. principal arterial, three [3] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4U-M (*i.e. modified 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 a medical office building and an office/retail building (*i.e. the old Sterling Tea Building and the Grace Clinic*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

West: Directly west of the subject property is a 1,570 SF single-family home situated on a 0.1620-acre parcel of land (*i.e. Lot 1, Block A, Amick 20A - Thomas Subdivision*). This house is one (1) of 11 houses that front on to N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. These properties are zoned Single-Family 7 (SF-7) District. On the other side of N. Alamo Street are several houses zoned Single-Family 10 (SF-10) District.

## **CHARACTERISTICS OF THE REQUEST**

Currently, this business operates within the existing 1,352 SF building, and has a gravel parking lot (*which was permitted under the original site plan [SP2004-037] and reapproved by the original SUP request [Z2012-018]*) with three (3) parking spaces. The drive aisle and approach have been asphalted. According to the applicant's letter, *SERVE by Hallie B* is intended to be a "...platform to help other Rockwall small businesses stay afloat and avoid closing ...". Based on the company's website they are a boutique retail company that sells clothing, jewelry, accessories, bath and skin care products, home décor, and popsicles. The applicant's letter also indicates that they are an incubator space supporting a small one (1) chair hair extension expert and the Tea Spot's prepackage/tea to go products. Based on the floor plan provided by the applicant, staff estimates that approximately 195 SF is dedicated to the *Hair Stylist and/or Manicurist* land use, approximately 494 SF is a breakroom, and the remaining 663 SF is dedicated to the *General Retail Store* land use. This represents an increase of 413 SF of *General Retail* space permitted under the current Specific Use Permit (SUP) ordinance and Certificate of Occupancy (CO).

## **CONFORMANCE TO THE CITY'S CODES**

According to Planned Development District 50 (PD-50) [Ordinance No. 17-19] the subject property is restricted to the land uses permitted within the Residential-Office (RO) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *General Retail Store* and *Hair Stylist and/or Manicurist* requires a Specific Use Permit (SUP) in the Residential-Office (RO) District. Neither of these land uses require additional conditional use restrictions.

## **STAFF ANALYSIS**

As stated by the in the Planning and Zoning Commission Work Session meeting on June 30, 2020, the business has organically shifted from the original request in 2012 (*i.e. a photography studio with limited general retail space*). Based on this, staff requested that the applicant amend the Specific Use Permit (SUP) and Certificate of Occupancy (CO) to be in compliance with their current operations. Staff should point out, that while a change in uses would typically require additional parking spaces, a variance to the parking standards was granted for the subject property with the previous site plan and Specific Use Permit (SUP) cases, and the change in uses would not necessitate the applicant to upgrade the parking areas. Staff should also note that no violations for parking have been issued on the subject property, and that only one (1) code enforcement case has been opened



since the business was established. This case [Case No. CE2019-1146] was opened in 2019 for parking a vehicle in the front of the building, and upon receipt of the violation the applicant corrected the issue. Despite this Specific Use Permit (SUP) request not really altering the current operations on the subject property, it is still a discretionary decision for the City Council.

## **NOTIFICATIONS**

On July 2, 2020, staff mailed 92 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received four (4) notices in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to a *General Retail Store* and *Hair Salon and/or Manicurist* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of the draft ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
  - (b) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
  - (c) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
  - (d) Parking in the front of the building shall be prohibited.
  - (e) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.
- (2) The applicant will be required to amend the Certificate of Occupancy (CO) for the subject property within 30-days of the approval of the Specific Use Permit (SUP) ordinance; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller absent.





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLAN# & 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</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 507 N Goliad ST ROCKWALL TX 75087

Subdivision LOT 1, BLOCK A, ARTVENTURES Lot 1 Block A

General Location NORTH DOWNTOWN

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

Current Zoning PD - SO FOR RO Current Use PHOTOGRAPHY STUDIO/RETAIL

Proposed Zoning SUP Proposed Use RETAIL STORE/HAIR STUDIO

Acreage 0.2254 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 HALLIE FLEMING ☐ Applicant

Contact Person " Contact Person

Address 507 N Goliad ST Address SAME

City, State & Zip ROCKWALL TX 75087 City, State & Zip

Phone 214.743.1123 Phone

E-Mail SMILES@THESEVESHOP.COM E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Hallie Fleming [Owner] the undersigned, who stated the information on this application to be true and certified the following:

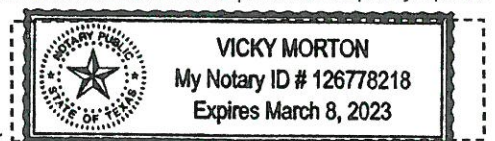
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of JUNE, 2020.

Owner's Signature

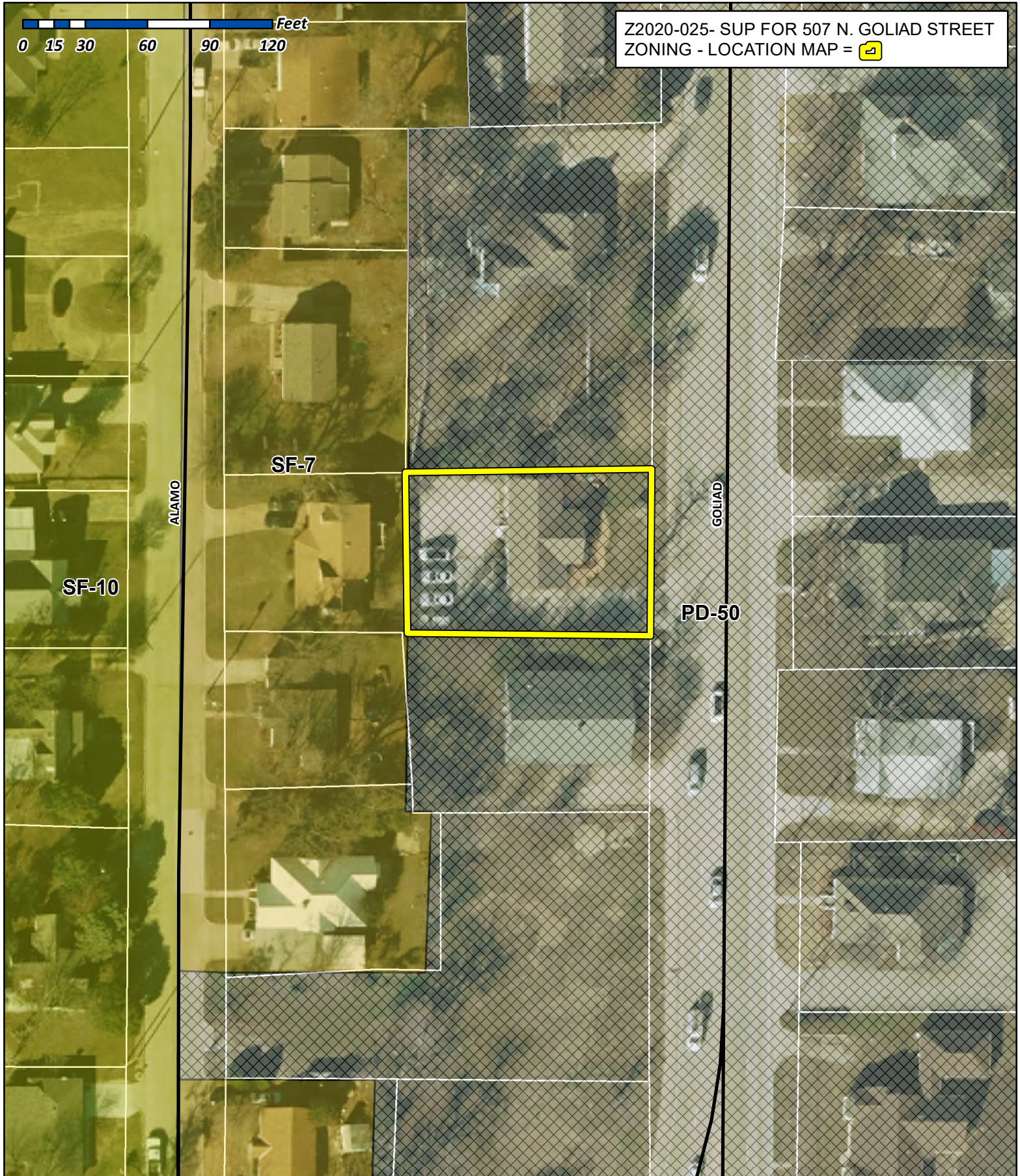
Hallie Fleming  
Vicky Morton

Notary Public in and for the State of Texas



My Commission Expires 3-8-2023





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



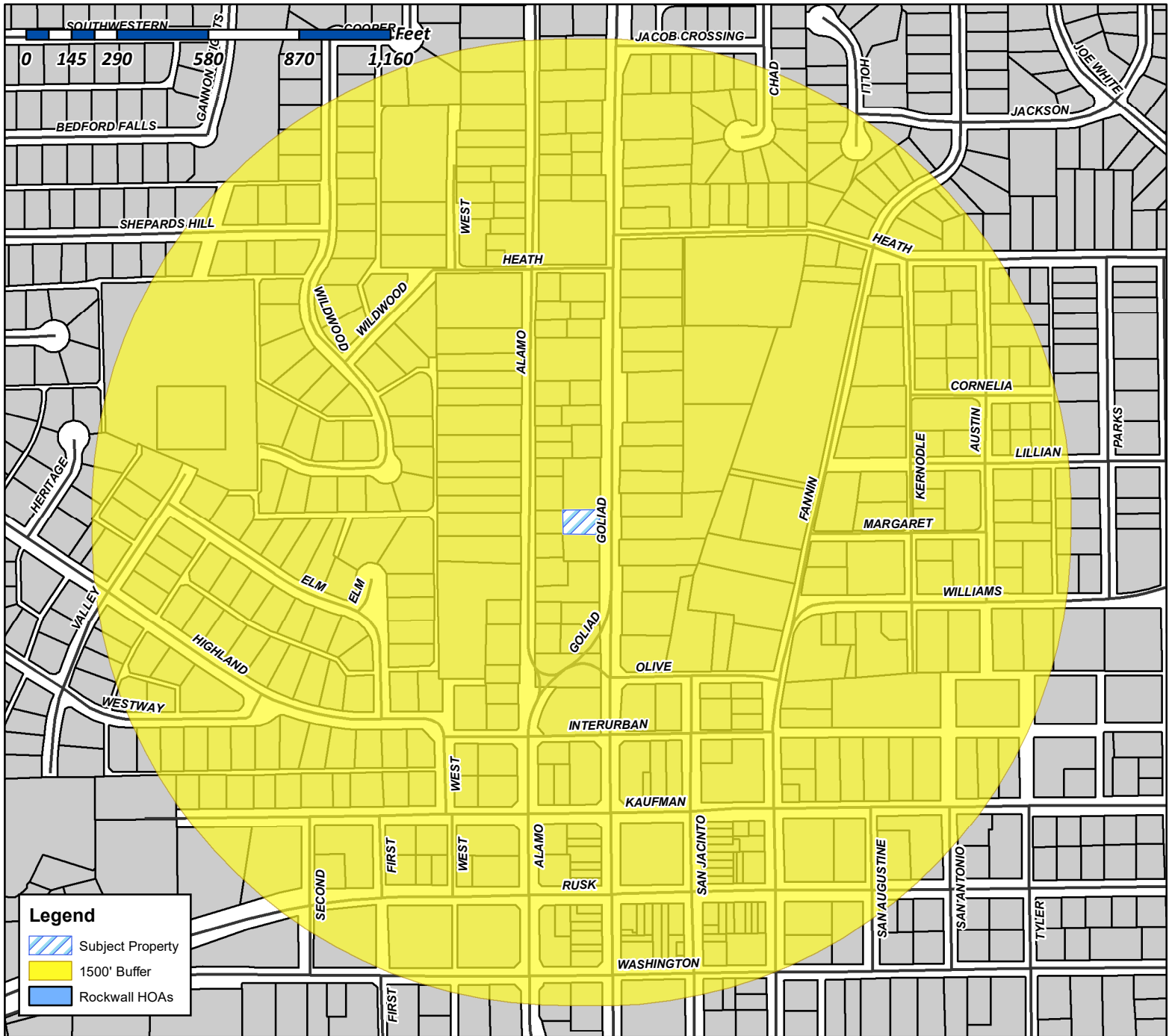




# City of Rockwall

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

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



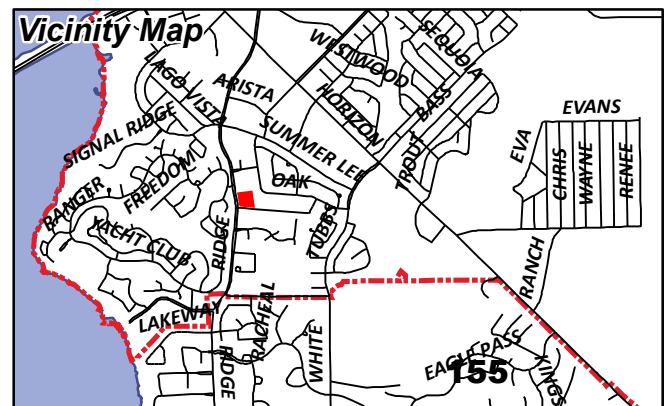
## Legend

- Subject Property
- 1500' Buffer
- Rockwall HOAs

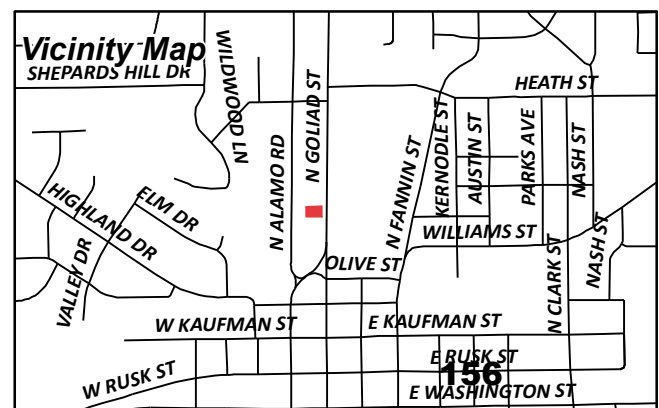
**Case Number:** Z2020-025  
**Case Name:** SUP for 507 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 507 N. Goliad Street

**Date Created:** 6/19/2020

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









BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

CURRENT RESIDENT  
105 OLIVE ST  
ROCKWALL, TX 75087

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

R & S OPERATING CO LP  
11508 ROYALSHIRE DR  
DALLAS, TX 75230

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CRAWFORD STEVE  
1709 GASLIGHT CT  
SEABROOK, TX 77586

ROCKWALL RUSTIC RANCH LLC  
1827 MYSTIC STREET  
ROCKWALL, TX 75032

BLACK SHIRLEY M  
1924 PALMETTO ISLE DR  
MT. PLEASANT, SC 29466

CURRENT RESIDENT  
201 OLIVE ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
301 N GOLIAD ST  
ROCKWALL, TX 75087

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH  
302 N GOLIAD ST  
ROCKWALL, TX 75087

LEAL CAROL RHEA & ROLAND  
303 N ALAMO RD  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

GLASS KATHLEEN J  
304 ELM DR  
ROCKWALL, TX 75087

BELL MARY NELL  
306 ELM DR  
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC  
3077 N GOLIAD  
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN  
308 ELM DR  
ROCKWALL, TX 75087

GATES CHARLES H & BRENDA F  
310 ELM DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
312 ELM DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
401 N ALAMO  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
404 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
405 N ALAMO  
ROCKWALL, TX 75087

ODOM JAY & ALISON  
405 N FANNIN STREET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
406 N ALAMO  
ROCKWALL, TX 75087



CURRENT RESIDENT  
406 N GOLIAD  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

CURRENT RESIDENT  
501 N ALAMO  
ROCKWALL, TX 75087

TAMEZ SILVINO & ARACELIA  
502 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
502 N GOLIAD  
ROCKWALL, TX 75087

SMITH MARY SUE  
502 W RUSK ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N FANNIN ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
503 N GOLIAD ST  
ROCKWALL, TX 75087

BYRUM RICKY CONN AND JO ANN  
504 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
504 N GOLIAD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

CAWTHON RICK  
508 NASH ST  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

ROMO SEAN R AND STACEY M  
544 LAUREL LN  
FATE, TX 75087

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI  
601 N FANNIN ST  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087



CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
803 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R & AGATHA  
8709 DALROCK RD  
ROWLETT, TX 75089

KILLION OLIN R  
8709 DALROCK RD  
ROWLETT, TX 75089

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132



LAND HEADQUARTERS COMPANY INC  
C/O FAIR ROAD PROPERTIES INC  
PO BOX 69  
KEY BISCAYNE, FL 33149

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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, July 20, 2020 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. Z2020-025: SUP for 507 N. Goliad Street for a 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.

Name:

Address:

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

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

PLEASE RETURN TO BELOW FORM

Case No. Z2020-025: SUP for 507 N. Goliad Street for a 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.

Name:

Hallie Fleming



Address:

507 N Goliad ST

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

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# PUBLIC NOTICE



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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. Z2020-025: SUP for 507 N. Goliad Street for a 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.

Name: PAM TUCKER  
Address: 505 N. ALAMO ROCKWALL TX 75087

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Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



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--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a 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.

We need more retail & service & Restaurant in this area. It will attract more people to shop & dine in the area. Provide resources for landlords to spend money to improve their property as well as benefit the city by increasing sales tax

Name: Dr. Stuart Meyers

Address: 506 N Goliad Rockwall Tx 75087

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

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Director of Planning & Zoning



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

POSITIVE IMPACT ON DOWNTOWN AREA BY  
DRAWING ADDITIONAL SHOPPERS TO SQUARE

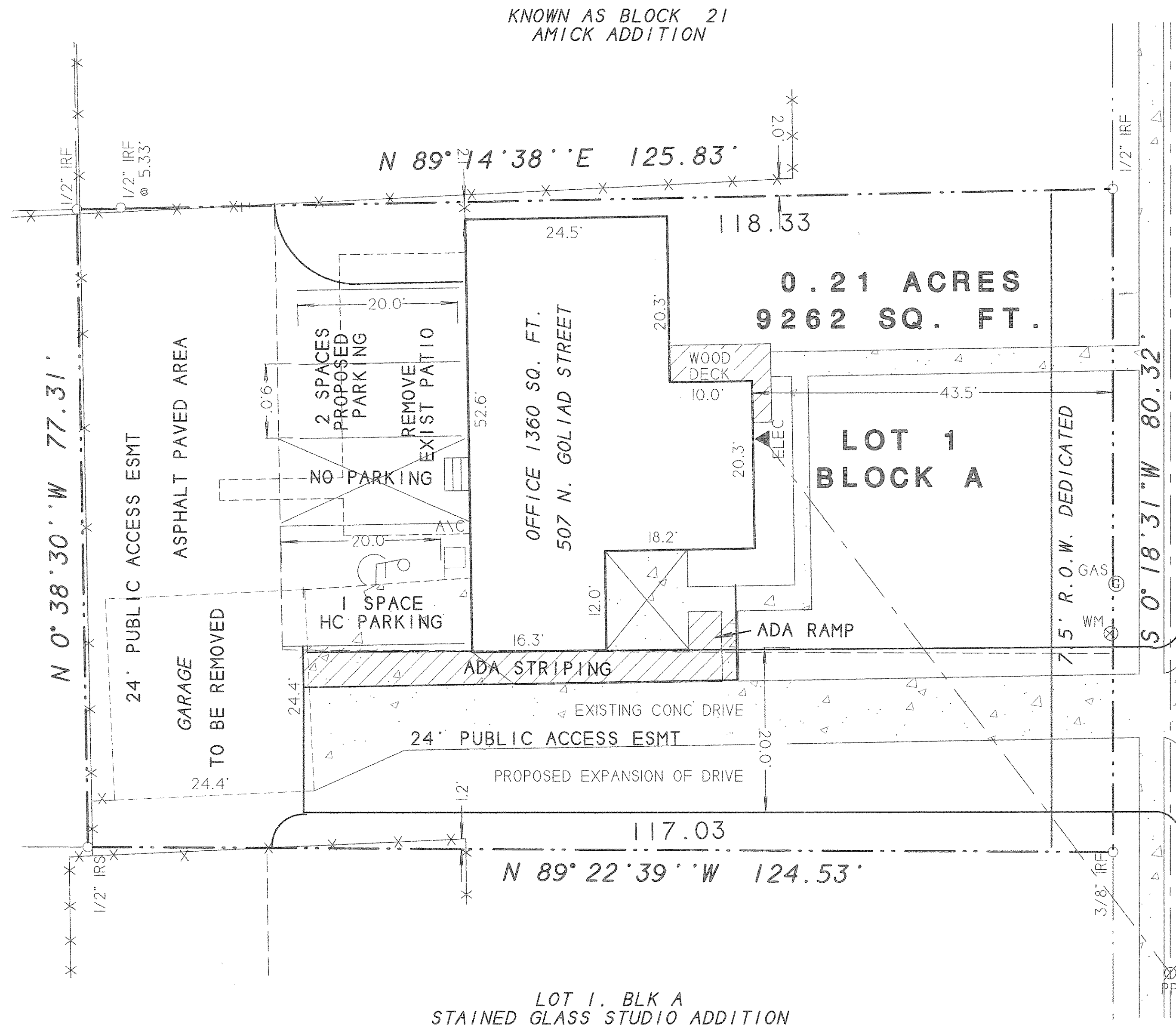
Name: SUSAN & JOHN WRIGHT  
Address: 1605 SEASCAPE CT. / 603 N. GOLIAD

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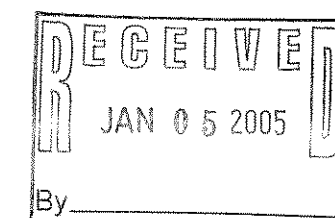
LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B. SLIDE 126

NETA FAY SMITH  
VOL. 428, P. 152



N. GOLIAD STREET  
50' R.O.W. PER PLAT

P2604-037



FILE COPY

# SITE PLAN

ARTVENTURES STUDIO  
507 N. GOLIAD STREET  
ROCKWALL, TEXAS

SYMBOL LEGEND					
TV	GAS	TEL	PH	PP	
TELEVISION	METER	ROSER	HYDRANT	POWER	POLE
ELEC	TU ELEC	WATER	1/2" IRF	IRON ROD FOUND	
ELECTRIC	BOX	METER	1 CORNER	LP	
SUBSURFACE	JUNCTION BOX	A/C	LIGHT	POLE	
FENCE	UNIT			PREPARE	TANK

**R.S.C.I.**  
ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

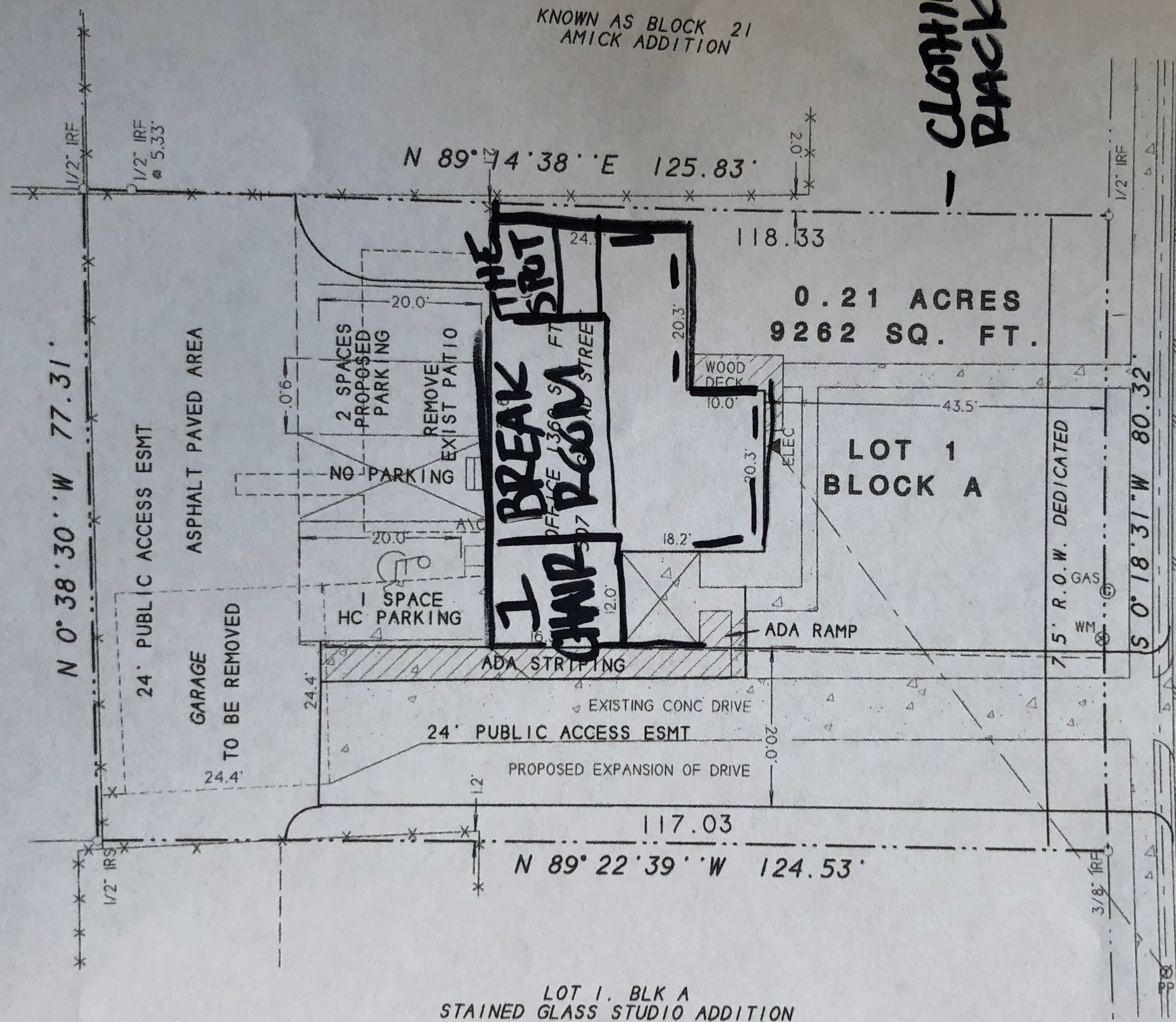
SURVEY DATE: DECEMBER 17, 2004  
SCALE: 1" = 10' FILE # 20030311SP  
CLIENT: ARTVENTURES

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



LOT 1, BLOCK A  
AMICK 20A-THOMAS SUBDIVISION  
CAB. B. SLIDE 126

NETA FAY SMITH  
VOL. 428, P. 152



CLOTHING  
PACKS

THE  
BREAK  
THE  
SPOT  
OFFICE 1360 SQ. FT.  
CHURCH 307 SQ. FT.  
ROOM

N. GOLIAD STREET  
50' R.O.W. PER PLAT

P2604-037

RECEIVED  
JAN 05 2005  
By

FILE COPY

# SITE PLAN

ARTVENTURES STUDIO  
507 N. GOLIAD STREET  
ROCKWALL, TEXAS

SYMBOL LEGEND	
[Symbol]	EXISTING DRIVE
[Symbol]	PROPOSED DRIVE
[Symbol]	EXISTING CONC DRIVE
[Symbol]	PROPOSED CONC DRIVE
[Symbol]	EXISTING ASPHALT DRIVE
[Symbol]	PROPOSED ASPHALT DRIVE
[Symbol]	EXISTING PAVEMENT
[Symbol]	PROPOSED PAVEMENT
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	PROPOSED SIDEWALK
[Symbol]	EXISTING FENCE
[Symbol]	PROPOSED FENCE
[Symbol]	EXISTING UTILITY
[Symbol]	PROPOSED UTILITY
[Symbol]	EXISTING ELEC
[Symbol]	PROPOSED ELEC
[Symbol]	EXISTING GAS
[Symbol]	PROPOSED GAS
[Symbol]	EXISTING WM
[Symbol]	PROPOSED WM
[Symbol]	EXISTING TREE
[Symbol]	PROPOSED TREE



CITY OF ROCKWALL

ORDINANCE NO. 13-01

SPECIFIC USE PERMIT NO. S-101

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ALLOWING FOR A RETAIL USE IN CONJUNCTION WITH A PHOTOGRAPHY STUDIO, THE SUBJECT PROPERTY IS LOCATED AT 507 N. GOLIAD STREET, BEING A TRACT OF LAND DESCRIBED AS LOT 1, BLOCK A OF ARTVENTURES STUDIO ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Hallie Fleming for a Specific Use Permit within Planned Development District 50 (PD-50) allowing for a Retail use in conjunction with a photography studio on the property located at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

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

**Section 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a Retail use in conjunction with a photography studio within Planned Development District 50 (PD-50), on the subject property at 507 N. Goliad Street, being a tract of land described as Lot 1, Block A of Artventures Studio Addition, City and County of Rockwall, Texas; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in “PD-50” Planned Development District-50 (PD-50) & Section 4.2, “R-O” Residential Office District, of Article V, *District Development Standards*, of the City of Rockwall Unified Development Code (Ordinance No. 04-38) as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and definitions.

**2.1 Operational Conditions**

The following conditions pertain to the operation of a Retail use on the subject property at 507 N. Goliad Street and conformance to these stipulations are required for continued operations:

Ordinance 13-01 – Hallie Fleming SUP



- 1) The retail use shall not exceed two hundred fifty (250) sq-ft in area in accordance with the floor plan attached hereto as Exhibit A.
- 2) All business operations shall be limited to the hours of 7:00 a.m. to 8:00 p.m.
- 3) Parking along, adjacent to or in the right-of-way of SH-205 shall be prohibited. Parking in front of the building for any reason shall also be prohibited.
- 4) Signage for the site shall conform to the Old Historic Rockwall Historic District Guidelines detailed in Exhibit B of Ordinance No. 02-46 (PD-50) and the North Goliad Corridor Overlay (NGCOV) District.

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

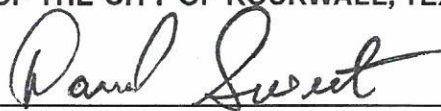
**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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.

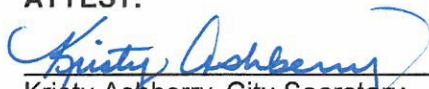
**Section 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 and the publication of the caption of said ordinance as the law in such cases provides.

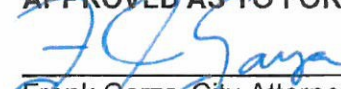
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>th</sup> DAY OF JANUARY, 2013.**

  
David Sweet, Mayor

**ATTEST:**

  
Kristy Ashberry, City Secretary

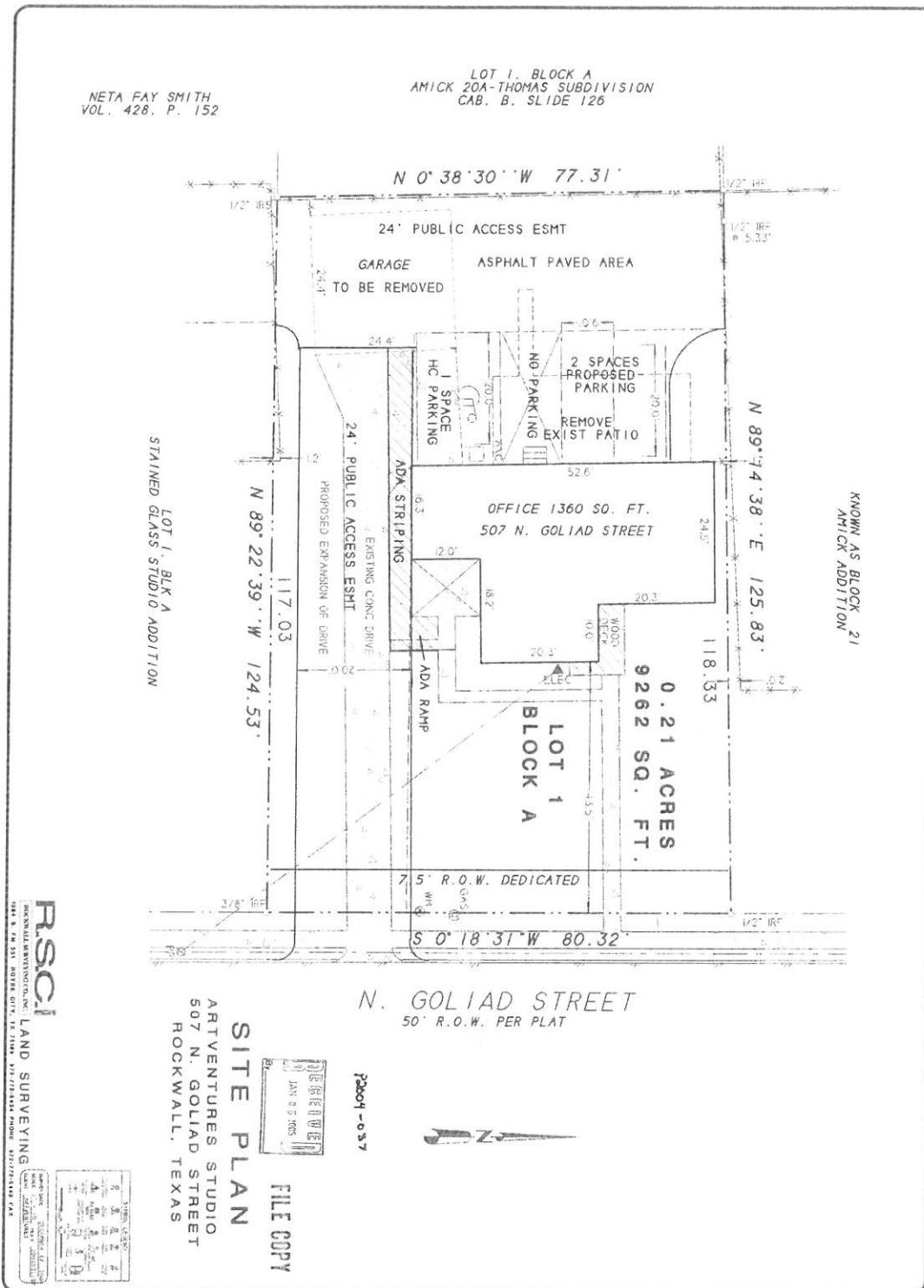
**APPROVED AS TO FORM:**

  
Frank Garza, City Attorney

1st Reading: 12-17-2012  
2nd Reading: 01-07-2013



**Exhibit A**  
**Site Plan: Page 1 of 2**





## Floor Plan: Page 2 of 2



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A *GENERAL RETAIL STORE AND HAIR SALON AND/OR MANICURIST* ON A 0.2254-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ARTVENTURES STUDIO ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land being described as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 507 N. Goliad Street [*SH-205*], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] and Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 13-01* [*S-101*], and *Ordinance No. 13-01* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

**SECTION 2.** 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 *General Retail Store and Hair Salon and/or Manicurist* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,



**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) 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 the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The subject property shall generally conform to the zoning exhibit contained in *Exhibit 'B'* of this ordinance, and any expansion of the existing building will require the parking areas to be brought up to current code.
- 2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- 3) Parking along or adjacent to SH-205, or within the right-of-way of SH-205, shall be prohibited.
- 4) Parking in the front of the building shall be prohibited.
- 5) A hair salon/manicurist shall be allowed to operate on the on the subject property; however, this land use shall be limited to one (1) chair serving one (1) customer at a time.

### 3.2 COMPLIANCE

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

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

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

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Jim Pruitt, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

---

Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020



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

Address: 507 N. Goliad Street [SH-205]

Legal Description: Lot 1, Block A, Artventures Studio Addition









## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-026; SUP FOR A RESTAURANT WITH LESS THAN 2,000 SF WITH  
A DRIVE-THROUGH OR DRIVE-IN

---

### Attachments

Request to Withdraw  
Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Applicant's Letter  
Legal Description  
Concept Plan  
Proposed Subdivision Plat  
Draft Ordinance

Summary/Background Information

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of an ordinance for a *Specific Use Permit (SUP)* for *Restaurant with Drive-Through, Less Than 2,000 SF* on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary (1st Reading).

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend denial of Case No. Z2020-026 by a vote of 5-1, with Commissioner Welch dissenting and Commissioner Moeller absent. Based on this motion, the applicant -- *Jake Fears of Weir & Associates, Inc.* -- is requesting to withdraw the case (see *attached email*), make some adjustments, and resubmit at a later date. According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means the City Council will need to vote on whether or not to accept the applicant's withdraw request. Should the City Council have any questions staff will be available at the *July 20, 2020* meeting.

#### Action Needed

The City Council is being asked to approve, approve with condition, or deny the Specific Use Permit (SUP). This case will require a three-quarter majority vote of those City Council members present.



## Gonzales, David

---

**From:** Casey B. Orr <[REDACTED]>  
**Sent:** Thursday, July 16, 2020 9:08 AM  
**To:** Gonzales, David  
**Subject:** Z2020-026 Withdrawal Request

Mr. Gonzales,

Our client would like to withdraw item Z2020-026 from the City Council's agenda on Monday. Is a formal letter of request required? Will our client be allowed to return and present to P&Z in the future with an exact tenant, additional tenant-related information (including anticipated traffic counts, seating, renderings, etc.)?

Thanks,

**Casey Orr, P.E.**

**WIER & ASSOCIATES, INC.**

**Engineers / Surveyors / Land Planners**

*Celebrating 42 Years of Serving Clients, Employees & Community*

121 S. Main St, Henderson, TX 75654

Ph: 903-722-9030 ext. 215 Fax: 1-844-325-0445

[www.WierAssociates.com](http://www.WierAssociates.com)

Texas Engineering Firm No. F-2776

Texas Land Surveying Firm No. 10194179

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# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

TO: Mayor and City Council

DATE: July 20, 2020

APPLICANT: Jake Fears, PE; Wier & Associates, Inc.

CASE NUMBER: Z2020-026; *SUP for a Restaurant with less than 2,000 SF with a Drive-Through or Drive-In*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for *Restaurant with a Drive-Through, Less Than 2,000 SF* on a 0.579-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

### BACKGROUND

The subject property was annexed on February 3, 1961 by *Ordinance No. 61-02*. According to the City's historic zoning maps, the subject property was zoned Single-Family 10 (SF-10) District on May 16, 1983. On January 3, 2006, the subject property was rezoned to Planned Development District 65 (PD-65) for General Retail (GR) District land uses by *Ordinance No. 06-02*. The subject property continues to be zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses.

### PURPOSE

On June 19, 2020, the applicant -- *Jake Fears, P.E. of Weir & Associates, Inc.* -- submitted an application requesting approval of a Specific Use Permit (SUP) for the purpose of constructing a ~1,250 SF single story restaurant with a drive through on the subject property. The site is subject to the requirements and land uses stipulated for the General Retail (GR) District as stated in Planned Development District 65 (PD-65) and the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is generally located northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a ~10,900 SF multi-tenant retail facility that is currently under construction on a ~1.96-acre parcel of land. Beyond this land use is the Children's Lighthouse Daycare, which is located on a 3.543-acre parcel of land. Both parcels are zoned Planned Development District 65 (PD-65), with a portion of the Children's Lighthouse being zoned Agricultural (AG) District. Continuing north from these properties are additional single-family residential homes zoned Single-Family Estate 1.5 (SFE-1.5) District, Single-Family 16 (SF-16) District, and Agricultural (AG) District.

South: Directly south of the subject property is Pecan Valley Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this roadway is Walgreens Pharmacy, which is situated on a 1.9894-acre parcel of land zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses. Beyond this is North Lakeshore Drive, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.



East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is CVS Pharmacy, which is situated on a 2.519-acre parcel of land zoned Planned Development District 5 (PD-5) for General Retail (GR) District land uses. East of the pharmacy is a 62.484-acre vacant tract of land, which is zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses.

West: Directly west of the subject property is W. Quail Run Road, which is designated as a R2U (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Follow this is an 11.723-acre vacant tract of land zoned Planned Development District 65 (PD-65) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. In addition, there are five (5) single-family homes zoned Single-Family 10 (SF-10) District.

## **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow for *Restaurant with less than 2,000 SF with a Drive-Through or Drive-In* on a 0.579-acre portion of a larger 2.174-acre parcel of land. If approved, the development will be located on the southern portion of the parcel outside of the floodplain area. The concept plan submitted by the applicant indicates the centerline of the Squabble Creek tributary and the limits of the 100-year floodplain. The applicant is aware of the site constraints (*i.e. floodplain, etc.*), and has indicated that the project will not be constructed until the proposed City sanitary sewer main realignment project has been completed and the existing lift station is removed from the subject property.

## **CONFORMANCE WITH THE CITY'S CODES AND STAFF ANALYSIS**

According to Planned Development District 65 (PD-65) the subject property is subject to the land uses permitted for the General Retail (GR) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Restaurant with less than 2,000 SF with a Drive-Through or Drive-In* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, the conditional use section of this article requires the following additional requirements for this land use:

- (1) Drive-through lanes shall not have access to a local residential street.
- (2) Additional landscape screening shall be installed adjacent to drive-through lanes to impair visibility and impact of headlights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space.
- (3) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles.

The concept plan provided by the applicant shows that the proposed drive-through lane will be able to accommodate exactly six (6) standard sized motor vehicles from the point of order, which conforms to the above requirements; however, the proposed drive through will be entering and exiting on to Quail Run Road, which is built to a residential standard and 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. Staff should point out that the non-residential strip retail center currently being built north of the subject property already has a drive approach off of Quail Run Road, and that commercial traffic will be utilizing this portion of the roadway regardless of if this Specific Use Permit (SUP) is approved. With that being said this aspect of the applicant's request will not conform to the stated requirements and is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission. Since the applicant did not provide a detailed landscaping plan, staff has added an operation condition to the attached draft ordinance stating that increased landscaping will be required to be added on the subject property to ensure sufficient head-light screening is provided.

Looking at the City's parking requirements, the proposed land use would be considered a limited service restaurant (*i.e. does not provide indoor or on-site dining facilities*). Based on this designation, the minimum parking requirement would be one (1) parking space per 250 SF of building area, which would translate to a minimum parking requirement of six (6) parking spaces. Currently, the concept plan only shows the provision of five (5) parking spaces. This would need to be corrected at the time of site plan or an exception to the parking requirements will need to be requested from the Planning and Zoning Commission at that time. The dumpster orientation will also need to be corrected or granted an exception at the time of site plan approval for facing onto a public street.

According to the Engineering Department's *Standards of Design and Construction*, the minimum driveway spacing from an intersection of an R2U (*i.e. residential, two [2] lane, undivided roadway*) and a collector is 100-feet. In this case, the driveway spacing was not labeled on the concept plan, but staff estimates that the driveway is 30-feet from the intersection of Quail Run Road and Pecan Valley Road. By granting this Specific Use Permit (SUP), the Planning and Zoning Commission and City Council will be granting an exception to the driveway spacing requirements.

## **NOTIFICATIONS**

On July 2 2020, staff mailed 35 notices to property owners and residents within 500-feet of the subject property. Staff also notified The Shores on Lake Ray Hubbard, Random Oaks/Shores, Stone Creek, Quail Run Valley, and Lakeview Summit Homeowners Associations (HOA's), which are the only Homeowners Associations (HOA's) or Neighborhood Organizations located within 1,500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) notice and one (1) email opposed to the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to allow for a *Restaurant with less than 2,000 SF with a Drive-Through or Drive-In*, 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) That the development and operation of a *Restaurant with Drive-Through, Less Than 2,000 SF* land use shall generally conform to the Concept Plan as depicted in *Exhibit 'B'* of the draft ordinance; and,
  - (b) That the development and operation of the proposed drive-through restaurant meet the minimum staking lane requirement of six (6) vehicle for each lane from the service window; and,
  - (c) That the development and operation of the proposed drive-through restaurant provide additional landscape screening to impair the visibility of headlights from motor vehicles.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Moeller absent. According to Subsection 02.03(G), of Article 11, of the Unified Development Code (UDC), if the Planning and Zoning Commission forwards a recommendation of denial, the request for a Specific Use Permit (SUP) "shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

## Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<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</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

## Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

## 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: 150 Pecan Valley Dr  
Subdivision: A0131, S. King Survey, Tract 1; Pecan Valley Retail Lot: 1 Block: A  
General Location: NWC Goliad St & Pecan Valley Dr

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

Current Zoning: PD-65 w. N. SH-205 Overlay Current Use: Undeveloped/Vacant  
Proposed Zoning: PD-65 w. N. SH-205 Overlay Proposed Use: Restaurant w/ Drive-Thru  
Acreage: 2.246 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 type="checkbox"/> Owner	JCDB Goliad Holdings, LLC	<input type="checkbox"/> Applicant	Wier & Associates, Inc.
Contact Person	Chad DuBose	Contact Person	Jake Fears, P.E.
Address	8350 N. Central Expressway Suite 1313	Address	2201 E. Lamar Blvd Suite 200E
City, State & Zip	Dallas, TX 75206	City, State & Zip	Arlington, TX 76006
Phone	214-701-8455	Phone	817-269-5011
E-Mail	chad@foremark.com	E-Mail	jakef@wierassociates.com

## NOTARY VERIFICATION [REQUIRED]

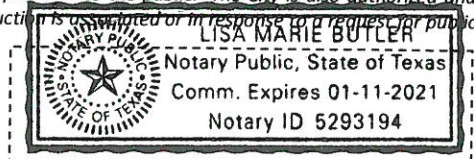
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 1/11/21





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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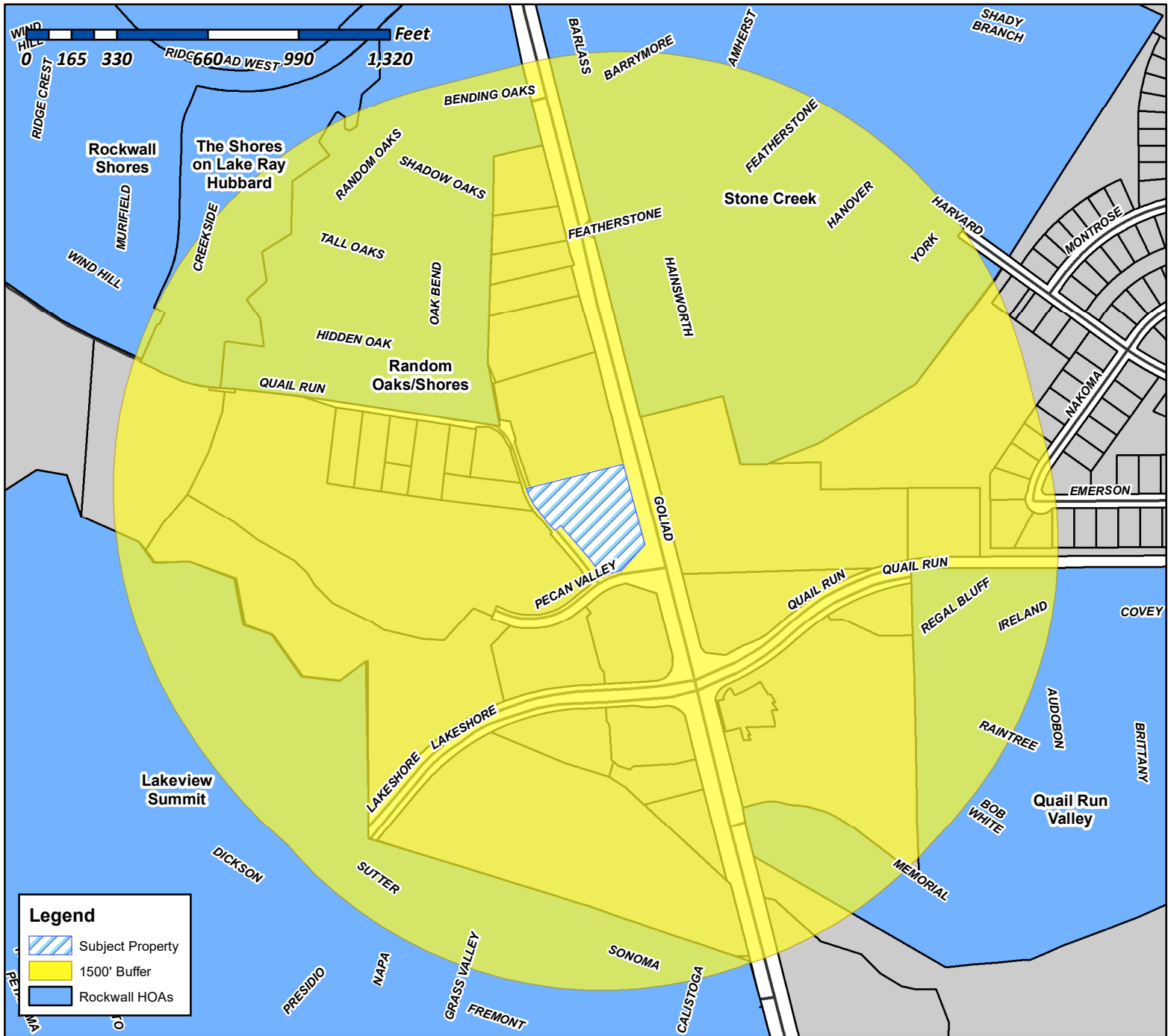




# City of Rockwall

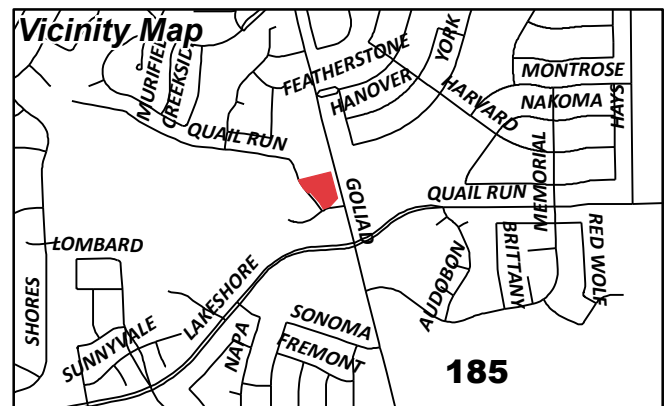
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-026  
**Case Name:** SUP for 150 Pecan Valley Drive  
**Case Type:** Specific Use Permit  
**Zoning:** PD-65  
**Case Address:** 150 Pecan Valley Drive

**Date Created:** 6/19/2020  
**For Questions on this Case Call** (972) 771-7745



**From:** [Henry Lee](#)  
**Cc:** [Gonzales, David](#); [Miller, Ryan](#)  
**Subject:** Homeowners Association/Neighborhood Notification Program  
**Date:** Wednesday, July 1, 2020 5:08:17 PM  
**Attachments:** [HOA Map \(06.19.2020\).pdf](#)  
[Public Notice \(06.19.2020\).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 [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 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>.

**Z2020-026 SUP for a Restaurant with a Drive-Through at 150 Pecan Valley Drive**

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Drive-Through, Less Than 2,000 SF on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley Drive, and take any action necessary.

Thank you,

Henry Lee

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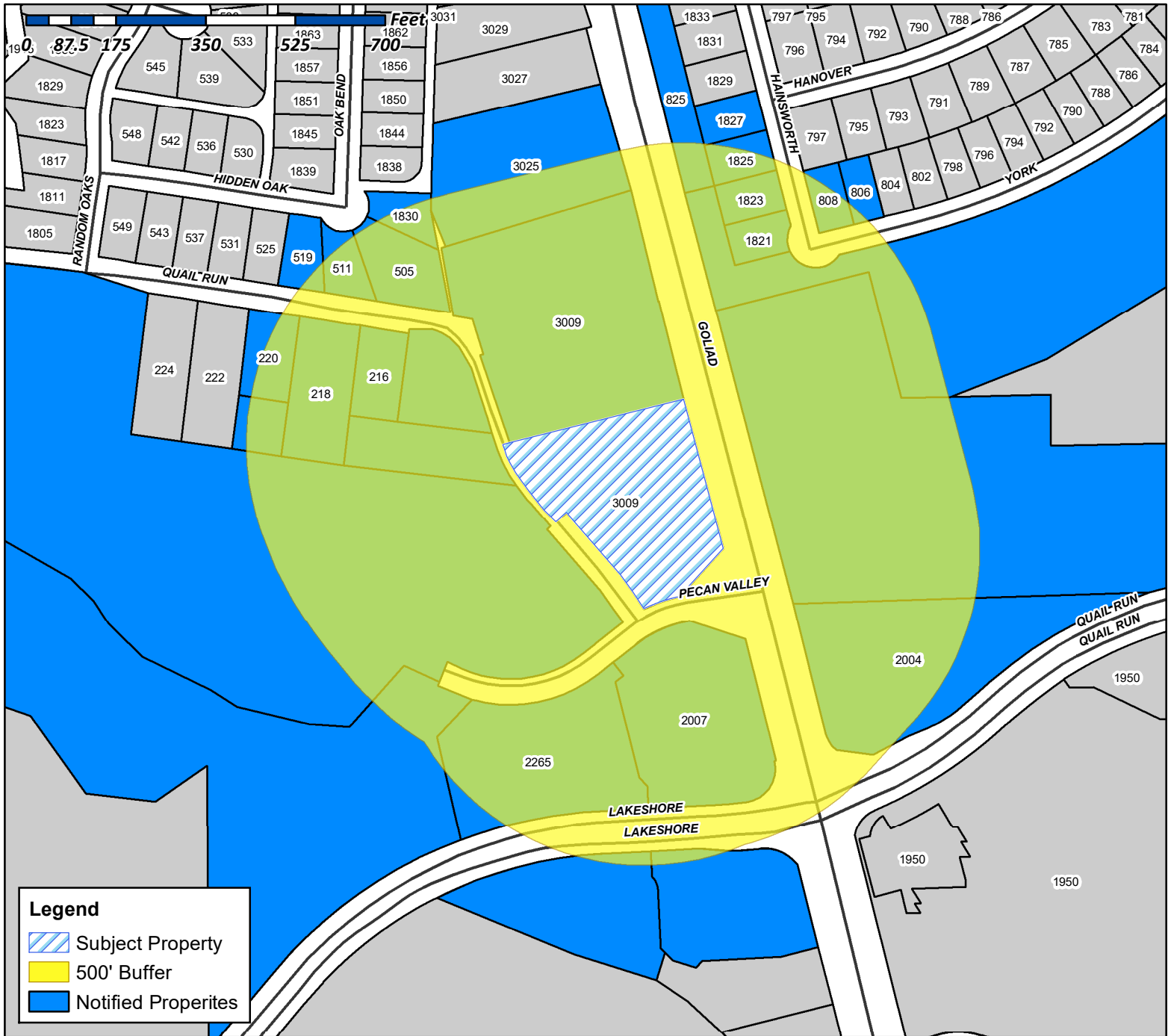




# City of Rockwall

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

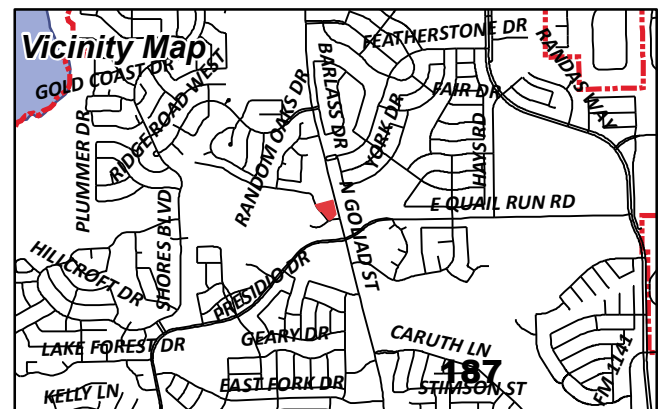
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**Case Number:** Z2020-026  
**Case Name:** SUP for 150 Pecan Valley Drive  
**Case Type:** Specific Use Permit  
**Zoning:** PD-65  
**Case Address:** 150 Pecan Valley Drive

**Date Created:** 6/19/2020

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



ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

ROCKWALL STONE CREEK ESTATES  
HOMEOWNERS ASSOCIATION INC  
C/O NEIGHBORHOOD MANAGEMENT INC  
1024 S GREENVILLE AVE SUITE 230  
ALLEN, TX 75002

M REA PROPERTIES 2 LLC  
1234 TRALEE LN  
GARLAND, TX 75044

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

CHAPMAN BOBBY E II AND AMY L CHAMPMAN  
1821 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE  
1823 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L  
1825 HAINSWORTH DR  
ROCKWALL, TX 75087

ESCOBEDO OMAR & MARIA C  
1827 HAINSWORTH DRIVE  
ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D  
1830 OAK BEND DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2004 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2007 N GOLIAD  
ROCKWALL, TX 75087

ARKOMA DEVELOPMENT LLC  
203 E INTERSTATE 30  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

DEAN LANTY W & MARY F  
216 W QUAIL RUN RD  
ROCKWALL, TX 75087

HYDE TRENT D & DEBRA A  
218 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

HUNTER MICHAEL B & VICKIE D  
220 W QUAIL RUN RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2265 NORTH LAKESHORE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
3009 N GOLIAD  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
3025 N GOLIAD ST  
ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC  
C/O ROCKWALL REGIONAL HOSPITAL LLC; ATTN  
LEGAL DEPT.  
3150 HORIZON RD  
ROCKWALL, TX 75032

CH RETAIL FUN II/DALLAS LAKESHORE LP  
3819 MAPLE AVENUE  
DALLAS, TX 75219

CITY OF ROCKWALL  
385 S GOLIAD ST  
ROCKWALL, TX 75087

JAVKER REALTY CORP  
42 BOND ST  
NEW YORK, NY 10012

ARRIAGA HENRY  
505 HIDDEN OAK LN  
ROCKWALL, TX 75087

JASMAN JAMES BLAKE  
511 HIDDEN OAK LN  
ROCKWALL, TX 75087

MURRAY NANCY J  
519 HIDDEN OAK LN  
ROCKWALL, TX 75087

REBAC OF ROCKWALL LLC  
6000 UNIVERSITY AVE STE 350  
WEST DES MOINES, IA 50266



GOLIAD REAL ESTATE LLC  
7700 EASTERN AVENUE SUITE 705  
DALLAS, TX 75209

REY LUIS SR AND JUDY L  
806 YORK DR  
ROCKWALL, TX 75087

ODEYEMI ADETUNJI  
808 YORK DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
825 GOLIAD  
ROCKWALL, TX 75087

MOORE WORTH INVESTMENTS LLC  
8445 FREEPORT PKWY SUITE 175  
IRVING, TX 75063

# PUBLIC NOTICE



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

**Case No. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive**

Hold a public hearing to discuss and consider a request by Jake Fears, PE of Wier & Associates, Inc. on behalf of Chad DuBose of JCDB Goliad Holdings, LLC for the approval of a Specific Use Permit (SUP) for Restaurant with Drive-Through, Less Than 2,000 SF on a 2.542-acre parcel of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 64 (PD-64) for General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 150 Pecan Valley 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, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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:

David Gonzales  
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, July 20, 2020 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. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



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Ryan Miller, AICP  
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PLEASE RETURN THE BELOW FORM

**Case No. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive**

Please place a check mark on the appropriate line below:

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

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

This will bring to much traffic to the little Quail Run Rd.  
Lost of trees - nothing left of beauty -  
This area is a still quiet - manguee it to walk to local  
stores - This is not needed & will destroy one of the last pretty places  
Lantry Dean - 216 W. David Run Rd.

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.

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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. Z2020-026: SUP for a Restaurant at 150 Pecan Valley Drive**

Please place a check mark on the appropriate line below:

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

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

*We will never be able to get out of our home on W. Quail Run Rd.  
We have a beautiful shaded road that people walk on  
and more traffic would be dangerous.*

Name: *Mary F. Dean*  
Address: *216 W. Quail Run Rd.*

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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## Gonzales, David

---

**From:**



**To:**

**Subject:**

Tuesday, July 14, 2020 5:02 PM

Gonzales, David

Comment for Zoning Case Number Z2020-26-SUP 150 Pecan Valley Drive

Mr. Gonzales: Please accept and forward to the Planning and Zoning Board my comments concerning Z2020-26.

My name is Michael Hunter. I reside at 220 W. Quail Run Road, Rockwall Texas 75087.

I am opposed to the request for the following reasons.

1. The proposed use of and entrance to the property creates an extremely dangerous traffic situation. The entrance to the proposed restaurant is only 30 feet from the corner of Pecan Valley Drive and W. Quail Run Road. Normally for this type of development the distance from a corner to the closest portion of the property ingress is supposed to be a minimum of 100'. The reason for this is to give traffic time to react properly to avoid an accident in case a vehicle exits the property without giving right of way to cross traffic. In this instance, if a vehicle were to turn onto W. Quail Run Road from Pecan Valley Drive, the drive of that vehicle would have less than 10 feet to react to a vehicle coming off the property, unless, of course the vehicle turning onto W. Quail Run Road was a crew cab pickup, then the drive would have less than 8 feet to avoid an accident. Adding to this issue is a sight line problem created by the building itself and the traffic going into the site. If there is a back up of vehicles going into the property, then the driver of a vehicle driving down Pecan Valley Drive from Hwy 205 would not be able to get a good visual of any traffic exiting the proposed property.

### Compounding Issues

2. Because Hwy 205 is extremely busy, any traffic on Hwy 205 entering Pecan Valley Drive from the South will be speeding up to take advantage of any break in traffic, so attention will not be on the potential traffic hazards created by traffic exiting the propose site.

3. The use of W. Quail Run Road is not the same as you would find on a normal city street, because it sis not a normal street, rather its use is reminiscent of a country lane, which is what it started out as. The road is one of the oldest in Rockwall, easily over 150 years old. It originally connected Rockwall through farms and forests to cities to the east, i.e. Garland. The residents of W. Quail Run Road have as much as possible maintained this country lane concept. The daily traffic on W.

Quail Run Road consists of cars and trucks, bicyclists skateboarders, walkers joggers. It is a road of mixed use and those that live on the street like it that way. The pace is slower, drivers are on the lookout for foot traffic, etc. But what happens when the families walking or bicycling down to the Walgreens meet the inevitable traffic accident that is going to happen at the entrance to the proposed property. The only sidewalk on the street is on the same side as and will cross the entrance to the proposed development. Again, we are creating an accident waiting to happen.

For these reason, I oppose the request for a restaurant on this piece of property. The value of being able to whip in and get a smoothie is not worth the potential cost.

Thank you.

Michael Hunter

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WIER & ASSOCIATES, INC.

ENGINEERS  
SURVEYORS  
LAND PLANNERS

June 19, 2020

City of Rockwall  
Planning & Zoning Dept.  
385 S. Goliad St  
Rockwall, Texas 75087

**RE: LETTER OF EXPLANATION – SPECIFIC USE PERMIT  
NW CORNER OF GOLIAD & PECAN VALLEY  
W&A# 19022**

PRINCIPALS

JOHN P. WIER, P.E., R.P.L.S.  
ULYS LANE III, P.E., R.P.L.S., CFM  
CARLO SILVESTRI, P.E.  
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES

PHILIP L. GRAHAM, P.E.  
JAKE H. FEARS, P.E., LEED AP BD+C  
RANDALL S. EARDLEY, P.E.

ASSOCIATES

TOBY W. RODGERS  
CASEY D. YORK  
PRIYA N. ACHARYA, P.E.  
TIM V. WALLACE, P.E.

Dear Planning and Zoning Staff:

Foremark Real Estate intends to develop a portion of a 2.174-acre parcel of land, zoned as PD-65 within the N. SH-205 Overlay District, and situated in the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas. Said property is generally located at the northwest corner of Goliad St and Pecan Valley Dr and is addressed as 150 Pecan Valley Dr.

This Letter of Explanation is accompanying a submittal for a Specific Use Permit request for the approval to construct a 792±-sf restaurant with drive-through on the southern portion of the tract. This development requires a Specific Use Permit due to being a restaurant, less than 2,000-sf, with drive-through or drive-in facilities. The developable area south of the existing creek is bound by several site constraints, which include easements, right-of-way dedication, and floodplain. The restaurant, if approved, will not be constructed until the proposed City sanitary sewer main re-alignment is in place and the existing lift station is abandoned.

We request that the review of the Specific Use Permit application for the property noted above be acted upon by staff. Please contact the developer, Chad DuBose with Foremark Real Estate, by phone at 214-701-8455 or via email at [chad@foremark.com](mailto:chad@foremark.com) or the developer's engineer, Jake Fears, P.E. with Wier & Associates, Inc., by phone at 817-269-5011 or via email at [jakef@wierassociates.com](mailto:jakef@wierassociates.com) with any questions or comments.

Respectfully,

Jake Fears, P.E., LEED AP  
Senior Associate

2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006-7440  
(817) 467-7700  
FAX (817) 467-7713

[WWW.WIERASSOCIATES.COM](http://WWW.WIERASSOCIATES.COM)

121 S. MAIN ST.  
HENDERSON, TEXAS 75654-3559  
(903) 722-9030  
TOLL FREE FAX (844) 325-0195

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 2019000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "STOVALL", BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";

2) N 41°00'51" W, 69.59 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°00'51" W, 95.11 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR QUAIL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN CABINET G, PAGE 281, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 48°59'09" E, DEPARTING THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD, 20.79 FEET TO A POINT;

THENCE N 75°49'41" E, 102.18 FEET TO A POINT;

THENCE N 49°16'23" E, 59.99 FEET TO A POINT;

THENCE 75°50'22" E, 51.98 FEET TO A POINT;

THENCE S 14°09'38" E, 100.31 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A CONCRETE MONUMENT FOUND BEARS N 43°35'00" E, 11.82 FEET;

THENCE S 43°35'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.579 ACRES (25,233 SQUARE FEET) OF LAND, MORE OR LESS.



**LEGEND**

(X) PARKING COUNT

(---) LANDSCAPE AREA (REF: LANDSCAPE PLAN)

(---) CONCRETE SIDEWALK

- GENERAL NOTES:**
1. DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  2. ALL PROPOSED CURB RADIUS ARE 3.0' F/C. WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  3. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  4. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

**FEMA NOTE**

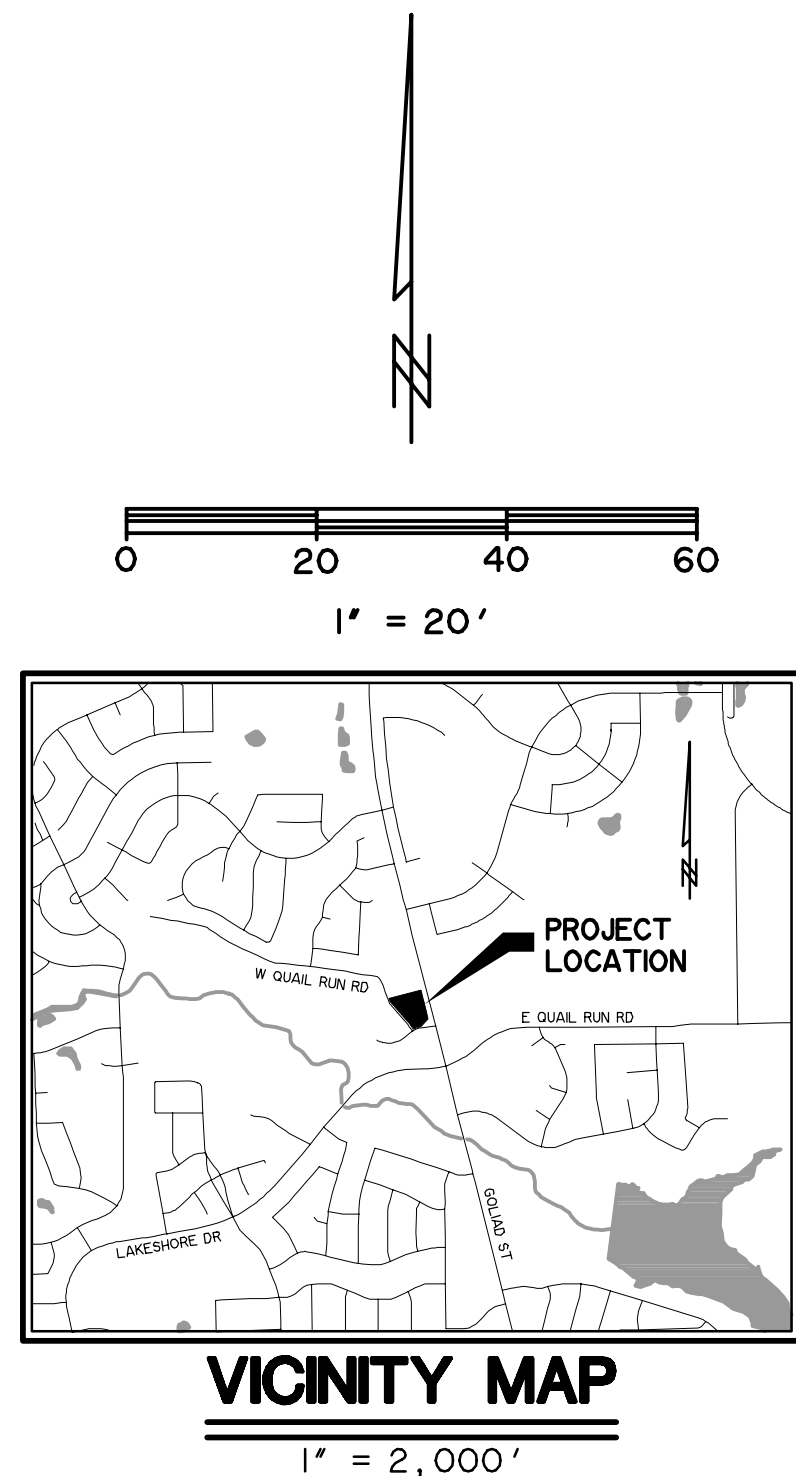
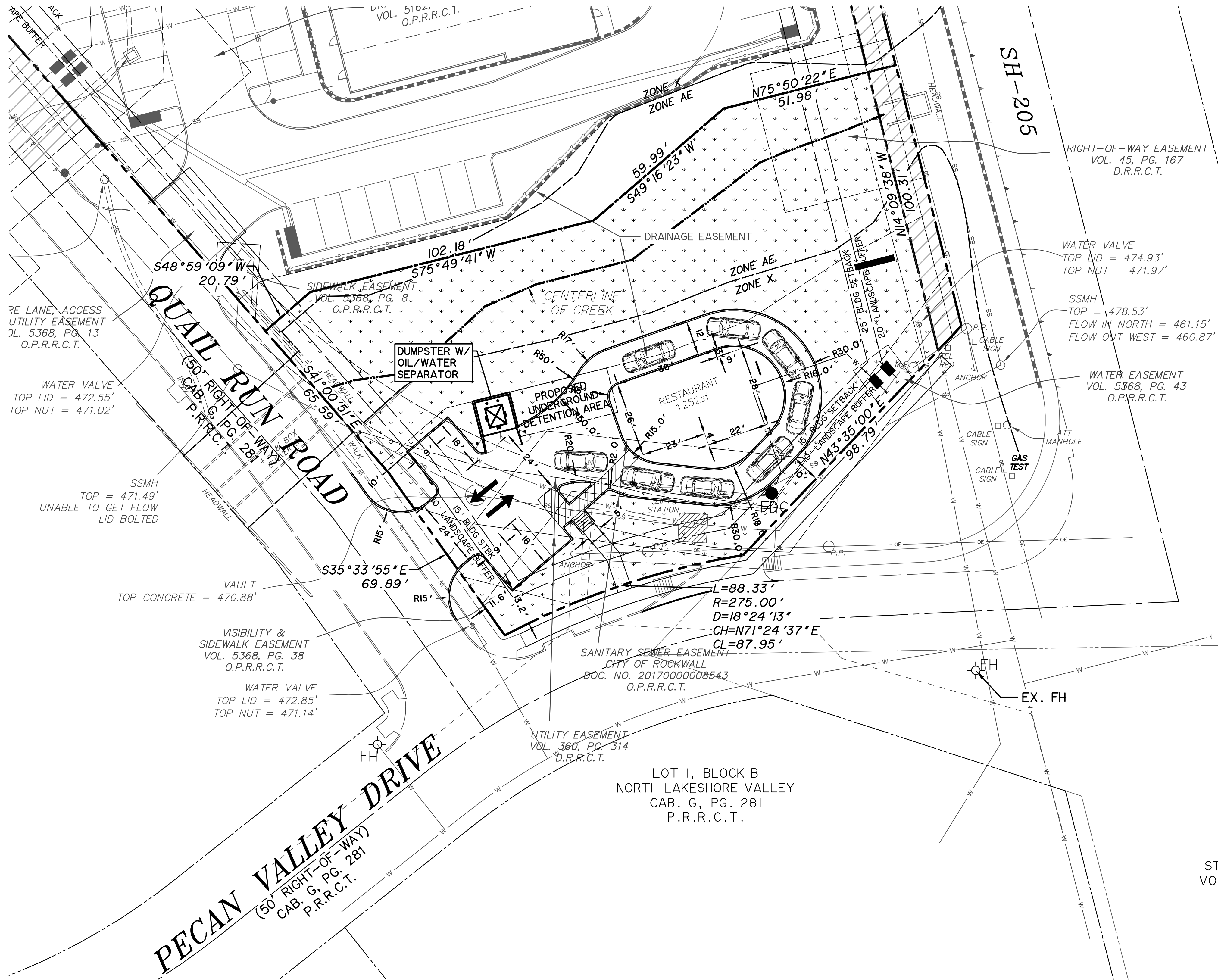
FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES 'AE' AND 'X'. PART OF THIS PROPERTY LIES WITHIN ZONES 'A', AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN. IF PARTS OF THE SITE ARE NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES, THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WIER & ASSOCIATES, INC.

**DEVELOPER**

FOREMARK REAL ESTATE  
CONTACT: CHAD DUBOSE  
8350 N CENTRAL EXPWY., STE 1313  
DALLAS, TEXAS 75206  
PHONE: (214) 891-3215  
CHAD@FOREMARK.COM

**ENGINEER**

WIER & ASSOCIATES  
CONTACT: JAKE FEARS, P.E.  
2201 E. LAMAR BLVD., SUITE #200E  
ARLINGTON, TX 76006  
PHONE: (817) 467-7700  
FAX: (817) 467-7713  
JAKEF@WIERASSOCIATES.COM



**SITE DATA CHART**

ZONING	PD-65 W/ N. SH-205 OVERLAY
EXISTING USE	VACANT / UNDEVELOPED
PROPOSED USE	RESTAURANT
LOT AREA (ARTIFICIAL)	0.579± AC (25,233 SF)
BUILDING AREA	1252 SF (REQUIRES SUP APPROVAL)
BUILDING HEIGHT	18'-0"
BUILDING SETBACKS	HIGHWAY 205: 25' PECAN VALLEY DR: 15' QUAIL RUN RD: 15' INTERNAL: 10'
BUILDING/LOT COVERAGE	3.4%
LANDSCAPE AREA	18,000 SF
LANDSCAPE COVERAGE	71.3%

**SUP SITE PLAN  
RESTAURANT  
150 PECAN VALLEY DR  
ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS

**July 8, 2020**

PREPARED BY:

**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com

CASE No.: Z2020-026

DATE: 7/8/2020  
W.A. No. 19022

PRELIMINARY PLANS  
FOR PROJECT REVIEW.  
NOT FOR  
CONSTRUCTION,  
BIDDING OR PERMIT  
PURPOSES.  
Prepared By/Or Under  
Direct Supervision Of  
Jacob H. Fears, PE  
Texas Registration  
No. 99376  
On Date Shown Below.

LANTY W. DEAN &  
MARY F. DEAN  
(TRACT B)  
VOL. 349, PG. 4  
D.R.R.C.T.

N18°54'05"W  
37.43'

POINT FROM WHICH A  
1/2" IRF "STOVALL"  
BEARS S48°22'57"E, 0.31'

LOT 1, BLOCK A  
CHILDRENS LIGHTHOUSE  
CAB. I, PG. 395  
P.R.R.C.T.

N75°50'22"E 349.30'  
339.30'

10' RIGHT-OF-WAY  
DEDICATION  
CAB. I, PG. 395  
P.R.R.C.T.

PLACE OF  
BEGINNING  
1/2" IRF  
"STOVALL"  
(CM)

UTILITY EASEMENT  
(TRACT ONE)  
VOL. 5318, PG. 89  
D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

UTILITY EASEMENT  
(TRACT TWO)  
VOL. 5318, PG. 89  
D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

12' WATER LINE EASEMENT  
VOL. 81, PG. 89  
D.R.R.C.T.

10' RIGHT-OF-WAY  
DEDICATION  
BY THIS PLAT  
0.072 ACRES  
(3,152 SQ. FT.)

**LOT 1, BLOCK A**  
**2.174 ACRES**  
**(94,695 SQ. FT.)**

MIN. FINISHED FLOOR 474.73'

**2.246 ACRES GROSS**  
**(97,847 SQUARE FEET)**  
**-0.072 ACRES R.O.W.**  
**(3,152 SQUARE FEET)**  
**2.174 ACRES NET**  
**(94,695 SQUARE FEET)**

DRAINAGE EASEMENT  
VOL. 5199, PG. 158  
D.R.R.C.T.

PREScriptive  
RIGHT-OF-WAY

20' SANITARY SEWER EASEMENT  
VOL. 358, PG. 62  
D.R.R.C.T.

(REMAINDER)  
ARKOMA DEVELOPMENT, LLC  
VOL. 4411, PG. 290  
D.R.R.C.T.

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

15' WATER LINE EASEMENT  
VOL. 197, PG. 526  
VOL. 197, PG. 529  
VOL. 197, PG. 532  
D.R.R.C.T.

DRAINAGE EASEMENT  
VOL. 5162, PG. 182  
D.R.R.C.T.

(REMAINDER)  
ARKOMA DEVELOPMENT, L.L.C.  
VOL. 4247, PG. 95  
D.R.R.C.T.

QUAIL RUN RD  
(300' RIGHT-OF-WAY)  
CAB. G, PG. 281  
P.R.R.C.T.

N41°00'51"W  
308.74'

FIRE LANE, ACCESS  
& UTILITY EASEMENT  
VOL. 5368, PG. 13  
D.R.R.C.T.

WATER EASEMENT  
VOL. 5368, PG. 28  
D.R.R.C.T.  
TO BE ABANDONED  
BY THIS PLAT

SIDEWALK EASEMENT  
VOL. 5368, PG. 8  
D.R.R.C.T.

DRAINAGE EASEMENT  
BY THIS PLAT

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

RIGHT-OF-WAY EASEMENT  
VOL. 45, PG. 167  
D.R.R.C.T.

20' UTILITY EASEMENT  
VOL. 360, PG. 314  
D.R.R.C.T.

SANITARY SEWER EASEMENT  
INST. NO. 20170000008543  
O.P.R.R.C.T.

CONC. MON. FND.

WATER EASEMENT  
VOL. 5368, PG. 43  
D.R.R.C.T.

S43°35'00"W  
110.62'

15' PERMANENT UTILITY & SANITARY  
SEWER LIFT STATION EASEMENT  
VOL. 2765, PG. 106  
D.R.R.C.T.

15' WATER LINE EASEMENT  
VOL. 197, PG. 526  
VOL. 197, PG. 529  
VOL. 197, PG. 532  
D.R.R.C.T.

STATE OF TEXAS  
VOL. 32, PG. 525  
D.R.R.C.T.

APPROX. LOCATION  
SURVEY LINE

POINT FROM WHICH A  
TXDOT ALUM CAP FND  
BEARS N26°16'31"E, 0.48'

5/8" IRF  
(CM)

LOT 1, BLOCK B  
NORTH LAKESHORE VALLEY  
CAB. G, PG. 281  
P.R.R.C.T.

L=88.33'  
R=275.00'  
D=18°24'13"  
CH=S71°24'37"W  
CL=87.95'

VISIBILITY &  
SIDEWALK EASEMENT  
VOL. 5368, PG. 38  
D.R.R.C.T.

N35°33'55"W  
69.89'

JOHN H. B. JONES SURVEY  
ABSTRACT NO. 124

PECAN VALLEY DR  
(50' RIGHT-OF-WAY)  
CAB. G, PG. 281  
P.R.R.C.T.

EASEMENT LINE TABLE

LINE	BEARING	DIST
L1	N48°59'09"E	9.99'
L2	N75°49'41"E	89.21'
L3	N44°56'06"E	50.39'
L4	N68°49'52"E	59.91'
L5	N75°50'22"E	31.98'
L6	N48°49'21"E	29.81'
L7	N75°55'34"E	78.69'
L8	N68°35'10"E	31.34'
L9	N56°51'52"E	40.08'
L10	N62°01'49"E	24.94'
L11	N03°59'09"E	34.59'
L12	S86°00'51"E	15.00'
L13	S03°59'09"W	34.59'
L14	S03°59'09"W	26.03'
L15	N03°59'09"E	11.03'
L16	N86°00'51"W	15.00'

0 30 60 90  
SCALE: 1"= 30'

\* LEGEND \*

L1	LINE IDENTIFIED IN LINE TABLE
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	IRON ROD SET
"WIER"	YELLOW CAP STAMPED "WIER & ASSOC INC"

**PRELIMINARY**  
**FOR REVIEW PURPOSES ONLY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSE AND SHALL NOT BE USED OR VIEWED OR  
RELIED UPON AS A FINAL SURVEY DOCUMENT.

**OWNER / DEVELOPER**

JCDB GOLIAD HOLDINGS, LLC  
8350 N. CENTRAL EXPY, SUITE 1313  
DALLAS, TEXAS 75206  
CONTACT: CHAD DUBOSE  
PH: (214) 561-6522  
EMAIL: CHAD@FOREMARK.COM

**ENGINEER / SURVEYOR**

WIER & ASSOCIATES, INC.  
2201 E. LAMAR BLVD., SUITE 200E  
ARLINGTON, TEXAS 76006  
CONTACT: JAKE FEARS, P.E.  
PH: (817) 467-7700  
FAX: (817) 467-7713

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**PECAN VALLEY RETAIL**

BEING A PORTION OF THE  
SAMUEL KING SURVEY, ABSTRACT NO. 131,  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CASE NUMBER SP2019-023  
1 LOT 2.246 ACRES

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
Texas Firm Registration No. F-2776 www.WierAssociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

SHEET 1 OF 2

DATE: 11/7/2019  
W.A. No. 19022



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 65 (PD-65) [*ORDINANCE NO. 17-03*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *RESTAURANT, LESS THAN 2,000 SF, WITH DRIVE-THROUGH OR DRIVE-IN FACILITIES* ON A 0.579-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 65 (PD-65), IDENTIFIED AS TRACT 1 OF THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a request has been made by Jake Fears, P.E. of Weir & Associates, Inc. for the approval of a Specific Use Permit (SUP) for the purpose constructing a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* on a 0.579-acre tract of land, zoned Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] for General Retail (GR) District land uses, and being identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, generally located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [*SH-205*], addressed as 150 Pecan Valley Drive, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance 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 65 (PD-65) [*Ordinance No. 17-03*] and the Unified Development Code [*Ordinance 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Restaurant, Less than 2,000 SF, with Drive-Through or Drive-In Facilities* as stipulated by Planned Development District 65 (PD-65) [*Ordinance No. 17-03*] and Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance 20-02*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 65 (PD-65) [Ordinance No. 17-03] and Section 06.01, *Overlay Districts*, and Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance 20-02] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *Restaurant, Greater than 2,000 SF, with Drive-Through or Drive-In Facilities* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The site plan shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
- 2) Additional landscaping and a berm shall be required along *Pecan Valley Drive* and *N. Goliad Street* to provide headlight screening for vehicles traveling on *N. Goliad Street* from the vehicles in the drive-through cueing lane.
- 3) The stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane from the point of order.

## **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) [Ordinance No. 20-02] will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, 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 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 THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020

**Exhibit 'A':**  
*Legal Description*

BEING A TRACT OF LAND LOCATED IN THE SAMUEL KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO JCDB GOLIAD HOLDINGS, LLC, RECORDED IN INSTRUMENT NUMBER 20190000009184, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.R.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "STOVALL", BEING THE SOUTH CORNER OF SAID JCDB GOLIAD TRACT AND BEING THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PECAN VALLEY DRIVE (A 50' RIGHT-OF-WAY) WITH THE EAST RIGHT-OF-WAY LINE OF QUAIL RUN ROAD (A 50' RIGHT-OF-WAY);

ALONG THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD AS FOLLOWS:

(1) N 35°33'55" W, 69.89 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "STOVALL";

(2) N 41°00'51" W, 69.59 FEET TO A POINT, FROM WHICH A 5/8" IRON ROD FOUND BEARS N 41°00'51" W, 95.11 FEET, SAID IRON ROD BEING THE NORTHEAST CORNER OF A RIGHT-OF-WAY DEDICATION FOR QUAIL RUN ROAD AS SHOWN ON THE PLAT RECORDED IN CABINET G, PAGE 281, PLAT RECORDS, ROCKWALL COUNTY, TEXAS (P.R.R.C.T.);

THENCE N 48°59'09" E, DEPARTING THE WEST LINE OF SAID JCDB GOLIAD TRACT AND THE EAST RIGHT-OF-WAY LINE OF SAID QUAIL RUN ROAD, 20.79 FEET TO A POINT;

THENCE N 75°49'41" E, 102.18 FEET TO A POINT; THENCE N 49°16'23" E, 59.99 FEET TO A POINT;

THENCE 75°50'22" E, 51.98 FEET TO A POINT;

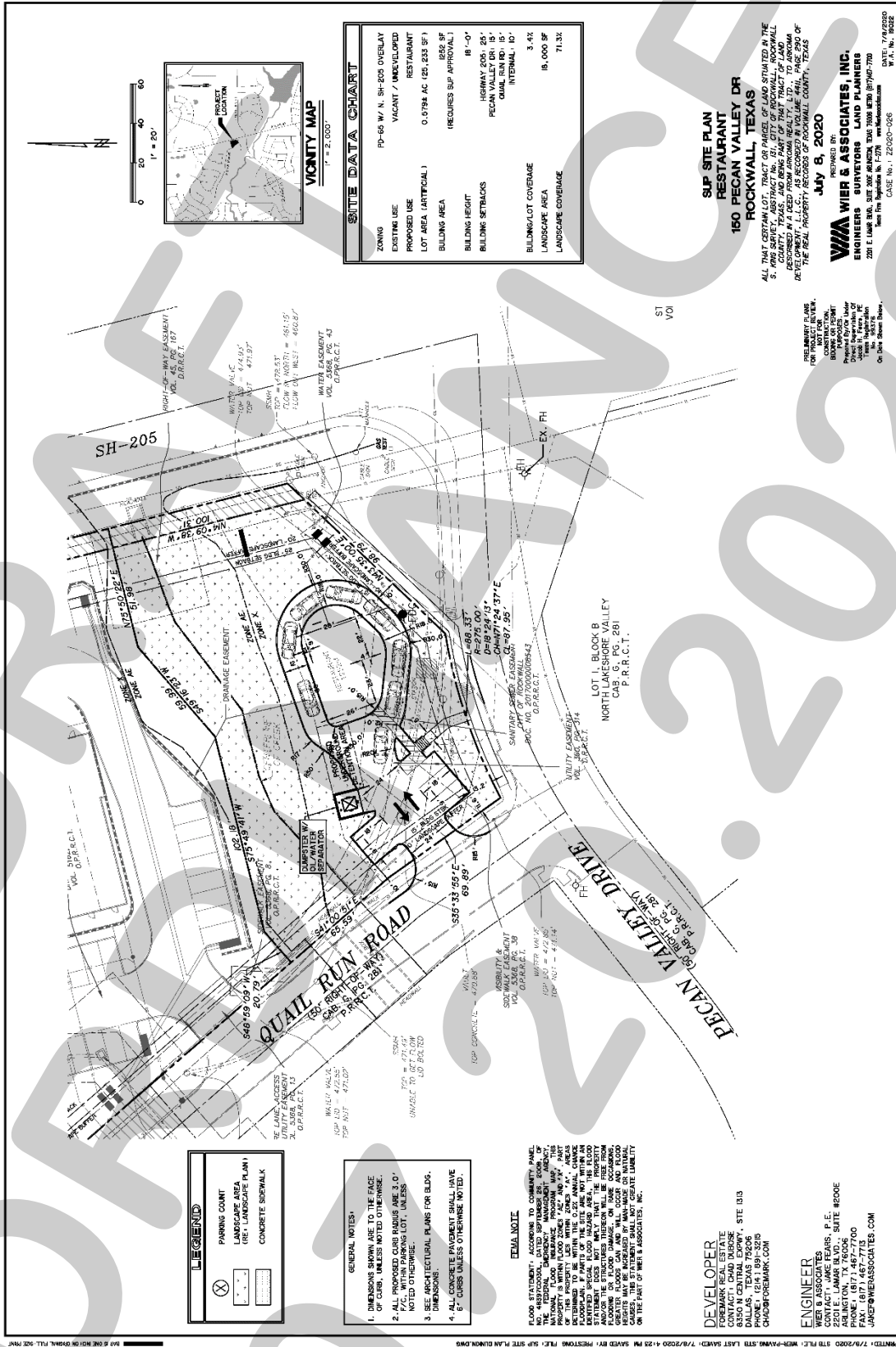
THENCE S 14°09'38" E, 100.31 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF NORTH GOLIAD STREET (STATE HIGHWAY NO. 205) (A VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH A CONCRETE MONUMENT FOUND BEARS N 43°35'00" E, 11.82 FEET;

THENCE S 43°35'00" W, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET, 110.62 FEET TO A POINT, BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID NORTH GOLIAD STREET WITH THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, AN ARC LENGTH OF 88.33 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID PECAN VALLEY DRIVE AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 18°24'13", AND A CHORD BEARING S 71°24'37" W, 87.95 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.579 ACRES (25,233 SQUARE FEET) OF LAND, MORE OR LESS.



# Exhibit 'B': Concept Plan





## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-027; SPECIFIC USE PERMIT (SUP) FOR 803 N. GOLIAD STREET

---

### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Property Owner Notifications  
Applicant's Letter  
Approved Site Plan  
Ordinance No. 16-22  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of an ordinance for a *Specific Use Permit (SUP)* for a *General Retail Store* and *Banquet Facility/Event Hall* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the Specific Use Permit (SUP).





# 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: July 20, 2020

APPLICANT: Leslie & Scott Milder

CASE NUMBER: Z2020-027; *Specific Use Permit (SUP) for 803 N. Goliad Street*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a *Specific Use Permit (SUP)* for a *General Retail Store* and *Banquet Facility/Event Venue* on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary.

### BACKGROUND

The subject property is considered to be a part of the Old Town Rockwall Addition, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the 2017 Historic Resource Survey, the existing single-family home was constructed in 1903, and is currently identified as a *Medium Contributing* asset. The Rockwall Central Appraisal District (RCAD), list the size of the structure as 1,738 SF. According to the zoning map from January 3, 1972 the subject property was zoned Single-Family 3 (SF-3) District. By 1983 this designation had been changed to a Single-Family 7 (SF-7) District according to the August 16, 1983 zoning map. On August 1, 2005, the subject property was rezoned from a Single-Family 7 (SF-7) District to Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses [Case No. Z2005-026; Ordinance No. 05-35]. On August 18, 2014, the City Council approved a Specific Use Permit (SUP) [Case No. Z2014-019; Ordinance No. 14-34] for *Antique/Collectable Sales* in conjunction with a *General Retail Store*. The approval of this Specific Use Permit (SUP) was followed up with the submission and approval of a site plan (Case No. SP2014-026) on October 28, 2014, converting the land use from a residential land use to a non-residential land use; however, the Specific Use Permit (SUP) allowing *Antique/Collectable Sales* in conjunction with a *General Retail Store* was never utilized and expired in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

On December 16, 2015, the owners of the property -- *Scott and Leslie Milder* -- submitted an application requesting to amend Planned Development District 50 (PD-50) to allow for a *Banquet Facility/Event Venue* by Specific Use Permit (SUP) in the district. This was approved by the City Council on February 1, 2016 through *Ordinance No. 16-15*. A subsequent Specific Use Permit (SUP) application requesting a *Banquet Facility/Event Venue* on the subject property was submitted and approved by the City Council on March 7, 2016 [Ordinance No. 16-22; S-149]. As part of this approval, the City Council allowed the applicant to defer the development of the cross-access drive until the single-family home at 802 S. Alamo Street [1] rezoned to Planned Development District 50 (PD-50) [or another non-residential zoning], and [2] converted the land use to a non-residential land use. In addition, a variance to allow for a gravel drive extending from the concrete parking areas to Alamo Street was approved. This drive was later reconstructed out of concrete by the applicant. Following the approval of the Specific Use Permit (SUP), a replat for the subject property [Case No. P2015-036] was filed with Rockwall County on January 29, 2016, creating Lot 1, Block A, Our House Addition. On July 7, 2016, a Certificate of Occupancy (CO) was issued for Our House.

### PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) for a *General Retail Store* and *Banquet Facility/Event Hall* for the subject property in accordance with Planned Development District 50 (PD-50) [Ordinance No. 17-19] and the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The purpose of

this request is to establish a cigar shop in conjunction with a *Banquet Facility/Event Venue* on the subject property. This will be a new business and not be associated with the previous *Banquet Facility/Event Venue*.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 803 N. Goliad Street. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 1,102 SF office building (801 N. Goliad Street) situated on a 0.1522-acre parcel of land (i.e. Lot 1, Block A, Double T. Ventures Addition). Beyond this are two (2) single-family homes followed by Heath Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of the properties in this area are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.
- South: Directly south of the subject property is a 1,032 SF office building (801 N. Goliad Street), a 1,216 SF office building (705 N. Goliad Street), and two (2) single-family residential homes. The residential properties are zoned Single-Family 7 (SF-7) District and the two (2) office buildings are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.
- East: Directly east of the subject property is N. Goliad Street [SH-205], which is identified as a M4U-M (i.e. modified 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 an office building (802 N. Goliad Street) and a vacant lot (804 N. Goliad Street). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.
- West: Directly west of the subject property is N. Alamo Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes zoned Single-Family 10 (SF-10) District.

### **CHARACTERISTICS OF THE REQUEST**

The existing *Banquet Facility/Event Venue* (i.e. *Our House*) currently operates out of the 1,738 SF converted single-family home. Kurt Naumann of Eldorado Fine Cigars, LLC has submitted a letter proposing to supplant the current business and establish with a *General Retail Store* and *Banquet Facility/Event Venue*. The proposed *General Retail Store* will be a cigar shop that -- according to Mr. Naumann's letter -- "...tailors to the cigar enthusiast, including comfortable seating throughout the store, multiple TV's, and a walk-in humidor..." The facility will also host special events centered around cigar brands for their customers. In addition, the letter states that they also want to offer the space to rent for private parties and celebrations.

### **CONFORMANCE TO THE CITY'S CODES**

According to Planned Development District 50 (PD-50) [Ordinance No. 17-19] the subject property is restricted to the land uses permitted within the Residential-Office (RO) District, and according to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *General Retail Store* and *Banquet Facility/Event Venue* requires a Specific Use Permit (SUP) in the Residential-Office (RO) District. Neither of these land uses require additional conditional use restrictions; however, Ordinance No. 17-19 does define a *Banquet Facility/Event Venue* "...as a commercial facility that can be rented out for the purpose of hosting private events (e.g. birthday parties, wedding receptions, meetings, etc.). These events shall not be open to the general public."

### **STAFF ANALYSIS**

Since the applicant is proposing to continue to use the property as a *Banquet Facility/Event Venue*, staff has carried the operational conditions of Ordinance No. 16-22 (S-149) over to the new draft ordinance. Staff also added several requirements pertaining to the operation of a *General Retail Store*. With this being said, staff needs to point out that when this property was granted the original Specific Use Permit (SUP) [S-149; Ordinance No. 16-22], a waiver was granted through the ordinance that allowed the applicant to defer the construction of the 24-foot cross-access drive -- connecting the subject property to both 801 & 807 N. Goliad Street [SH-205] -- until the residential property at 802 S. Alamo Street was rezoned to a non-residential zoning



and converted to a commercial land use. Currently, the property at 802 S. Alamo Street faces on to Alamo Street and all the properties on this street are residential. This property owner has also not indicated an intent to rezone the property; however, staff has added this to the new draft ordinance using the same wording as the original ordinance. Since the proposed ordinance will supersede the existing ordinance this approval is a discretionary decision for the City Council, and the City Council retains the ability to change any of the operational conditions in the draft ordinance prior to adoption.

## **NOTIFICATIONS**

On July 2, 2020, staff mailed 99 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had one (1) property owner notification, two (2) online property owner notifications, and one (1) email in favor of the request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request for a Specific Use Permit (SUP) to or a *General Retail Store* and *Banquet Facility/Event Hall* on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) The subject property should maintain general conformance with the *Concept Plan* contained in *Exhibit 'C'* of the draft ordinance.
  - (b) The hours of operation for the *Banquet Facility/Event Hall* shall be limited to Sunday through Thursday, 8:00 AM – 9:00 PM and Friday & Saturday, 8:00 AM – 11:00 PM.
  - (c) The hours of operation for the *General Retail Store* shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
  - (d) No on-premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
  - (e) The sale of alcoholic beverages shall be prohibited; however, alcohol shall be permitted to be provided by the guests for events associated with the *Banquet Facility/Event Hall*.
  - (f) No events held on premise shall be open to the general public.
  - (g) A uniformed, state licensed security guard and/or off-duty police officer shall be present for events that include the provision of beer, wine and/or liquor. Events that limit alcohol consumption to champagne are exempt from this provision.
  - (h) Live outdoor music shall be prohibited.
  - (i) No event parking shall be permitted along Goliad Street or Alamo Street.
  - (j) The parking requirement for the proposed Banquet Facility/Event Venue is 14 parking spaces (*i.e. 1580 SF/100 SF = 16 Parking Spaces; Less two [2] parking spaces which were waived by the City Council on February 15, 2016*).
  - (k) The indoor areas shall be limited to maximum occupancy of 49 people.
  - (l) In the event that the property at 802 N. Alamo Street (*i.e. the property to the southwest of the subject property*) rezones and converts the property to a commercial land use the dedicated 20-foot cross access easement on the subject property

shall be paved with concrete to connect the adjacent properties (i.e. 802 N. Alamo Street and 801 & 807 N. Goliad Street) as depicted in *Exhibit 'B'* of the draft ordinance. All paving must be constructed within 60 days of an approved site plan for the property at 802 N. Alamo Street, and shall be in accordance with the standards of Article 06, *Parking and Loading*, of the Unified Development Code.

- (m) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 3.2, *Compliance*, of the draft ordinance.
- (2) The applicant will be required to apply for a Certificate of Occupancy (CO) for the subject property prior to commencing operations; and,
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) with the conditions of approval by a vote of 6-0, with Commissioner Moeller 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:

*[Signature]*  
*[Signature]*

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</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address

803 N. Goliad Rockwell TX 75087

Subdivision

OVR HOUSE ADDITION

Lot

1

Block

A

General Location

Hwy 205 between Heath Street and Kaufman

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

Current Zoning

Residential Office/Light Retail

Current Use

NONE

Proposed Zoning

SAME

Proposed Use

Cigar Lounge

Acreage

0.66

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

Leslie and Scott Milder

☐ Applicant

Contact Person

Scott Milder

Contact Person

Address

501 Camp Creek Rd.

Address

City, State & Zip

Rockwall, TX 75087

City, State & Zip

Phone

214 497 6411

Phone

E-Mail

milderman@gmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Scott Milder [Owner] the undersigned, who stated the information on this application to be true and certified the following:

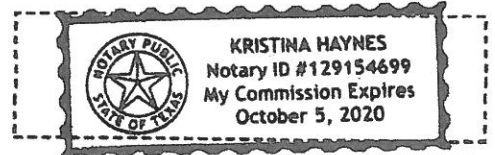
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$\_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020

Owner's Signature

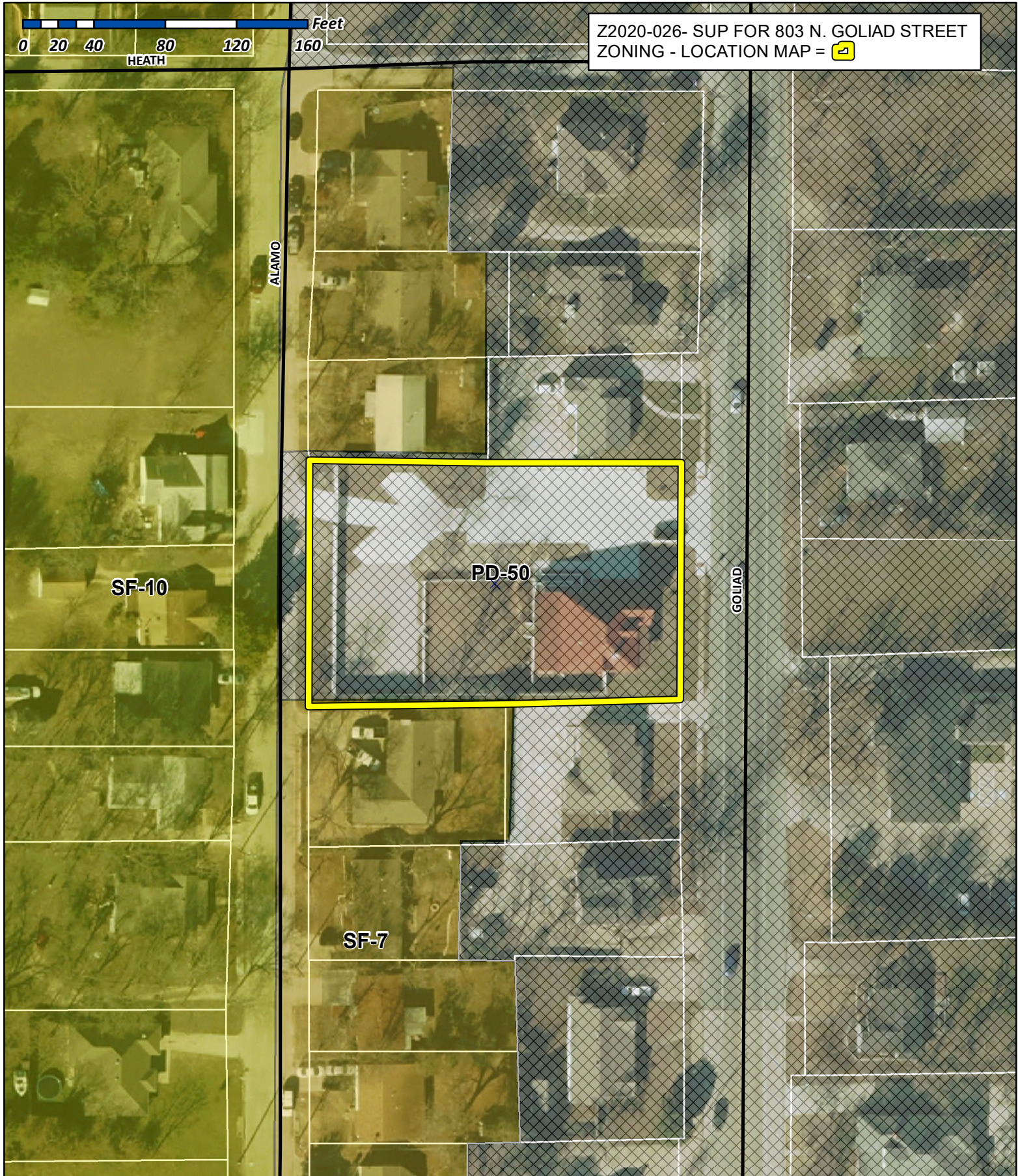
*[Signature]*  
*[Signature]*

Notary Public in and for the State of Texas



My Commission Expires





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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



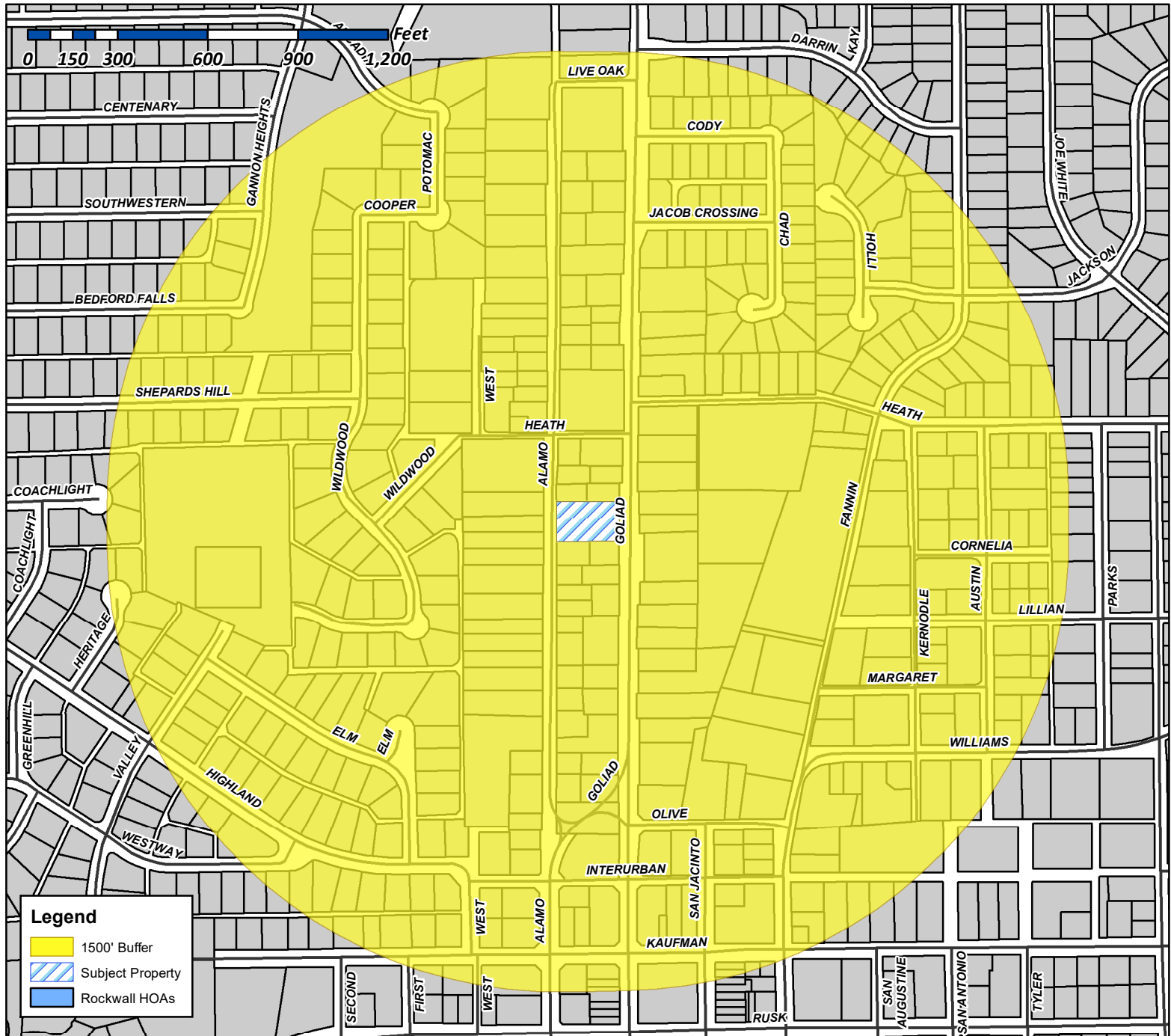
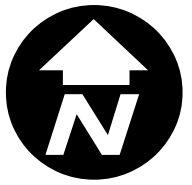




# City of Rockwall

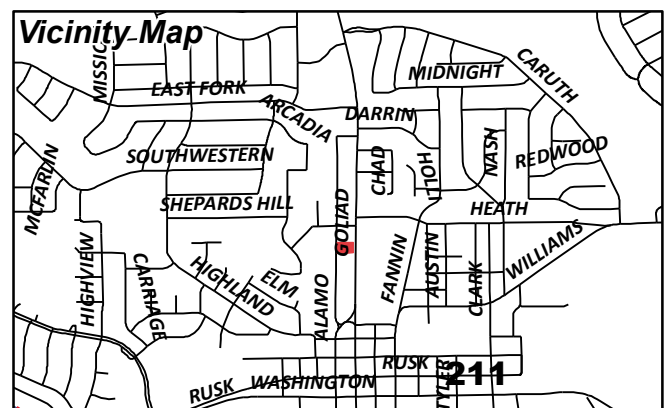
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2020-027  
**Case Name:** SUP for 803 N. Goliad Street  
**Case Type:** Specific Use Permit  
**Zoning:** PD-50  
**Case Address:** 803 N. Goliad Street

**Date Created:** 6/21/2020  
**For Questions on this Case Call** (972) 771-7745

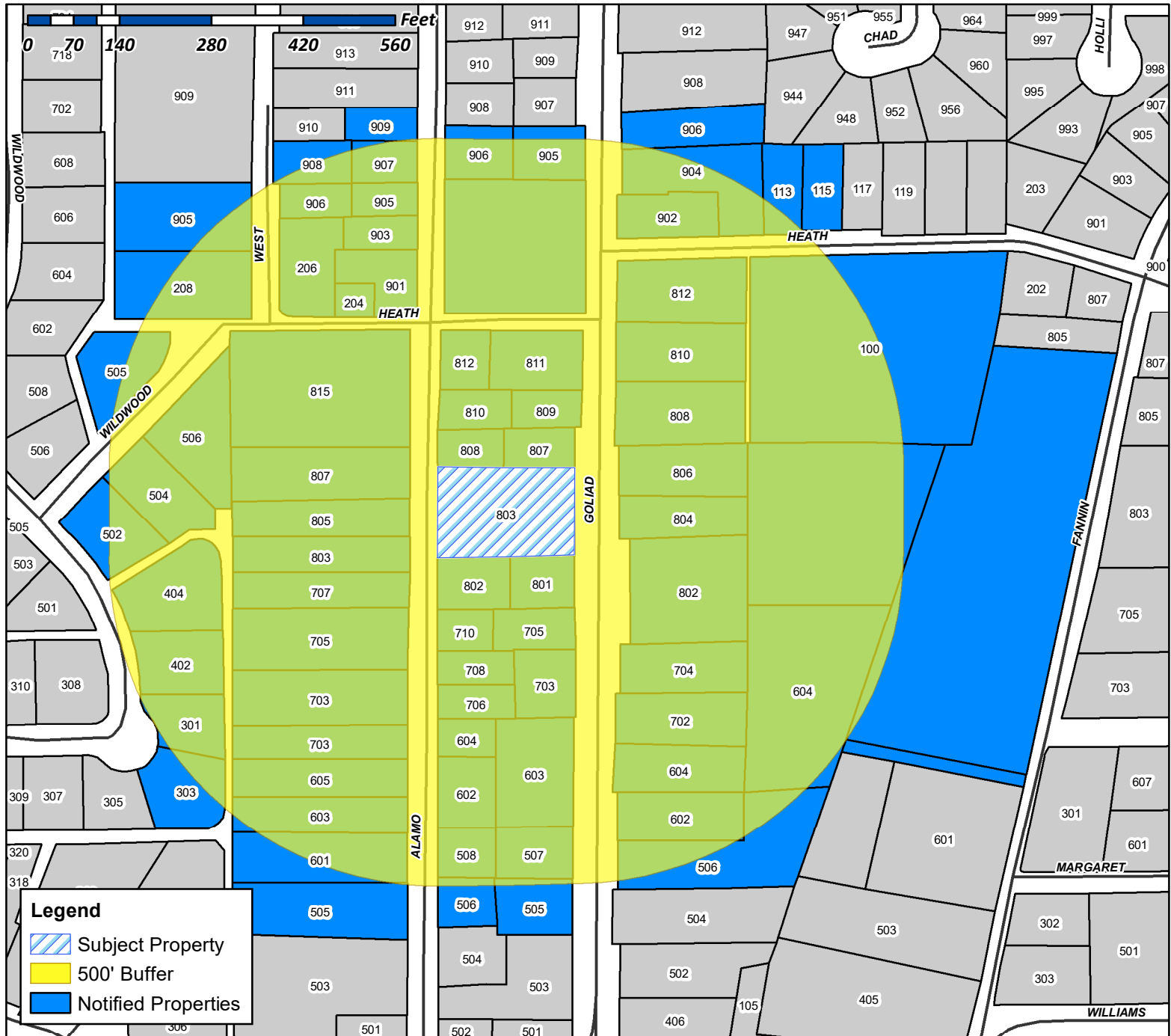




# City of Rockwall

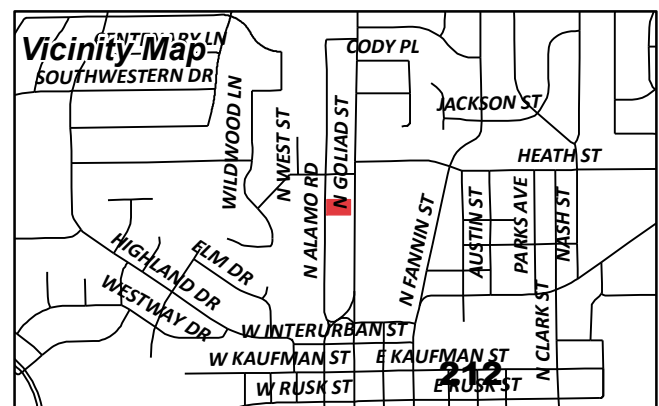
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Zoning:** PD-50  
**Case Address:** 803 N. Goliad Street

**Date Created:** 6/21/2020  
**For Questions on this Case Call** (972) 771-7745





CURRENT RESIDENT  
100 E HEATH  
ROCKWALL, TX 75087

BARKER PERRY H & ELIZABETH D  
104 SCENIC DR  
HEATH, TX 75032

TEEL BRITTON & BARBARA  
10925 ROCKSTONE DR  
BALCH SPRINGS, TX 75180

WAGNER GERALD P  
112 LOS PECES  
GUN BARRELL, TX 75156

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

CHISENHALL ROBERT  
115 E HEATH ST  
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200  
DARRIN DRIVE  
1270 COASTAL DR  
ROCKWALL, TX 75087

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

WRIGHT JOHN M & SUSAN L  
1605 SEASCAPE CT  
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S  
1614 S LAKESHORE DR  
ROCKWALL, TX 75087

CITY LIFT STATION  
201 E WASHINGTON ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
204 W HEATH  
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC  
2040 N BELT LINE RD STE 400  
MESQUITE, TX 75150

PRITCHETT JOHNETTA  
206 W HEATH ST  
ROCKWALL, TX 75087

PEOPLES DOSVILLE  
208 W HEATH ST  
ROCKWALL, TX 75087

KHATER CHARLES ETUX  
2368 E FM 552  
ROCKWALL, TX 75087

HOLLON GREGORY D  
2778 S FM 549  
ROCKWALL, TX 75032

FERRIS BETH  
301 WILDWOOD LN  
ROCKWALL, TX 75087

ANGLE GLENDA ANNE  
303 WILDWOOD LN  
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

SWIERCINSKY JOSHUA L  
3922 MEDITERRANEAN ST  
ROCKWALL, TX 75087

MORENO ANTONIO AND SUZANNE T  
402 WILDWOOD LANE  
ROCKWALL, TX 75087

COOK CAROLINE D  
404 WILDWOOD LN  
ROCKWALL, TX 75087

MORGAN NANCY D  
429 PARK PLACE BLVD  
ROCKWALL, TX 75087

HOWELL RONALD & MICHELE  
434 JORDAN FARM CIRCLE  
ROCKWALL, TX 75087

TREVINO BERTHA & LOUIS  
4917 SAINT JAMES CT  
MESQUITE, TX 75150

WOODARD CARL E ET UX  
502 WILDWOOD TER  
ROCKWALL, TX 75087

NASH M CALVIN ETUX  
504 WILDWOOD TER  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 WILDWOOD  
ROCKWALL, TX 75087

TUCKER PAMELA  
505 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
505 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
506 N GOLIAD  
ROCKWALL, TX 75087

HICKERSON JON D  
506 WILDWOOD TER  
ROCKWALL, TX 75087

FLEMING HALLIE B  
507 N GOLIAD  
ROCKWALL, TX 75087

MORGAN RHONA L &  
JACK HADLEY JR  
508 N ALAMO RD  
ROCKWALL, TX 75087

SMITH GREGORY S  
510 LIFE SPRING DR  
ROCKWALL, TX 75087

HAM JOSHUA L  
512 HIGHVIEW LANE  
ROCKWALL, TX 75087

RNDI COMPANIES INC  
519 E INTERSTATE 30 # 157  
ROCKWALL, TX 75087

FANG PROPERTIES LLC  
536 LOMA VISTA  
HEATH, TX 75032

CURRENT RESIDENT  
601 N ALAMO  
ROCKWALL, TX 75087

CARDENAS CECILIO & CARMEN  
602 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
602 N GOLIAD  
ROCKWALL, TX 75087

HAMILTON JOANN  
603 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
603 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 GOLIAD  
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA  
604 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
604 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
605 N ALAMO  
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE  
700 WINDSONG LN  
ROCKWALL, TX 75087

SMITH G DAVID  
702 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
703 N ALAMO RD  
ROCKWALL, TX 75087

IRBY DENNIS  
703 N GOLIAD ST  
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC  
704 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
705 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
706 N ALAMO  
ROCKWALL, TX 75087

CALABRESE CORINNA RAE  
707 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
708 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
710 N ALAMO  
ROCKWALL, TX 75087



CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CRISWELL BARBARA  
7110 HUNT LANE  
ROCKWALL, TX 75087

CHRISTENSEN VALERIE  
801 N GOLIAD  
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A  
802 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
802 N GOLIAD  
ROCKWALL, TX 75087

SEAMANS RANDY KALIN AND RACHEL K  
803 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
804 N GOLIAD  
ROCKWALL, TX 75087

FORGIONE JERILYN DENISE  
805 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
806 N GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
807 N GOLIAD  
ROCKWALL, TX 75087

WYLIE KIMBERLY  
808 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
808 N GOLIAD  
ROCKWALL, TX 75087

MARTINEZ RAQUEL P  
809 N GOLIAD ST  
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M  
810 N ALAMO RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
810 N GOLIAD  
ROCKWALL, TX 75087

AOUN PIERRE E  
811 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
812 N GOLIAD  
ROCKWALL, TX 75087

WAY CODY B AND AMBER C  
812 NORTH ALAMO STREET  
ROCKWALL, TX 75087

CAIN JAMES O  
815 N ALAMO RD  
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE  
830 SHORES BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
901 N ALAMO  
ROCKWALL, TX 75087

CURRENT RESIDENT  
902 N GOLIAD  
ROCKWALL, TX 75087

MOMSEN KIMBERLY  
903 N ALAMO ROAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
904 N GOLIAD ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 N ALAMO ST  
ROCKWALL, TX 75087

CURRENT RESIDENT  
905 N WEST  
ROCKWALL, TX 75087

WILLIAMS ALEX R  
906 N ALAMO RD  
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC  
906 N GOLIAD  
ROCKWALL, TX 75087

POINTER PRICE AND  
MANUEL LOZANO  
906 N GOLIAD STREET  
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA  
906 N WEST  
ROCKWALL, TX 75087

JC GAERLAN LLC  
907 NORTH ALAMO ROAD  
ROCKWALL, TX 75087

MARTINKUS NICOLE  
908 N WEST ST  
ROCKWALL, TX 75087

MOLINA JOE C II  
909 N ALAMO  
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC  
PO BOX 2284  
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC  
PO BOX 265  
FATE, TX 75132

WOMEN IN NEED INC  
PO BOX 349  
GREENVILLE, TX 75403

COOPER JAMES A & MICHELLE R  
PO BOX 492  
ROCKWALL, TX 75087

LAYTON ERIC A  
PO BOX 998  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

**Case No. Z2020-027: SUP for a General Retail Store at 803 N. Goliad Street**

Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a Specific Use Permit (SUP) for a General Retail Store and Banquet Facility/Event on a 0.66-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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, July 20, 2020 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. Z2020-027: SUP for a General Retail Store at 803 N. Goliad Street**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

# PUBLIC NOTICE



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

**Case No. Z2020-025: SUP for 507 N. Goliad Street for a General Retail Store**

Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for a *General Retail Store and Hair Salon and/or Manicurist* on a 0.2254-acre parcel of land identified as Lot 1, Block A, Artventures Studio Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 507 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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, July 20, 2020 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. Z2020-025: SUP for 507 N. Goliad Street for a 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.

*Perfectly appropriate for PD 50.*

Name:

*Leslie Milder*

Address:

*803 N. Goliad*

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

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



# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-027

Please place a check mark on the appropriate line below: \*

☒ I am in favor of the request.

☐ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

## Respondent Information

Please provide your information.

First Name \*

Ronald

Last Name \*

Briones

Address \*

906 N West St

City \*

Rockwall

State \*

TX

Zip Code \*

75087

Email Address \*

asayib@icloud.com

Phone Number

972-971-5540



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: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms

# Zoning & Specific Use Permit Input Form

## Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2020-027

Please place a check mark on the appropriate line below: \*



I am in favor of the request.



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

This additional use will improve the area by attracting shoppers to the area. The increased supports continued improvement to the property and creates sales tax for the city

## Respondent Information

Please provide your information.

First Name \*

Stuart



Last Name \*

Meyers

Address \*

506 n goliad

City \*

Rockwall

State \*

Tx

Zip Code \*

75087

Email Address \*

drsmeyers@gmail.com

Phone Number

214-769-1994

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: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



**From:** [G. David Smith](#)  
**To:** [Miller, Ryan](#)  
**Subject:** Z2020-027  
**Date:** Tuesday, July 7, 2020 9:38:00 AM

---

I am in favor of this request. The requested use is a natural progression of the development along Goliad. The Milders have demonstrated good stewardship of the property.

Sent from my iPhone  
G. David Smith  
702 N. Goliad  
Rockwall, Texas 75087  
(972) 771-2579  
(972) 771-0513 fax  
Board Certified P.I. Trial Law

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Date: June 20, 2020

**Legal Description:** Eldorado Fine Cigars LLC. An upscale retail cigar lounge that sells premium cigars, pipe tobacco, and accessories.

**Concept Plan:** We request that smoking be permitted both inside and outside of the property, allowing for an exceptional smoking experience. We will create an atmosphere that tailors to the cigar enthusiast, including comfortable seating throughout the store, multiple TVs, and a walk-in humidor that will offer the world's finest cigars. We will create a festive outdoor seating area also, including patio seating, multiple TVs, yard picnic tables, and so on. We will host special events to entertain our customers, including brand events where manufacturer representatives and leaders in the cigar industry can offer education and incentives surrounding their brand. We will also offer space to rent for private parties and celebrations.

Eldorado Fine Cigars was first established in McKinney Texas in March of 2018. We acquired an existing store in the same space that was struggling and implemented a different approach. We created a cigar lounge with an inviting atmosphere, including comfortable lounge seating, big screen TVs, locker memberships offering exclusive discounts, cigar brand events, and created one of the best selections of cigars in the area. As a result, our store has grown significantly over the last couple of years and is considered one of the best cigar stores in North Texas. We intend to create the same environment and quality of service in the city of Rockwall with a second store. Eldorado Fine Cigars in Rockwall will complement the downtown area, offering another venue for entertainment and luxury that the community has grown to expect.





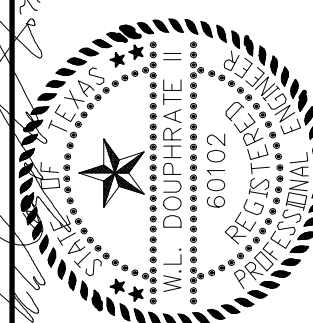
KNOWN AS LOT 24B  
0.161 ACRES  
SARAH SPAFFORD  
VOL. 2611, PG. 47

LOT 1, BLOCK A  
WAGNER CHRISTENSEN ADDITION  
CAB. H. SLIDE 229

**SURVEYOR**  
**MADDOX SURVEYING & MAPPING, INC.**  
P.O. Box 2109  
Forney, Texas 75126  
(972) 564-4416  
Firm No. 10013200

PROPERTY ID 1435  
AMICK, BLOCK 24C,

**Owner**  
**OTT MILDER**  
SHORES BLVD  
WALL, TEXAS 75  
14-497-6411



THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
W.L. DOUGHRATE II TEXAS P.E.  
NO. 60102, F-886, ON  
DATE: JULY 20, 2015

DOUPHRATE &amp; ASSOCIATES, INC.

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

**SITE PLAN**  
**OUR HOUSE**  
**803 N. GOLLAD STREET**  
**B.B. BOYDSTON SRVEY, ABST. 14**  
**CITY OF ROCKWALL**  
**ROCKWALL COUNTY, TEXAS**

10-13-15 REV. ACCESS  
ESMT., EX. RAMP &  
PARKING  
REVISION

W.L.D

G.C.W.

DRAWN

---

SCALE  
1"=10' H  
1"= V

JULY 20, 2015  
DATE

15016 SITE  
PLAN 2  
PROJECT

3/14

CITY OF ROCKWALL

ORDINANCE NO. 16-22

SPECIFIC USE PERMIT NO. S-149

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) FOR A *BANQUET FACILITY/EVENT VENUE* WITHIN PLANNED DEVELOPMENT DISTRICT 50 (PD-50) ON A 0.670-ACRE PARCEL OF LAND, ADDRESSED AS 803 N. GOLIAD STREET AND BEING IDENTIFIED AS LOT 1, BLOCK A, OUR HOUSE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Scott and Leslie Milder for the approval of a Specific Use Permit (SUP) to allow a *Banquet Facility/Event Venue* on a 0.670-acre parcel of land identified as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, located within the North Goliad Corridor Overlay (NGC OV) District, addressed as 803 N. Goliad Street, and more specifically 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 the Unified Development Code [Ordinance No. 04-38] and Planned Development District 50 (PD-50) [Ordinance No. 16-15] 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 [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for *Banquet Facility/Event Venue* within a Planned Development District 50 (PD-50) as stipulated by Ordinance No. 16-15 and Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as set forth in Planned Development District 50 (PD-50) [Ordinance No. 16-15] and Section 4.2, *Residential Office (RO) District*, of Article V, *District Development Standards*, of the Unified Development



Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions and compliance standards:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Banquet Facility/Event Venue* on the subject property at 803 N. Goliad Street and conformance to these stipulations are required for continued operations:

- 1) The hours of operation for this facility shall be limited to Sunday through Thursday, 8:00 AM – 9:00 PM and Friday & Saturday, 8:00 AM – 11:00 PM.
- 2) No on premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
- 3) No events held on premise shall be open to the general public.
- 4) A uniformed, state licensed security guard and/or off-duty police officer shall be present for events that include the provision of beer, wine and/or liquor. Events that limit alcohol consumption to champagne are exempt from this provision.
- 5) Live outdoor music shall be prohibited.
- 6) No event parking shall be permitted along Goliad Street.
- 7) The parking requirement for the proposed *Banquet Facility/Event Venue* is 14 parking spaces (*i.e. 1580 SF/100 SF = 16 Parking Spaces; Less two [2] parking spaces which were waived by the City Council on February 15, 2016*).
- 8) In the event that the property at 802 N. Alamo Street (*i.e. the property to the southwest of the subject property*) rezones and converts the property to a commercial land use the dedicated 20-foot cross access easement on the subject property shall be paved with concrete to connect the adjacent properties (*i.e. 802 N. Alamo Street and 801 & 807 N. Goliad Street*) as depicted in *Exhibit 'B'* of this ordinance. All paving must be constructed within 60 days of an approved site plan for the property at 802 N. Alamo Street, and shall be in accordance with the standards of Article VI, *Parking and Loading*, of the Unified Development Code.
- 9) As depicted in *Exhibit 'C'* of this ordinance, a maximum of five (5) parking spaces (*conforming to the Engineering Departments Standards of Design Manual*) connected to a 12.5-foot, one-way drive exiting to Alamo Street shall be permitted to be constructed of crushed rock or a similar paving material (*to be approved by the City Engineer*) for a period of 36-months from the approval date of this ordinance. After 36-months the alternative parking surface shall be removed and repaved in accordance with the standards of Article VI, *Parking and Loading*, of the Unified Development Code (*i.e. concrete*). Alternatively, the applicant may request that the City Council grant an extension to the 36-month period upon recommendation by the Planning and Zoning Commission.
- 10) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 2.2, *Compliance Standards*, of this ordinance.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code, the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP).

**SECTION 3.** That the official zoning map of the City of Rockwall be corrected to reflect the changes 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 of provision of this ordinance or the application of that section or provision to any person, firm, cooperation, 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 to 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 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 THE 7<sup>TH</sup> DAY OF MARCH, 2016.**



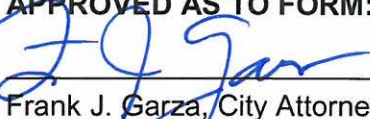
Dennis Lewis, Mayor Pro Tem

**ATTEST:**



Kristy Cole, City Secretary

**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney



1<sup>st</sup> Reading: 02-15-2016

2<sup>nd</sup> Reading: 03-07-2016



**Exhibit 'A'**  
*Legal Description*

WHEREAS, Scott Milder and Leslie Milder, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Port of the Benjamin F. Boydston Survey Abstract No. 14, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Scott Milder and Leslie Milder as recorded in Volume 7120, Page 228 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the northeast corner of said Milder tract, and lying on the west right-of-way line of North Goliad Street, also called State Highway Number 205, (a variable width right-of-way);

*THENCE* South 00 degrees 02 minutes 42 seconds West along the west right-of-way of said North Goliad Street and the east line of said Milder tract, a distance of 133.04 feet to a 5/8 inch iron rod stamped "R.P.L.S. 5430" set for the southeast corner of said Milder tract;

*THENCE* South 88 degrees 37 minutes 48 seconds West departing the west line of said North Goliad Street and along the south line of said Milder tract, passing a 1/2 inch iron rod stamped "R.P.L.S. 5034" at a distance of 7.50 feet found for the northeast corner of Lot 1, Block A of the Wagner Christensen Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 229, Plat Records Rockwall County, Texas, and continuing a total distance of 105.47 feet to a 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the northwest corner of said Wagner Addition, the northeast corner of a tract of land to Carlos Guevara and Monica A. Guevara recorded in Volume 5484, Page 187 Deed Records Rockwall County, Texas and at an angle point on the south line of said Milder tract;

*THENCE* South 89 degrees 15 minutes 53 seconds West along the north line of said Guevara tract and the south line of said Milder tract, a distance of 110.14 feet to a 3/8 inch iron rod found for the northwest corner of said Guevara tract, the southwest corner of said Milder tract and lying on the east line of North Alamo Street (a called 45 feet wide right-of-way);

*THENCE* North 00 degrees 14 minutes 21 seconds East along the east line of said Alamo Street and the west line of said Milder tract, a distance of 138.19 feet to 1/2 inch iron rod found for the northwest corner of said Milder tract and for the southwest corner of a tract of land to Kimberlee Wylie recorded in Volume 3324, Page 196 Deed Records Rockwall County, Texas ;

*THENCE* South 89 degrees 13 minutes 43 seconds East departing said Alamo Street and along the south line of said Wylie tract a distance of 99.09 feet to 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the southeast corner of said Wylie tract, same being the southwest corner of Lot 1, Block A Double T Ventures Addition, an addition to The City of Rockwall as recorded in Instrument Number 20140000009401 Official Public Records Rockwall County, Texas;

*THENCE* North 89 degrees 57 minutes 10 seconds East along the south line of said Double T Ventures Addition a distance of 116.02 feet to the *POINT OF BEGINNING* containing 29,182 square Feet, or 0.670 of an acre of land.

# Exhibit 'B' Cross Access Easement

**NOTICE TO THE PUBLIC**

THE CITY OF ROCKWALL, TEXAS, HAS RECEIVED A REPLAT OF BLOCKS 24A & 24C, AMMICK ADDITION, BEING 0.75 ACRES, SITUATED IN THE BENJAMIN F. BOYDSTON SURVEY ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.

THE REPLAT IS BEING SUBMITTED TO THE CITY OF ROCKWALL FOR REVIEW AND APPROVAL. THE REPLAT IS BEING SUBMITTED TO THE CITY OF ROCKWALL FOR REVIEW AND APPROVAL. THE REPLAT IS BEING SUBMITTED TO THE CITY OF ROCKWALL FOR REVIEW AND APPROVAL.

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**OUR HOUSE ADDITION**

**REPLAT I-236**

**LOT 1, BLOCK A**

**OUR HOUSE ADDITION**

**REPLAT I-236**

**LOT 1, BLOCK A**

**OWNER:** SCOTT MILLER AND LUSIE MILLER

**ENGINEER:** DOUG BRATTON & ASSOCIATES, INC.

**DATE:** 1/14/16

**OWNER:** SCOTT MILLER AND LUSIE MILLER

**ENGINEER:** DOUG BRATTON & ASSOCIATES, INC.

**DATE:** 1/14/16

**OWNER:** SCOTT MILLER AND LUSIE MILLER

**ENGINEER:** DOUG BRATTON & ASSOCIATES, INC.

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**ENGINEER:** DOUG BRATTON & ASSOCIATES, INC.

**DATE:** 1/14/16

**OWNER:** SCOTT MILLER AND LUSIE MILLER

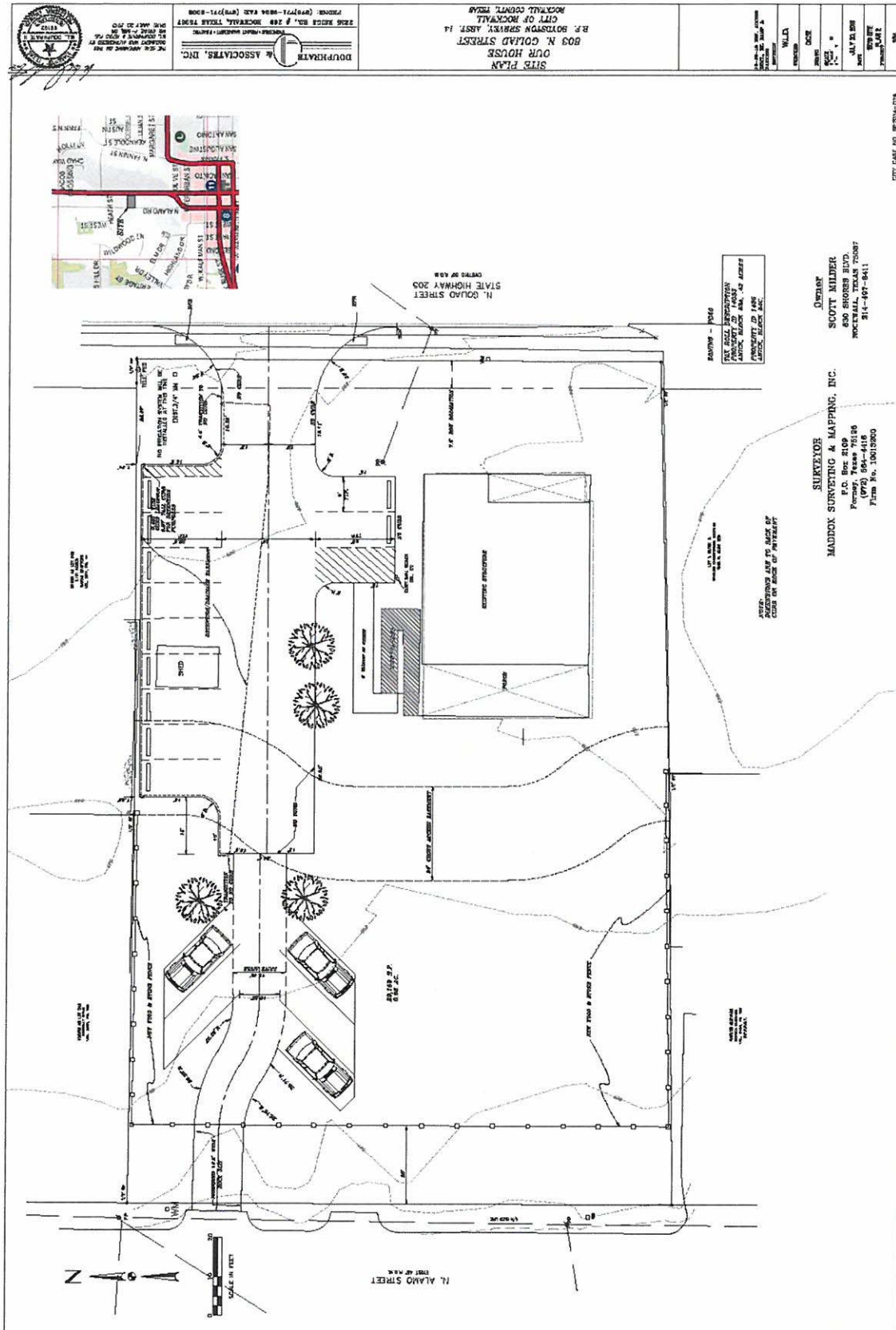
**ENGINEER:** DOUG BRATTON & ASSOCIATES, INC.

**DATE:** 1/14/16

RED: Cross Access Easement to be paved.



# **Exhibit 'C'** *Parking Within the Cross Access Easement and Alternate Paving Plan*



CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR A GENERAL RETAIL STORE AND BANQUET FACILITY/EVENT VENUE ON A 0.66-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, OUR HOUSE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Scott & Leslie Milder for the approval of a Specific Use Permit (SUP) for a *General Retail Store* and *Banquet Facility/Event Venue* on a 0.66-acre parcel of land being described as Lot 1, Block A, Our House Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 803 N. Goliad Street [SH-205], and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] and Planned Development District 50 (PD-50) [Ordinance No. 17-19] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the approval of this Specific Use Permit (SUP) ordinance shall supersede all requirements stipulated by *Ordinance No. 16-22* [S-149], and *Ordinance No. 16-22* shall expire in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); and,

**SECTION 2.** 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 *General Retail Store* and *Banquet Facility/Event Venue* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*, and,



**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial Districts Standards*, and Subsection 04.02, *Residential-Office (RO) 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 the following conditions:

### 3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *General Retail Store* and *Hair Salon and/or Manicurist* on the *Subject Property* and conformance to these conditions is required for continued operation:

- (1) The *subject property* should maintain general conformance with the *Concept Plan* contained in *Exhibit 'C'* of this ordinance.
- (2) The hours of operation for the *Banquet Facility/Event Venue* shall be limited to Sunday through Thursday, 8:00 AM – 9:00 PM and Friday & Saturday, 8:00 AM – 11:00 PM.
- (3) The hours of operation for the *General Retail Store* shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- (4) No on-premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
- (5) The sale of alcoholic beverages shall be prohibited; however, alcohol shall be permitted to be provided by the guests for events associated with the *Banquet Facility/Event Venue*.
- (6) No events held on premise shall be open to the general public.
- (7) A uniformed, state licensed security guard and/or off-duty police officer shall be present for events that include the provision of beer, wine and/or liquor. Events that limit alcohol consumption to champagne are exempt from this provision.
- (8) Live outdoor music shall be prohibited.
- (9) No event parking shall be permitted along Goliad Street or Alamo Street.
- (10) The parking requirement for the proposed *Banquet Facility/Event Venue* is 14 parking spaces (*i.e. 1580 SF/100 SF = 16 Parking Spaces; Less two [2] parking spaces which were waived by the City Council on February 15, 2016*).
- (11) The indoor areas shall be limited to maximum occupancy of 49 people.
- (12) In the event that the property at 802 N. Alamo Street (*i.e. the property to the southwest of the subject property*) rezones and converts the property to a commercial land use the dedicated 20-foot cross access easement on the subject property shall be paved with concrete to connect the adjacent properties (*i.e. 802 N. Alamo Street and 801 & 807 N. Goliad Street*) as depicted in *Exhibit 'B'* of this ordinance. All paving must be constructed within 60 days of an approved site plan for the property at 802 N. Alamo Street, and shall be in accordance with the standards of Article 06, *Parking and Loading*, of the Unified Development Code.
- (13) The operation of this site shall conform to all federal, state and local standards and comply with the requirements of Section 3.2, *Compliance*, of this ordinance.

### 3.2 COMPLIANCE

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

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth

herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF AUGUST, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

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Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020



DRAFT  
ORDINANCE  
Z2020-027.20.2020

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

Address: 803 N. Goliad Street

Legal Description: Lot 1, Block A, Our House Addition





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

WHEREAS, Scott Milder and Leslie Milder, being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

Port of the Benjamin F. Boydston Survey Abstract No. 14, situated in the City of Rockwall, Rockwall County, Texas, being all of a tract of land to Scott Milder and Leslie Milder as recorded in Volume 7120, Page 228 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

*BEGINNING* at a 1/2 inch iron rod with cap stamped "R.P.L.S. 5034" found for the northeast corner of said Milder tract, and lying on the west right-of-way line of North Goliad Street, also called State Highway Number 205, (a variable width right-of-way);

*THENCE* South 00 degrees 02 minutes 42 seconds West along the west right-of-way of said North Goliad Street and the east line of said Milder tract, a distance of 133.04 feet to a 5/8 inch iron rod stamped "R.P.L.S. 5430" set for the southeast corner of said Milder tract;

*THENCE* South 88 degrees 37 minutes 48 seconds West departing the west line of said North Goliad Street and along the south line of said Milder tract, passing a 1/2 inch iron rod stamped "R.P.L.S. 5034" at a distance of 7.50 feet found for the northeast corner of Lot 1, Block A of the Wagner Christensen Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 229, Plat Records Rockwall County, Texas, and continuing a total distance of 105.47 feet to a 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the northwest corner of said Wagner Addition, the northeast corner of a tract of land to Carlos Guevara and Monica A. Guevara recorded in Volume 5484, Page 187 Deed Records Rockwall County, Texas and at an angle point on the south line of said Milder tract;

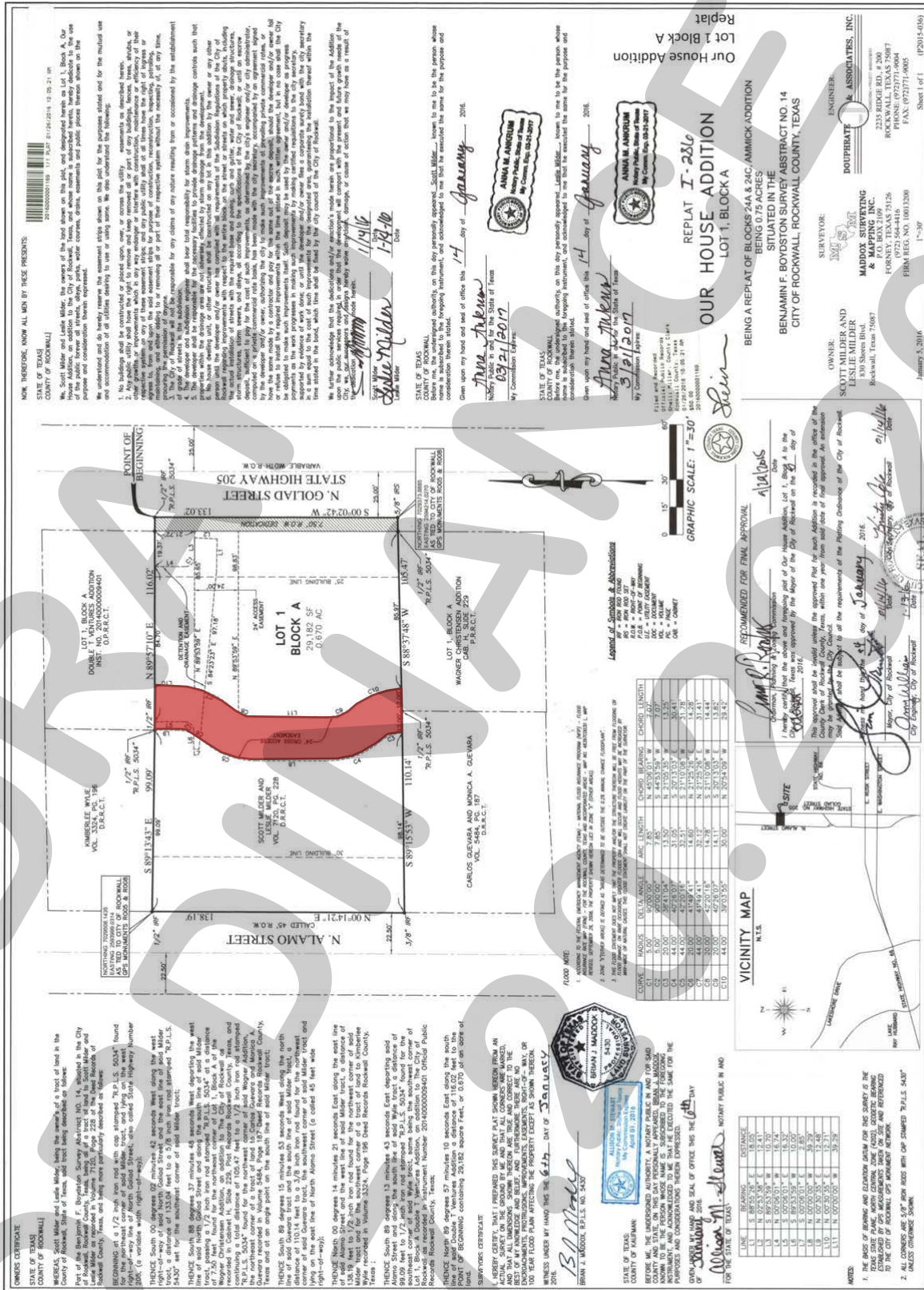
*THENCE* South 89 degrees 15 minutes 53 seconds West along the north line of said Guevara tract and the south line of said Milder tract, a distance of 110.14 feet to a 3/8 inch iron rod found for the northwest corner of said Guevara tract, the southwest corner of said Milder tract and lying on the east line of North Alamo Street (a called 45 feet wide right-of-way);

*THENCE* North 00 degrees 14 minutes 21 seconds East along the east line of said Alamo Street and the west line of said Milder tract, a distance of 138.19 feet to 1/2 inch iron rod found for the northwest corner of said Milder tract and for the southwest corner of a tract of land to Kimberlee Wylie recorded in Volume 3324, Page 196 Deed Records Rockwall County, Texas;

*THENCE* South 89 degrees 13 minutes 43 seconds East departing said Alamo Street and along the south line of said Wylie tract a distance of 99.09 feet to 1/2 inch iron rod stamped "R.P.L.S. 5034" found for the southeast corner of said Wylie tract, same being the southwest corner of Lot 1, Block A Double T Ventures Addition, an addition to The City of Rockwall as recorded in Instrument Number 20140000009401 Official Public Records Rockwall County, Texas;

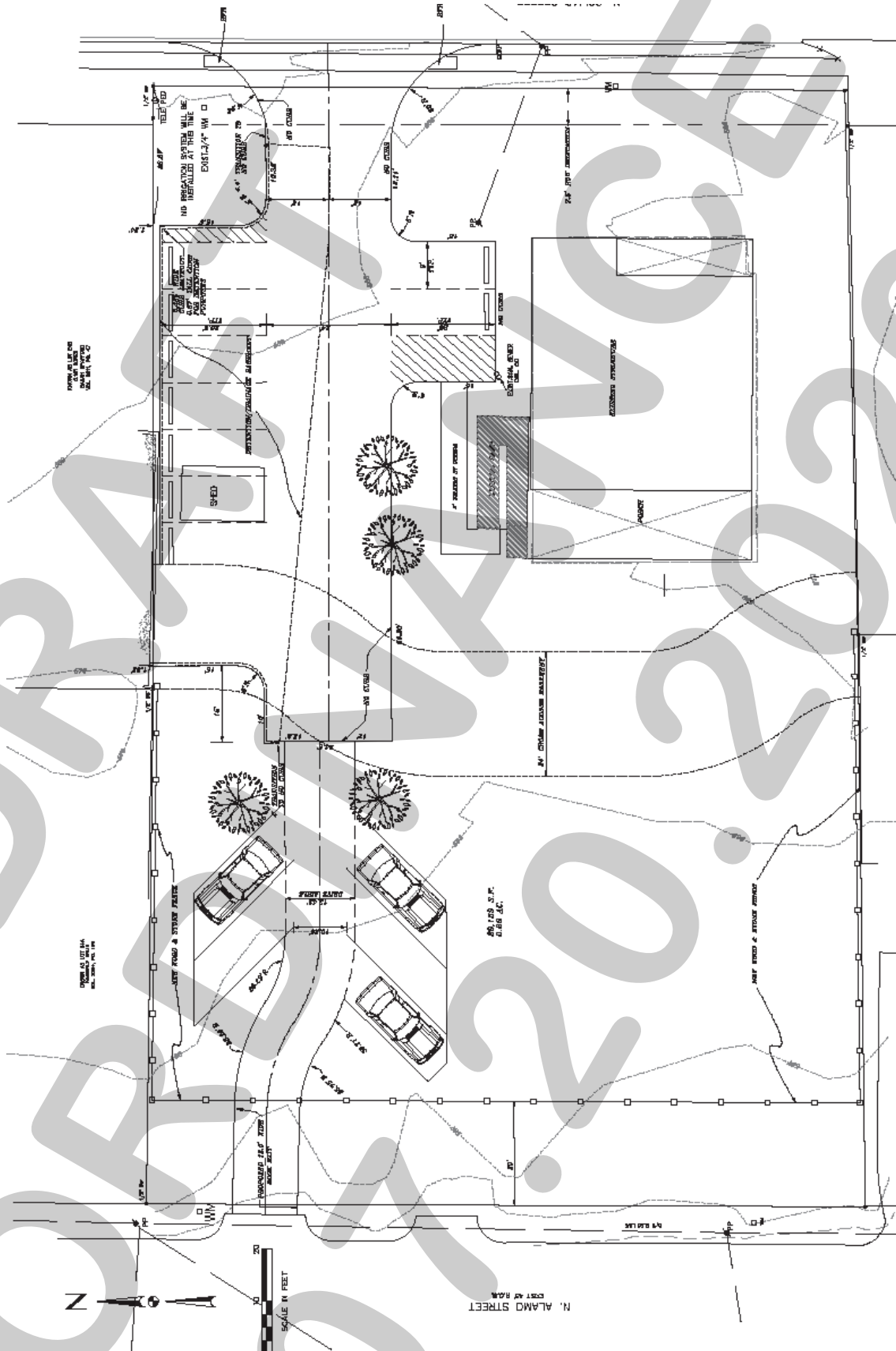
*THENCE* North 89 degrees 57 minutes 10 seconds East along the south line of said Double T Ventures Addition a distance of 116.02 feet to the *POINT OF BEGINNING* containing 29,182 square Feet, or 0.670 of an acre of land.

**Exhibit 'B':**  
*Cross Access Easement*





**Exhibit 'C':**  
**Concept Plan**





## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-028; AMENDMENT TO PD-10 [THE MANSIONS]

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Neighborhood Notification Email  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Applicant's Letter  
Certificate of Occupancy  
Site Location Map  
Concept Plan  
Examples of Interior Space  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an ordinance for a *Zoning Amendment* to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the amendment to Planned Development District 10 (PD-10).





# 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](mailto:PLANNING@ROCKWALL.COM)

---

TO: Mayor and City Council  
DATE: July 20, 2020  
APPLICANT: Lucas Altoe  
CASE NUMBER: Z2020-028; *Amendment to PD-10 [The Mansions]*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

### BACKGROUND

On September 16, 1974, the City Council approved *Ordinance No. 74-26* annexing the subject property. Upon annexation the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD) [*Ordinance No. 74-32*]. This ordinance designated the subject property for Multi-Family 1 (MF-1) District land uses. On April 5, 2004, *Ordinance No. 04-25* was adopted by the City Council. This ordinance was created as part of a settlement agreement with the Cambridge Company concerning a dispute over a moratorium enacted by the City Council on August 11, 2003 by *Resolution No. 03-20*. *Ordinance No. 04-25* designated the subject property for multi-family, townhome, and single-family attached land uses.

On April 22, 2008, the Planning and Zoning Commission approved a site plan [*Case No. SP2008-007*] for a 334-unit multi-family apartment complex on the subject property. On May 5, 2008, the City Council approved a preliminary plat [*Case No. P2008-009*] for the proposed apartment complex. The preliminary plat was followed by a final plat [*Case No. P2008-042*], which was approved on February 2, 2009 by the City Council and established Lot 1, Block A, Mansions Family Addition. On March 18, 2009, a building permit [*BLD2008-1295*] was released for the construction of the apartment complex. Upon completion of the apartments a Certificate of Occupancy (CO) was issued for the Mansion Family Apartments. Subsequent Certificates of Occupancy (CO's) were issued in 2014 (*Orion at Lake Ray Hubbard*) and in 2016 (*Sixteen50 @ Lake Ray Hubbard*). At some point after the apartment complex was constructed, a spa was established in a portion of the clubhouse building (*i.e. 1650 S. John King Boulevard, Suite 100*); however, the land use is not a permitted land use by *Ordinance No. 04-25* and City of Rockwall never issued a Certificate of Occupancy (CO) for the business. The applicant's letter states that the spa went out of business approximately two (2) years ago and that this portion of the clubhouse has remained vacant since this time.

### PURPOSE

The applicant -- *Lucas Altoe* -- is requesting to amend Planned Development District 10 (PD-10) [*Ordinance No. 04-25*] to allow *General Office* in conjunction with a *Multi-Family Apartment Complex* for the purpose of establishing an office/co-working space in the existing clubhouse at 1650 S. John King Boulevard.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 1650 S. John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Phase 3 of the Rockwall Downes Subdivision, which consists of 26 single-family homes on 8.559-acres of land. Also, north of the subject property is an age-restricted, senior living apartment

complex (*i.e. the Mansions Senior Living*) consisting of 220 units. Both of these properties are zoned Planned Development District 10 (PD-10) for multi-family and single-family land uses.

**South:** Directly south of the subject property is a 6.286-acre tract of vacant land [*i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2*]. South of this is SH-276, which is identified as a TXDOT 6D (*i.e. Texas Department of Transportation, six [6] lane, divided roadway*) according to the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Also, south of the subject property is Caddo Ridge [*Old SH-276*], which is designated as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is Phase 4 of the Meadow Creek Subdivision (*consisting of 192 single-family homes on 66.92-acres*), a skilled nursing facility (*i.e. Highland Meadows Health-Rehab*) and a 3.64-acre vacant tract of land. All of these properties are zoned Planned Development District 10 (PD-10) for single-family and General Retail (GR) District land uses.

**East:** Directly east of the subject property is S. John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Also, east of the subject property is Phase 3 of the Rockwall Downes Subdivision (*which consists of 26 single-family homes on 8.559-acres of land*), and a 6.286-acre tract of vacant land [*i.e. Tract 3-09 of the J. M. Allen Survey, Abstract No. 2*]. Beyond this is Phase 2 of the Rockwall Downes Subdivision (*which consists of 30 single-family homes on 11.923-acres of land*), a 7.154-acre tract of vacant land [*i.e. Tract 3 of the J. M. Allen Survey, Abstract No. 2*], and a retail store with gasoline sales (*i.e. 7/11 Convenience Store and Gas Station*). All of these properties are zoned Planned Development District 10 (PD-10) for single-family and General Retail (GR) District land uses.

**West:** Directly west of the subject property is a 6.739-acre parcel of land (*i.e. Lot 2, Block A, Houser Addition*) that is zoned Heavy Commercial (HC) District. Situated on this property is an industrial facility (*i.e. Chryso Inc.*). Also, west of the subject property is a 0.50-acre tract of land (*i.e. Tract 1-01 of the N. M. Ballard Survey, Abstract No. 24*), zoned Single-Family 7 (SF-7) District, with a single-family home situated on it. West of this land use are two (2) vacant tracts of land (*i.e. Tracts 1 & 5 of the N. M. Ballard Survey, Abstract No. 24*) zoned Commercial (C) District.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a floor plan of the clubhouse showing the proposed layout of the office/co-working space and a letter requesting the amendment to the Planned Development District. Based on the interior layout for the clubhouse staff estimates that approximately 50% of the floor area will be designated to the office/co-working space. This area will consist of a breakroom, lounge, conference room, and 14 separate offices.

## **CONFORMANCE TO THE CITY'S CODES**

According to *Ordinance No. 04-25* the only land uses permitted on the subject property are "...Multi-Family, Townhouse and Attached Single Family residential ... and recreational uses such as an exercise club, a pool, tennis courts, centralized dining or other similar amenities which are ancillary to the residential ... [*and*] a temporary on-site Real Estate Sales Office..." The applicant's request would change this section to add office/co-working space as a permitted land use only in the clubhouse area (*i.e. Suite 100*).

## **STAFF ANALYSIS**

While this land use could be seen as an extension of the services provided for the residents of the apartment complex, the applicant has indicated that this will be a standalone business. As a result, staff has added a condition of approval that the business will need to apply for a Certificate of Occupancy (CO). Based on the applicant's floor plan no additional parking appears to be necessary to accommodate the proposed land use.

Staff should note, that as has been done in past amendments to Planned Development Districts that consist of several ordinances, staff has taken this opportunity to consolidate the regulating ordinances of Planned Development District 10 (PD-10) [*i.e. Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13, and 13-39*] into one (1) ordinance; however, while staff has clarified the language in several sections of the revised ordinance, no changes with regard to the requirements, intent, or



permitted land uses have been made to any other portion of the Planned Development District ordinance (*with the exception of adding the requested land use*).

## **NOTIFICATIONS**

Since this is an amendment to an existing Planned Development District ordinance, it will require staff to notify all property owners within the Planned Development District concerning the change. As a result, on July 2, 2020, staff mailed 1,339 notices to property owners and occupants in or within 500-feet of the Planned Development District 10 (PD-10). Staff also sent a notice to the Lofland Farms and Flagstone Estates Homeowner's Associations (HOAs), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received one (1) property owner notification in favor, one (1) online notification form in favor of the applicant's request, and one (1) email in opposition. Staff should note that the email in opposition indicated that the sender was opposed to additional multi-family developments, which is not the intent of this case.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 10 (PD-10) to allow office/co-working space on the subject property as indicated in the draft ordinance, then staff would propose the following conditions of approval:

- (1) The proposed office/co-working space shall be required to apply for a separate Certificate of Occupancy (CO) prior to opening the business; and
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the amendment to Planned Development District 10 (PD-10) with the conditions of approval by a vote of 5-1, with Chairman Chodun dissenting and Commissioner Moeller 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 (Resolution No. 05-22) [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</sup>  
☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1650 South John King Blvd. Suite 100

Subdivision \_\_\_\_\_

Lot

1

Block

A

General Location 205 By-Pass Corridor Overlay (205 BY-OV) District

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

Current Zoning Planned Development District

Current Use Multifamily/Spa

Proposed Zoning Planned Development District

Proposed Use Multifamily/Office

Acreage

0.500

Lots [Current]

Lots [Proposed]

- ☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

☒ Owner STAR Hubbard, LLC

☒ Applicant Lucas Altoe

Contact Person Lucas Altoe, Authorized agent of the owner

Contact Person Lucas Altoe

Address 18100 Von Karman Ave, Ste 500

Address 3631 Pistol Creek Dr.

City, State & Zip Irvine, CA 9261

City, State & Zip Frisco, TX 75034

Phone +1 (817) 914-6789

Phone +1 (817) 914-6789

E-Mail Lucas.altoe@steadfastco.com

E-Mail Lucas.altoe@steadfastco.com

## NOTARY VERIFICATION [REQUIRED]

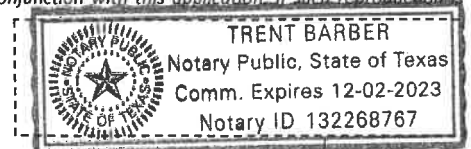
Before me, the undersigned authority, on this day personally appeared Lucas Altoe [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 19 day of June, 2020.

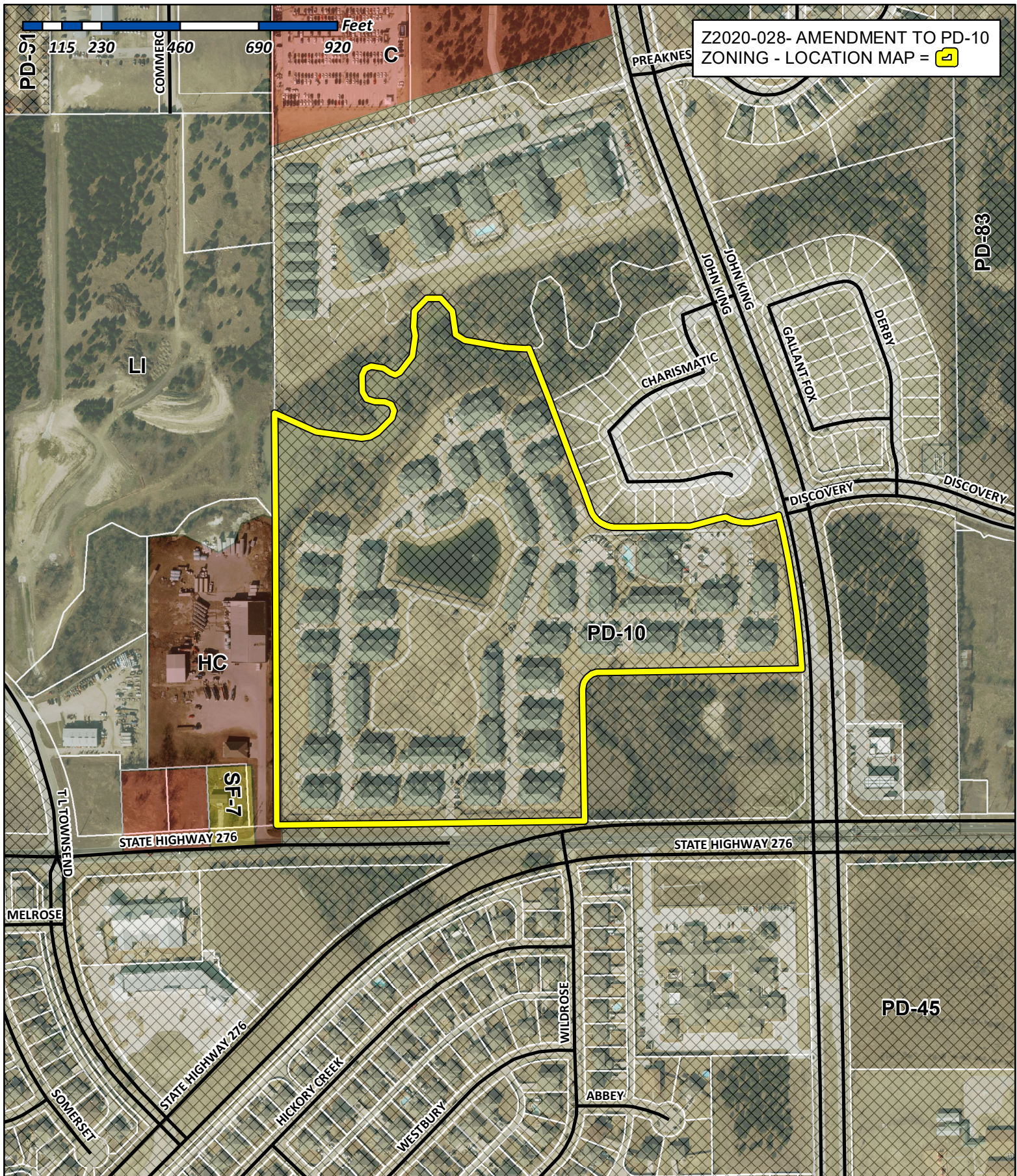
Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 12/02/2023





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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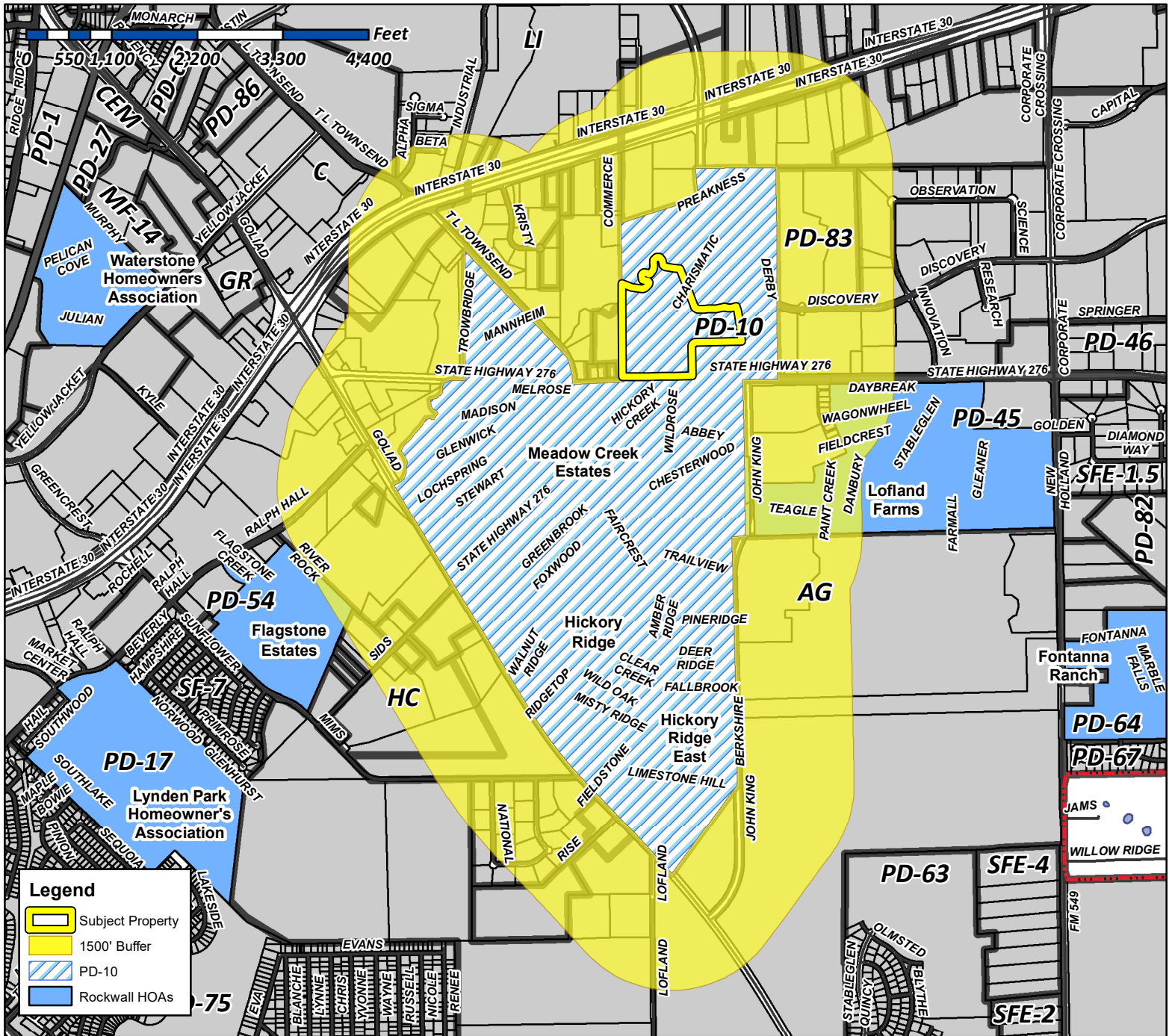
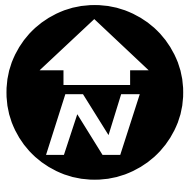




# City of Rockwall

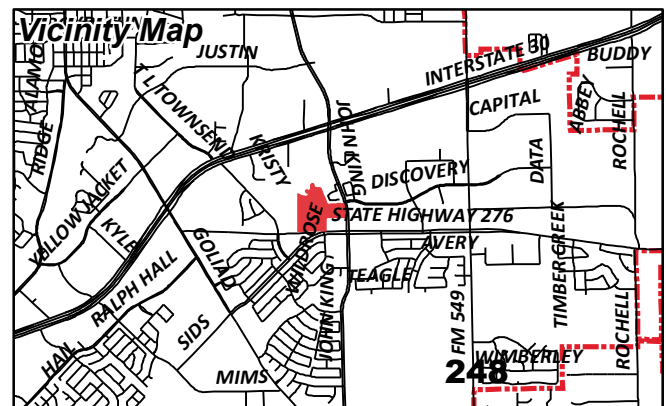
Planning & Zoning Department  
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Rockwall, Texas 75087  
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(W): www.rockwall.com

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**Case Number:** Z2020-028  
**Case Name:** Amendment to PD-10  
**Case Type:** Zoning  
**Zoning:** PD-10  
**Case Address:** 1650 S. John King Boulevard

**Date Created:** 6/22/2020  
**For Questions on this Case Call** (972) 771-7745





**From:** [Henry Lee](#)  
**Cc:** [Gonzales, David](#); [Miller, Ryan](#)  
**Subject:** Homeowners Association/Neighborhood Notification Program  
**Date:** Wednesday, July 1, 2020 4:48:16 PM  
**Attachments:** [HOA Map \(06.22.2020\).pdf](#)  
[Public Notice \(06.22.2020\).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 [June 26, 2020](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, July 14, 2020 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, July 20, 2020 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>.

**22020-028 Zoning Amendment to Planned Development 10 to Allow for an Office**

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

Thank you,

Henry Lee

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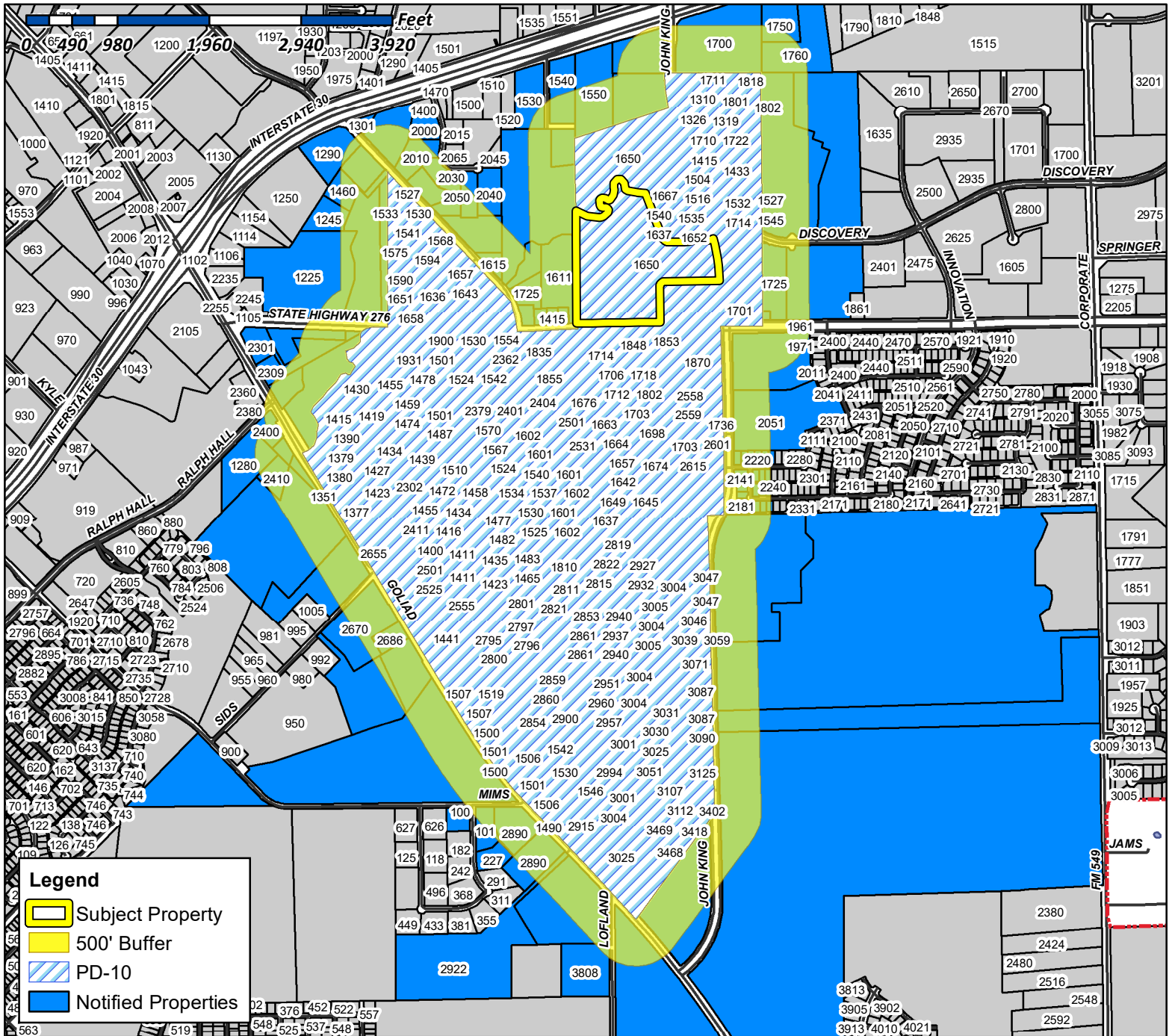
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# City of Rockwall

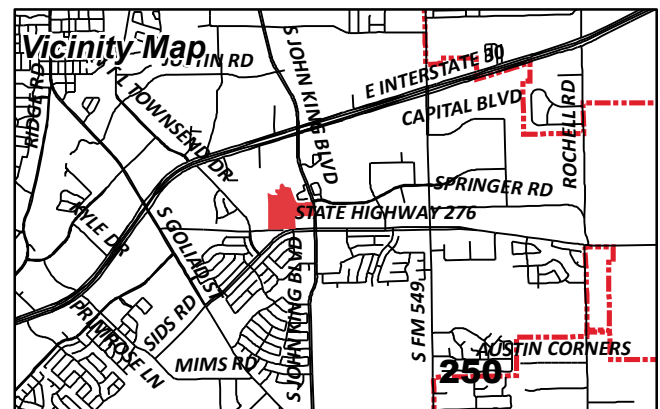
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**Case Number:** Z2020-028  
**Case Name:** Amendment to PD-10  
**Case Type:** Zoning  
**Zoning:** PD-10  
**Case Address:** 1650 S. John King Boulevard

**Date Created:** 6/22/2020  
**For Questions on this Case Call** (972) 771-7745





LOFLAND N L EST  
1 CARMARTHEN CT  
DALLAS, TX 75225

SECURITY HOLDINGS INC  
1 COWBOY WAY SUITE 575  
FRISCO, TX 75034

THIEMAN KEITH B & KRISTY M  
100 QUEENS MEADOW LN  
ROYSE CITY, TX 75189

ROBINSON JEREMY A  
10012 TISBURY DR  
FRISCO, TX 75035

CURRENT RESIDENT  
101 NATIONAL  
ROCKWALL, TX 75032

ROMEO HOMES TEXAS LLC  
103 FOULK ROAD SUITE 900  
WILMINGTON, DE 19803

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

DEANGELIS RON J & SONYA A  
10331 MAGDALENA RD  
LOS ALTOS HILLS, CA 94024

LEMMOND BRENTON & KIMBERLY  
10349 S STATE HIGHWAY 205  
ROCKWALL, TX 75032

JDS & BHK PROPERTY MANAGEMENT FIRM LP  
105 CLIPPER COURT  
ROCKWALL, TX 75032

ROCKWALL INDEPENDENT SCHOOL DISTRICT  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

LI JIAN AND MARSHAL LI  
1055 BAYSHORE DR  
ROCKWALL, TX 75087

DESMOND DAVID  
108 OLD VINEYARD LN  
HEATH, TX 75032

FREEZE CHRIS B  
1096 FM 1139  
ROCKWALL, TX 75032

LEVO GROUP LLC  
11 HAWTHORNE CIR  
ALLEN, TX 75002

W2 CATTLE INVESTMENTS LLC  
C/O RANDY PARDUE  
11110 WOODMEADOW PKWY SUITE A  
DALLAS, TX 75228

HOYOS JOEL  
11214 GARLAND RD  
DALLAS, TX 75218

GONZALEZ YOMAIRA M  
113 E DAUGHERTY DR  
GARLAND, TX 75041

FANG JOE AND TIANQI XIAO  
1132 CEMETERY HILL RD  
CARROLLTON, TX 75007

VALK TRUST THE  
JAMES VALK SR AND CAROLYN C TRUSTEES  
1158 CHISHOLM RIDGE DR  
ROCKWALL, TX 75032

CHAUVIN ALBERT PETER JR  
118 YORKSHIRE DR  
HEATH, TX 75032

WODA BIRATU & SENAIT  
120 E FM 544 SUITE 72  
PLANO, TX 75094

ROBERTSON JAMES  
1202 BAYSHORE DR  
ROCKWALL, TX 75087

WILLIAM TERRY DOCKERY SPECIAL NEEDS TRUST  
C/O DEBORAH SUE RICHMOND TRUSTEE  
1202 SHADY LANE  
LANCASTER, TX 75146

DEN-MAR ENTERPRISES INC  
124 MONT BLANC DR  
HEATH, TX 75032

WELCH JERL AND  
ANNE WELCH  
124 SCEPTRE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1245 HWY276 DR  
ROCKWALL, TX 75032

THOMSON DANIEL H  
125 BOWIE DR  
ROCKWALL, TX 75032

MOORE LEE OSCAR & SHRYL ANN  
1251 MARLIN AVENUE  
SEAL BEACH, CA 90740

DAVENPORT RENTAL PROPERTIES LLC  
SERIES 1449 MADISON DRIVE  
1270 COASTAL DRIVE  
ROCKWALL, TX 75087

WANG FANG  
1275 HIBISCUS ST  
UPLAND, CA 91784

BRIDGE TOWER DALLAS ONE SUB LLC  
12801 N CENTRAL EXPY SUITE 1675  
DALLAS, TX 75243

CURRENT RESIDENT  
1290 I30  
ROCKWALL, TX 75032

BOBADILLA & BELEN  
12917 GLYNN AVE  
DOWNEY, CA 90242

MCHUGH KIMBERLY  
1302 MIDDLEGROUND DRIVE  
ROCKWALL, TX 75032

GARCIA MANUEL JULIAN GONZALEZ & NORMA  
YARATZETH MEDINA LUNA  
1306 MIDDLEGROUND DRIVE  
ROCKWALL, TX 75032

HAFERTEPE SAM AND LISA  
1307 MIDDLEGROUND DR  
ROCKWALL, TX 75032

SUN JACK R  
1308 RIVER OAK LN  
ROYSE CITY, TX 75189

CURRENT RESIDENT  
1386 STEWART  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1390 LOCHSPRING  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1391 LOCHSPRING  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1401 STEWART  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1403 LOCHSPRING SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1409 DERBY DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1414 LOCHSPRING  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1416 STEWART  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1421 DERBY DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1421 GLENWICK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1422 GREENBROOK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1422 STEWART  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1427 DERBY DR  
ROCKWALL, TX 75032

VAZQUEZ FRANCISCO J AND ANGELICA LUTRILLO  
1428 FOXWOOD LANE  
ROCKWALL, TX 75032

SMITH BARBARA G  
1428 GREENBROOK DR  
ROCKWALL, TX 75032

HUMPHREY LYNNE M & JAMES E  
1428 HICKORY CREEK LN  
ROCKWALL, TX 75032

MCCREARY HARVEY III & LISA  
1429 FOXWOOD LN  
ROCKWALL, TX 75032

WALTERS LYNDIA S  
1429 GREENBROOK DR  
ROCKWALL, TX 75032

SKIPPER DANIEL J AND BRENNIA A  
1429 HICKORY CREEK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1431 MADISON  
ROCKWALL, TX 75032

CHILDS KATHRYN LYNN  
14328 278TH AVE NE  
DUVALL, WA 98019

CURRENT RESIDENT  
1433 LOCHSPRING  
ROCKWALL, TX 75032



PETERS GARRETT AND HAYLIE  
1433 DERBY DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1434 LOCHSPRING  
ROCKWALL, TX 75032

SORENSEN TROY DEWAYNE & DEBORAH WALL  
1434 GREENBROOK DR  
ROCKWALL, TX 75032

MARIN-LOPEZ FERNANDO & MOLLY A  
HOFFMAN  
1434 HICKORY CREEK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1435 FOXWOOD  
ROCKWALL, TX 75032

DOMINGUEZ MATTHEW A  
1435 GREENBROOK DRIVE  
ROCKWALL, TX 75032

SILVERSTEIN CHARLENE D  
1435 HICKORY CREEK LN  
ROCKWALL, TX 75032

ENGEBRETSEN EDWARD C & LINDA R  
1437 MADISON DR  
ROCKWALL, TX 75032

PFEIFFER KIMBERLY DAWN AND ADAM KIRK  
WIMBERLY  
1439 GLENWICK  
ROCKWALL, TX 75032

BARSOUM JOHN & LILIANE  
1439 LOCHSPRING DR  
ROCKWALL, TX 75032

STENNING LOUIS AND TASHA  
1440 FOXWOOD LN  
ROCKWALL, TX 75032

TURNER ROBERT III & JOSEFINA C  
1440 GREENBROOK DR  
ROCKWALL, TX 75032

ESPARZA FEDERICO & MARIA J  
1441 GREENBROOK DR  
ROCKWALL, TX 75032

VILLANUEVA BRENT LEE  
1441 HICKORY CREEK LN  
ROCKWALL, TX 75032

HANCOCK LAEUNA  
1442 GLENWICK DR  
ROCKWALL, TX 75032

HUESCA YESENIA AND JAIME  
1442 LOCHSPRING DR  
ROCKWALL, TX 75032

HUNT SEAN J & CINDY  
1443 MADISON DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1445 GLENWICK  
ROCKWALL, TX 75032

NEWMAN YVONNE  
1445 LOCHSPRING DR  
ROCKWALL, TX 75032

TANG BEN V & SUONG T NGUYEN  
1445 STEWART DR  
ROCKWALL, TX 75032

DALLAS EAST  
ATTN; JIM VAUDAGNA  
1445 W SAN CARLOS ST  
SAN JOSE, CA 95126

FORREST BARRY RUSSELL JR  
1446 FOXWOOD LN  
ROCKWALL, TX 75032

RICHARDSON HEATH  
1446 GREENBROOK DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
1446 HICKORY CREEK LN  
ROCKWALL, TX 75032

ADAMS JEFFREY M  
1446 STEWART DRIVE  
ROCKWALL, TX 75032

CHAM FRED & YVETTE  
1447 GREENBROOK DR  
ROCKWALL, TX 75032

DERROUGH MARQUIS D & DINAH M  
1447 HICKORY CREEK LN  
ROCKWALL, TX 75032

PORTER KEITH & LACY  
1448 GLENWICK DR  
ROCKWALL, TX 75032

ESTRADA ALEJANDRO & MARIA DE JESUS  
1448 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

SARO PARTNERS LLC  
1450 T L TOWNSEND  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1451 LOCHSPRING  
ROCKWALL, TX 75032

VALDEZ JOSE S & MARIA A  
1451 GLENWICK DR  
ROCKWALL, TX 75032

MCCULLEY JERRY & MARCINE  
1451 STEWART DR  
ROCKWALL, TX 75032

FINDLAY SYLVIA E  
1452 FOXWOOD LN  
ROCKWALL, TX 75032

BETETA RUTH  
1452 GREENBROOK DR  
ROCKWALL, TX 75032

NIETO TIFFANY D & QUINT R  
1453 FOXWOOD LN  
ROCKWALL, TX 75032

CARTY RICKY D & JACQUELIN D  
1453 GREENBROOK DR  
ROCKWALL, TX 75032

MCCLUNG ASHLEY  
1454 LOCHSPRING DR  
ROCKWALL, TX 75032

PARKER JOHN M & CAROL L  
1454 STEWART DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1457 LOCHSPRING  
ROCKWALL, TX 75032

KLEIN DAVID  
1457 STEWART DR  
ROCKWALL, TX 75032

BROWN RICHARD AND  
PATRICIA ENRIQUEZ  
1458 GREENBROOK DR  
ROCKWALL, TX 75032

BLEVINS CURTIS  
1458 HICKORY CREEK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1459 GLENWICK  
ROCKWALL, TX 75032

DAVIS JOHN B  
1459 FOXWOOD LN  
ROCKWALL, TX 75032

CLEGG ROBERT J & GERALDINE J  
1459 GREENBROOK DR  
ROCKWALL, TX 75032

DE LEON CARLOS L DIAZ JR AND  
REYNA GUADALUPE  
1459 HICKORY CREEK LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1460 STEWART  
ROCKWALL, TX 75032

BUNT JAMES SCOTT  
1460 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

OLSEN DARIN & LA WYNDA  
1461 MADISON DR  
ROCKWALL, TX 75032

TREADWAY TROY & TRACEY  
1463 LOCHSPRING DR  
ROCKWALL, TX 75032

MORALES ADRIAN  
1463 STEWART DRIVE  
ROCKWALL, TX 75032

WALASKI WILLIAM J AND SOLEDAD M  
1464 HICKORY CREEK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1465 ENGLEWOOD  
ROCKWALL, TX 75032

RODRIGUEZ CHRISTOPHER & CYNTHIA  
1465 FOXWOOD LN  
ROCKWALL, TX 75032

FRANK JARED  
1465 GREEN BROOK DR  
ROCKWALL, TX 75032

GLOVER JOHN  
1465 HICKORY CREEK LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1466 LOCHSPRING  
ROCKWALL, TX 75032

PEARSON BISHOP & MARGARET  
1466 GLENWICK DR  
ROCKWALL, TX 75032

MUENICH PATTY S  
1466 STEWART DR  
ROCKWALL, TX 75032



FLOREZ RACHELLE  
1467 GLENWICK DR  
ROCKWALL, TX 75032

BABINEC CRAIG ALAN  
1469 STEWART DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1470 HICKORY CREEK  
ROCKWALL, TX 75032

SHEPPARD DAVID A & SHERWIN Y  
1470 FOXWOOD LN  
ROCKWALL, TX 75032

TORRES AZTLAN CRISTOBAL  
1470 MADISON DR  
ROCKWALL, TX 75032

ALKAISSI AMMAR  
1471 ENGLEWOOD DR  
ROCKWALL, TX 75032

GILREATH KELLY W & TAMARA D  
1471 FOXWOOD LN  
ROCKWALL, TX 75032

VERDEJA HERMINIO G & MARIA DEL  
1471 GREENBROOK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1472 ENGLEWOOD  
ROCKWALL, TX 75032

WHITTEN JOANNA  
1472 STEWART DR  
ROCKWALL, TX 75032

SCOTT MARY ELIZABETH  
1473 MADISON DR  
ROCKWALL, TX 75032

VILLARREAL LUIS RAUL DIAZ  
1474 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

REYES JOSE M  
1475 GLENWICK DR  
ROCKWALL, TX 75032

DYER GILBERT M AND CHRISTINA J  
1475 LOCHSPRING DRIVE  
ROCKWALL, TX 75032

HOLMES RANDY L & TONYA TERESE  
1475 STEWART DR  
ROCKWALL, TX 75032

DURHAM LEE E JR & CYNTHIA A  
1476 FOXWOOD LN  
ROCKWALL, TX 75032

CRUZ RICHARDO & IDALIA  
1477 ENGLEWOOD DR  
ROCKWALL, TX 75032

BEFELD BETTY LOU  
1477 FOXWOOD LN  
ROCKWALL, TX 75032

CASTEEL KAYLA L  
1477 GREENBROOK DR  
ROCKWALL, TX 75032

DEKE LANCE & EDITH  
1477 HICKORY CREEK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1478 GLENWICK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1478 MADISON  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1478 STEWART  
ROCKWALL, TX 75032

WHITFIELD DANNY O & MELISSA K  
1479 MADISON DRIVE  
ROCKWALL, TX 75032

MCSWAIN BILLY  
148 NATIONAL DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1480 GREENBROOK  
ROCKWALL, TX 75032

MILLS-HARRIS CHERELL  
1480 ENGLEWOOD DRIVE  
ROCKWALL, TX 75032

JOHNSON KAROL LOUISE  
1481 STEWART DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1482 FOXWOOD SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1482 HICKORY CREEK  
ROCKWALL, TX 75032

LOVE ASHANTI T  
1483 ENGLEWOOD DRIVE  
ROCKWALL, TX 75032

MARTIN SHERRI  
1484 GLENWICK DR  
ROCKWALL, TX 75032

BROWN SHIRLEY & JON  
1484 STEWART DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1485 MADISON SUITE 200  
ROCKWALL, TX 75032

VALDIVIA OSCAR  
1486 ENGLEWOOD DRIVE  
ROCKWALL, TX 75032

THURMAN RANDALL SCOTT & TRACEY L  
1486 GREENBROOK DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1487 STEWART  
ROCKWALL, TX 75032

MCKENZIE DAVID L  
1488 HICKORY CREEK LN  
ROCKWALL, TX 75032

KIRK JOSHUA C & NICOLE A  
1488 MADISON DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1489 ENGLEWOOD  
ROCKWALL, TX 75032

PHILLIPS JAMES F & CHERYL A  
1489 FOXWOOD LANE  
ROCKWALL, TX 75032

SPENCER MEREDITH A AND CHRISTOPHER D  
LITRELL  
1489 HICKORY CREEK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1490 GLENWICK SUITE 200  
ROCKWALL, TX 75032

ZIYADEH MUNEEB R ABU  
1490 FIELDSTONE DR  
ROCKWALL, TX 75032

JOHNSON DAVID A & TAMARA R  
1490 STEWART DR  
ROCKWALL, TX 75032

REYES JULIO CESAR & URANIA S  
1491 FIELDSTONE DR  
ROCKWALL, TX 75032

CASTRO ERNESTO & ELSA  
1492 ENGLEWOOD DR  
ROCKWALL, TX 75032

KOCOREK BARBARA S  
1492 GREENBROOK DR  
ROCKWALL, TX 75032

KARELIA VASANTRAI B & RASILA  
1493 STEWART DR  
ROCKWALL, TX 75032

GLENN MARK H & LEEANN M  
1494 MADISON DR  
ROCKWALL, TX 75032

WILLARD RICHARD  
1495 ENGLEWOOD DR  
ROCKWALL, TX 75032

BEFELD BETTY L AND  
SHERRY V GALAN  
1495 FOXWOOD LANE  
ROCKWALL, TX 75032

MCDONOUGH CHARLES D & TERRY L  
1495 HICKORY CREEK LN  
ROCKWALL, TX 75032

TESEMA LUL SEGED &  
GENET ABEBE  
1496 GLENWICK DR  
ROCKWALL, TX 75032

DEMARS AINSLEE MEREDITH AND DEREK  
GEORGE  
1496 STEWART DRIVE  
ROCKWALL, TX 75032

SMITH BRIANNA L AND MARSHALL  
1497 MADISON DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1498 ENGLEWOOD  
ROCKWALL, TX 75032

ROTHMAN DANIEL H  
1499 STEWART DR  
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA  
15 KESTREL CT  
HEATH, TX 75032

CURRENT RESIDENT  
1500 RICHFIELD SUITE 200  
ROCKWALL, TX 75032



327 HOLDINGS LTD  
1500 COUNTY ROAD 303  
TERRELL, TX 75160

CONFIDENTIAL  
1500 FIELDSTONE DR  
ROCKWALL, TX 75032

WASHBURN BRADLEY E  
1500 FOXWOOD LANE  
ROCKWALL, TX 75032

ENGMANN WILKENS A  
1500 HICKORY CREEK LN  
ROCKWALL, TX 75032

TRENT DAVID L JR  
1500 MADISON DR  
ROCKWALL, TX 75032

SEWELL SAMUEL D & CHER L  
1500 MELROSE LN  
ROCKWALL, TX 75032

PEWICK JAMES & SHANNA PEWICK  
1500 RIDGETOP CT  
ROCKWALL, TX 75032

LUSK DERRICK L  
1500 TIMBER RIDGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1501 GALLANT FOX DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1501 HICKORY CREEK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1501 WALNUT RIDGE  
ROCKWALL, TX 75032

THARP CATHERINE E  
1501 DERBY DRIVE  
ROCKWALL, TX 75032

LOPEZ RICARDO  
1501 ENGLEWOOD DR  
ROCKWALL, TX 75032

NICKERSON TELISA A  
1501 FIELDSTONE DR  
ROCKWALL, TX 75032

RAMIREZ TRACY ANN  
1501 FOXWOOD LN  
ROCKWALL, TX 75032

RIDDLE CHRISTOPHER AND JENNIFER  
1501 GLENWICK DRIVE  
ROCKWALL, TX 75032

QUINTERO VICTOR  
1501 GREENBROOK DR  
ROCKWALL, TX 75032

BEHANNON DAVID & BECKY  
1501 MELROSE LN  
ROCKWALL, TX 75032

GARY SHAWN  
1501 RICHFIELD CT  
ROCKWALL, TX 75032

CONFIDENTIAL  
1501 RIDGETOP COURT  
ROCKWALL, TX 75032

SAHLOU WALIYE BESHAN  
1501 TIMBER RIDGE DRIVE  
ROCKWALL, TX 75032

JONES MYRON D  
1501 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1502 DERBY DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1502 STEWART  
ROCKWALL, TX 75032

BIRCHUM NICHOLAS M  
1502 GLENWICK DR  
ROCKWALL, TX 75032

DAVIS KATIE RAE AND  
JOHN KEVIN DAVIS AND JAN A DAVIS  
1503 DERBY DRIVE  
ROCKWALL, TX 75032

CARRASCO REYNALDO A  
1504 ENGLEWOOD DRIVE  
ROCKWALL, TX 75032

CLAYTON EARNEST  
1504 GREENBROOK DR  
ROCKWALL, TX 75032

KROLL MONTY R  
1506 FIELDSTONE DR  
ROCKWALL, TX 75032

VONGPHOM SUZIE  
1506 FOXWOOD LN  
ROCKWALL, TX 75032

FEUERBACHER JAMES L & KIMBERLY M  
1506 MADISON DR  
ROCKWALL, TX 75032

TUCKER LEAH L  
1506 MELROSE LN  
ROCKWALL, TX 75032

DOUGLAS LEANNE AND JAMES  
1506 RICHFIELD CT  
ROCKWALL, TX 75032

TATOM DANNY & TRACI  
1506 RIDGETOP CT  
ROCKWALL, TX 75032

GARDNER AALIYAH DEJANE TRUST NUMBER  
TWO  
AMBER GARDNER & HER SUCCESSORS TRUSTEE  
1506 TIMBER RIDGE  
ROCKWALL, TX 75032

HOGAN CHAD & STEFANIE  
1506 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1507 FIELDSTONE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1507 GALLANT FOX DR SUITE 400  
ROCKWALL, TX 75032

MONAWAR HUSAM  
1507 ENGLEWOOD DR  
ROCKWALL, TX 75032

SCHMIDT SHAWN A  
1507 FOXWOOD LANE  
ROCKWALL, TX 75032

FAULKNER SCOTT  
1507 GLENWICK DR  
ROCKWALL, TX 75032

MILO JOSEPH M  
1507 GREENBROOK DR  
ROCKWALL, TX 75032

WILLIAMS ASHLEA  
1507 HICKORY CREEK LN  
ROCKWALL, TX 75032

ROBERSON EMANUEL R  
1507 MELROSE LN  
ROCKWALL, TX 75032

HOYL ROBERT & DARLA  
1507 RICHFIELD CT  
ROCKWALL, TX 75032

TORRES JOSLYN NOEL & ANDREW  
1507 RIDGETOP COURT  
ROCKWALL, TX 75032

MORITZ GREG AND BIANCA MARTINEZ  
1507 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1508 STEWART  
ROCKWALL, TX 75032

BIGIO PAK FAMILY TRUST  
JAMES H PAK AND AIDYMAR BIGIO TRUSTEES  
1508 BLACK MOUNTAIN RD  
HILLSBOROUGH, CA 94901

JOSEY JANET  
1508 DERBY DRIVE  
ROCKWALL, TX 75032

PFAHNING KIMBERLY  
1508 GLENWICK DRIVE  
ROCKWALL, TX 75032

PENA YOAMY AND JOAQUIN  
1509 DERBY DRIVE  
ROCKWALL, TX 75032

MOHAMMED SAADIQ  
1509 MADISON DR  
ROCKWALL, TX 75032

ALEXANDER JOSHUA D & DEANA WYNN  
1510 ENGLEWOOD DR  
ROCKWALL, TX 75032

JACKMAN CHAD AND ALLANNA V  
1510 GREENBROOK DR  
ROCKWALL, TX 75032

LUNA CESAR  
1511 STEWART DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1512 TIMBER RIDGE  
ROCKWALL, TX 75032

TOWNSEND VILLAGE HOMEOWNERS  
ASSOCIATION INC  
1512 CRESCENT DRIVE SUITE 112  
CARROLTON, TX 75006

CRUZET MARIE FLOR  
1512 FIELDSTONE DR  
ROCKWALL, TX 75032

DOUGLASS ROBERT & JULIE  
1512 FOXWOOD LN  
ROCKWALL, TX 75032



DELOSSANTOS FLORENCIO  
1512 MELROSE LANE  
ROCKWALL, TX 75032

AMIN DEVESHCHANDRA A AND  
MANISHA D AMIN  
1512 RICHFIELD CT  
ROCKWALL, TX 75032

DHILLON RANJEET K AND GURMIT S  
1512 RIDGETOP COURT  
ROCKWALL, TX 75032

LIM KATCHHAUY & MONY KROUCH  
1512 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1513 ENGLEWOOD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1513 GALLANT FOX DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1513 WESTFIELD  
ROCKWALL, TX 75032

MACFOY THEODORE P & EASTERLINE V  
1513 FIELDSTONE DR  
ROCKWALL, TX 75032

JOHNSON CHRISTOPHER THOMAS  
1513 FOXWOOD LN  
ROCKWALL, TX 75032

DAVIDSON JAMES E JR  
1513 GREENBROOK DR  
ROCKWALL, TX 75032

TORRES JUAN F  
1513 HICKORY CREEK LN  
ROCKWALL, TX 75032

UNDERWOOD STEPHEN GREGORY AMANDA  
BETH RYAN  
1513 RICHFIELD COURT  
ROCKWALL, TX 75032

HROMATKA EDWARD J & MARIA L  
1513 RIDGETOP CT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1514 DERBY DR  
ROCKWALL, TX 75032

STEWART MINERVA  
1514 STEWART DR  
ROCKWALL, TX 75032

ROBERTSON GARY D AND PAMELA F  
1515 DERBY DRIVE  
ROCKWALL, TX 75032

NEAL FRANK & KARRI  
1516 ENGLEWOOD DR  
ROCKWALL, TX 75032

BLANCH DANIEL C  
1516 GREENBROOK DR  
ROCKWALL, TX 75032

ATTARDI JENNIFER LEIGH  
1516 TIMBER RIDGE DRIVE  
ROCKWALL, TX 75032

STRICKLIN JUDITH  
1517 STEWART DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1518 FOXWOOD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1518 RIDGETOP  
ROCKWALL, TX 75032

AUTENCIO ROSELYN P & PHILIP  
1518 FIELDSTONE DR  
ROCKWALL, TX 75032

KEEL JAMES M & TAMARA L  
1518 HICKORY CREEK LN  
ROCKWALL, TX 75032

JIMENEZ SANTIAGO & MARIA D  
1518 RICHFIELD CT  
ROCKWALL, TX 75032

KORDI KIOMARS AND ELICIA  
1518 TIMBER RIDGE DR  
ROCKWALL, TX 75032

GRAEF DAVID R & DIANE J  
1518 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1519 GALLANT FOX DR  
ROCKWALL, TX 75032

ACOSTA CORAZON  
1519 FIELDSTONE DR  
ROCKWALL, TX 75032

SCHROCK STEPHEN G JR  
LAURA K SCHROCK  
1519 FOXWOOD LN  
ROCKWALL, TX 75032

STOOKSBERRY JENNIFER M 1519 GREENBROOK DR ROCKWALL, TX 75032	QUINTERO JOSE LUIS JR & LETTICIA R 1519 HICKORY CREEK LN ROCKWALL, TX 75032	BROWN KERRY JOSEPH & BERTHA ALICE 1519 MELROSE LANE ROCKWALL, TX 75032
JACKSON SHANNON D AND VANCE R EKQUIST 1519 RICHFIELD CT ROCKWALL, TX 75032	THOMAS BROOKE M 1519 RIDGETOP CT ROCKWALL, TX 75032	AL-GHAZAWI OMAR AND SAMAH ALMALKAWIE 1519 WESTFIELD LN ROCKWALL, TX 75032
CURRENT RESIDENT 1520 DERBY DR ROCKWALL, TX 75032	MARTIN JOHN R 1520 GLENWICK DR ROCKWALL, TX 75032	TILLIS TERRELL & RENEE L 1520 STEWART DR ROCKWALL, TX 75032
CURRENT RESIDENT 1521 MADISON ROCKWALL, TX 75032	EDWARDS RASANDRA H 1521 DERBY DRIVE ROCKWALL, TX 75032	CURRENT RESIDENT 1522 ENGLEWOOD SUITE 130 ROCKWALL, TX 75032
CONFIDENTIAL 1522 GREENBROOK DRIVE ROCKWALL, TX 75032	VELASCO ANGELICA HURTADO 1523 STEWART DRIVE ROCKWALL, TX 75032	CURRENT RESIDENT 1524 FOXWOOD ROCKWALL, TX 75032
CURRENT RESIDENT 1524 WESTFIELD SUITE A-277 ROCKWALL, TX 75032	HETTLER MARGARET ELLA 1524 FIELDSTONE DR ROCKWALL, TX 75032	WILLIAMS JENNA L AND NATHAN A 1524 HICKORY CREEK LANE ROCKWALL, TX 75032
ACOSTA JUAN 1524 MADISON DR ROCKWALL, TX 75032	HAILE TADESSE T & TSEGU T HAKIM 1524 MELROSE LN ROCKWALL, TX 75032	BURRISS ELWOOD & DOROTHY L 1524 RICHFIELD CT ROCKWALL, TX 75032
MEBRATU GEZI 1524 TIMBER RIDGE DR ROCKWALL, TX 75032	FOX RICHARD K & REGINA L 1525 ENGLEWOOD DR ROCKWALL, TX 75032	SAWYER CHARLENE & DANNY & CHARLOTTE SAWYER 1525 FIELDSTONE DR ROCKWALL, TX 75032
CHANTHAVISAY THAD 1525 FOXWOOD LN ROCKWALL, TX 75032	JOLLEY CHESTER BURTON & SILVIA M 1525 GREENBROOK DR ROCKWALL, TX 75032	GILL DAVID L 1525 HICKORY CREEK LN ROCKWALL, TX 75032
PATRICK RICHARD & BRANDY 1525 RICHFIELD CT ROCKWALL, TX 75032	WHALEN DANIEL & KYONG SUK 1525 TIMBER RIDGE DR ROCKWALL, TX 75032	SHAH MURTAZA & MARIA 1525 WESTFIELD LN ROCKWALL, TX 75032



CURRENT RESIDENT  
1526 DERBY DR  
ROCKWALL, TX 75032

BIRT STEVEN & KATHERINE  
1526 GLENWICK DRIVE  
ROCKWALL, TX 75032

RAHIM MORID AND  
MARAM JAGHAMA  
1526 STEWART DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1527 TROWBRIDGE  
ROCKWALL, TX 75032

BURT BRIAN  
1527 DERBY DRIVE  
ROCKWALL, TX 75032

ABEBE KEBEDE AND  
HANNA ALEMAYEHU  
1527 MADISON DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1528 GREENBROOK SUITE 320  
ROCKWALL, TX 75032

RISINGER BRIAN & CRISTIE  
1529 STEWART DRIVE  
ROCKWALL, TX 75032

ZHANG XINKANG  
1529 WINDING TRAIL DR  
ALLEN, TX 75002

CURRENT RESIDENT  
1530 MADISON  
ROCKWALL, TX 75032

QUINONES HERSON I & KENIA G  
1530 ELK RUN RD  
DOWNTON, PA 19335

MEADE MICHAEL & ALMA DELIA  
1530 FIELDSTONE DRIVE  
ROCKWALL, TX 75032

MAQSOOD MOHAMMAD USMAN  
1530 FOXWOOD LN  
ROCKWALL, TX 75032

JENKINS PHILLIP & PEARLIE M  
1530 MELROSE LN  
ROCKWALL, TX 75032

CAIN ETHAN AND CARISSA  
1530 RICHFIELD CT  
ROCKWALL, TX 75032

CHODUN ERIC  
1530 TIMBER RIDGE DR  
ROCKWALL, TX 75032

CROCKER BRYAN & BOBBI JO  
1530 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

PICAZO EDGAR AND ANGELA ADAME  
1531 GREENBROOK DR  
ROCKWALL, TX 75032

FLORES YOLANDA P & JOHNNY P  
1531 HICKORY CREEK LN  
ROCKWALL, TX 75032

MAXTED CRAIG & LYNDIA  
1531 MELROSE LN  
ROCKWALL, TX 75032

JOHNSON LUTHER AND SHIZUKO  
1531 TIMBER RIDGE DR  
ROCKWALL, TX 75032

ADAMS ANTHONY AND  
TREVOR ADAMS  
1532 DERBY DRIVE  
ROCKWALL, TX 75032

GRAHAM ADAM  
1532 STEWART DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1533 DERBY DR  
ROCKWALL, TX 75032

GARCIA JENNIFER  
1533 MADISON DRIVE  
ROCKWALL, TX 75032

LAWSON LINDA  
CHAD HUNT  
1533 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

GEFFEN ASHLEY  
1534 ENGLEWOOD DR  
ROCKWALL, TX 75032

TISON CATHY  
1534 GREENBROOK DR  
ROCKWALL, TX 75032

LINLEY ORA  
1535 STEWART DR  
ROCKWALL, TX 75032

DE ACEVEDO ALBA U  
1536 FIELDSTONE DR  
ROCKWALL, TX 75032

BORODGE BEDISO &  
MARIA FALISO  
1536 MADISON DR  
ROCKWALL, TX 75032

MURRAY THOMAS AND TRISTAN  
1536 MELROSE LN  
ROCKWALL, TX 75032

RYSZARD PROPERTIES LLC  
1536 TIMBER RIDGE DR  
ROCKWALL, TX 75032

KISER HENRY JAY JR AND LAURA MICHELLE  
1537 GREENBROOK DRIVE  
ROCKWALL, TX 75032

ROGERS JAMES B  
1537 MELROSE LANE  
ROCKWALL, TX 75032

RAMIREZ ERNEST &  
REBECCA LARA  
1537 TIMBER RIDGE DR  
ROCKWALL, TX 75032

BUSBY KATIANNA  
1537 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1538 TROWBRIDGE  
ROCKWALL, TX 75032

OSHEA BRIAN J & PATRICIA K  
1538 GLENWICK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1539 TROWBRIDGE  
ROCKWALL, TX 75032

PARNELL BRIAN AND BRIANA BOAEN  
1539 DERBY DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1540 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

1540 EAST IH 30 ROCKWALL LLC  
1540 EAST IH 30  
ROCKWALL, TX 75087

FISHER MARK  
1540 ENGLEWOOD DR  
ROCKWALL, TX 75032

STRAMBLER PATRICK C & TRALISHA K  
1540 GREENBROOK DRIVE  
ROCKWALL, TX 75032

HERRERA ANTONIO AND SOCORRO  
1541 CROMWELL COURT  
ROCKWALL, TX 75032

PEGORARO KEVIN  
1541 FIELDSTONE DR  
ROCKWALL, TX 75032

WILKERSON TOMMY & JULIA  
1541 STEWART DR  
ROCKWALL, TX 75032

SCOTT MONTE K & APRIL E  
1542 MADISON DR  
ROCKWALL, TX 75032

EDGAR AMY R & TERRY L  
1542 TIMBER RIDGE DR  
ROCKWALL, TX 75032

BROWN KEVIN A AND KEISHA H  
1543 ENGLEWOOD DR  
ROCKWALL, TX 75032

BYRD BLAIR S & GAYLA D  
1543 MELROSE LN  
ROCKWALL, TX 75032

KOZOLE NICKALUS ANDREW &  
SARA BEATRIZ ROMAN KOZOLE  
1544 GLENWICK DRIVE  
ROCKWALL, TX 75032

AMARO FRANCISCO AND MONICA  
1544 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1545 DERBY DR  
ROCKWALL, TX 75032

CARRERA RICARDO L & ANNA  
1545 MADISON DR  
ROCKWALL, TX 75032

COURT CRAIG B & MONDA J  
1545 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

HAWKS VINCENT R AND JANICE L  
1546 ENGLEWOOD DR  
ROCKWALL, TX 75032

VILLA JACQUELIN & LORENZO  
1547 CROMWELL COURT  
ROCKWALL, TX 75032

SHIELDS GENETTE & HERMAN D  
1547 STEWART DR  
ROCKWALL, TX 75032



CORTEZ LIDIA G AND  
JUAN C PACHECO  
1548 MELROSE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1549 ENGLEWOOD SUITE 320  
ROCKWALL, TX 75032

WAKO GIZAW L & TSIYON E  
1549 MELROSE LN  
ROCKWALL, TX 75032

SORO SUZI AND  
SALAMA B YUSIF  
1549 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1550 TROWBRIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1550 E I30 SUITE 204  
ROCKWALL, TX 75032

MITTER RICHARD E & LINDA M  
1550 GLENWICK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1551 TROWBRIDGE  
ROCKWALL, TX 75032

FRANTZ JOHN W  
1551 GLENWICK DR  
ROCKWALL, TX 75032

WILLINGHAM TROY D & CAROLYN J  
1552 ENGLEWOOD DR  
ROCKWALL, TX 75032

DOAN ANNA AND PEYTON PRICE  
1553 CROMWELL COURT  
ROCKWALL, TX 75032

ZAREMBA MICHAEL J  
1554 MELROSE LN  
ROCKWALL, TX 75032

QUINN TERRY & CATHY  
1555 ENGLEWOOD DR  
ROCKWALL, TX 75032

MENDOZA HECTOR E & CAROLINA L  
1555 WESTFIELD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1556 GLENWICK  
ROCKWALL, TX 75032

PALACIOS ROY & MARIA L  
1556 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

MOTA SAMUEL ALVES AND LEIGH-ANNE  
1557 TROWBRIDGE CIR  
ROCKWALL, TX 75032

NABORS BECKY E  
1558 ENGLEWOOD DRIVE  
ROCKWALL, TX 75032

AGUILERA MICHAEL  
1559 CROMWELL CT  
ROCKWALL, TX 75032

ROLLAND LIV TRUST  
FRANCIS C & LORENA L ROLLAND CO-TRUSTEES  
156 HOLLAND CT  
MOUNTAIN VIEW, CA 94040

MARTINEZ JULIA & CRUZ  
1561 ENGLEWOOD DR  
ROCKWALL, TX 75032

SANCHEZ IVONE  
1562 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

SCHULMAN SUN  
1563 TROWBRIDGE CIR  
ROCKWALL, TX 75032

MASK LONNIE P & SHERRY L  
1564 ENGLEWOOD DR  
ROCKWALL, TX 75032

ROCKWALL BYPASS LTD  
15640 QUORUM DRIVE  
ADDISON, TX 75001

CURRENT RESIDENT  
1565 CROMWELL SUITE 400  
ROCKWALL, TX 75032

BROWNING JOHN S  
1567 ENGLEWOOD DR  
ROCKWALL, TX 75032

PRACHAR DANIEL AND ALICIA  
1568 CROMWELL CT  
ROCKWALL, TX 75032

TSAJU ALINE AND SYMPHORIEN NDJENG  
1568 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1570 ENGLEWOOD SUITE 320  
ROCKWALL, TX 75032

THOMAS JAMES JR  
1571 CROMWELL COURT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1574 TROWBRIDGE  
ROCKWALL, TX 75032

PATEL BHIKHABHAI & KUSUM  
1575 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

HIGHNOTE RONNIE SR AND DELORES  
1576 CROMWELL  
ROCKWALL, TX 75032

GUTIERREZ TERRAN AND CARLOS  
1577 CROMWELL CT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1580 TROWBRIDGE  
ROCKWALL, TX 75032

OLIVER ANDREW AND LAUREN  
1581 TROWBRIDGE CIR  
ROCKWALL, TX 75032

CROSIER JASON AND  
AUTUMN MASSEY  
1582 CROMWELL COURT  
ROCKWALL, TX 75032

SPIVEY ANDRES RAMON AND CAROL  
1583 CROMWELL COURT  
ROCKWALL, TX 75032

THORNHILL RANDY AND HEIDI  
1585 TROWBRIDGE CIR  
ROCKWALL, TX 75032

THARRINGTON DERJUAN P  
1586 TROWBRIDGE CIR  
ROCKWALL, TX 75032

ARZE CARLOS A & BETZI N TERAN-SOTO  
1588 CROMWELL COURT  
ROCKWALL, TX 75032

WATSON ROBERT B & SHANNON M  
1589 CROMWELL COURT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1590 MANNHEIM  
ROCKWALL, TX 75032

TRANSAM TRUCKING  
A MISSOURI CORP  
15910 S 169 HWY  
OLATHE, KS 66062

CURRENT RESIDENT  
1592 TROWBRIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1593 TROWBRIDGE  
ROCKWALL, TX 75032

RYAN RICKIE II & TAMARA  
1594 CROMWELL COURT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1595 MANNHEIM SUITE 3650  
ROCKWALL, TX 75032

JUAREZ JUAN PABLO LAGUNA  
1595 CROMWELL COURT  
ROCKWALL, TX 75032

RAMSBOTTOM DAVID AND DAWN MICHELLE  
1596 MANNHEIM DRIVE  
ROCKWALL, TX 75032

OM RENTALS LLC  
C/O NOEL F BRYANT  
16 HOGGARDS RIDGE  
LITTLE ROCK, AR 72211

CURRENT RESIDENT  
1601 MANNHEIM  
ROCKWALL, TX 75032

PAVAO BILLY J & SHRUTI  
1601 CREEKRIDGE COURT  
ROCKWALL, TX 75032

STEWART CHARLES & MARJORIE  
1601 DEERWOOD DR  
ROCKWALL, TX 75032

TORRES RAUL F  
1601 HICKORY CREEK LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1602 DEERWOOD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1602 TROWBRIDGE  
ROCKWALL, TX 75032

GOLDFARB BRETT  
1602 CREEKRIDGE COURT  
ROCKWALL, TX 75032

MOER DONALD L JR & DOROTHY C  
1602 HICKORY CREEK LN  
ROCKWALL, TX 75032



SMITH WESLEY R AND  
RONNIE L STERLING  
1602 MANNHEIM DRIVE  
ROCKWALL, TX 75032

KIRBY LEGRAND CARNEY III AND JANE DANIEL  
1603 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1604 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

PEARSON MARILYN  
1606 WILLOW CREST DR  
RICHARDSON, TX 75081

MUSA IBRAHIM A  
1607 CREEKRIDGE CT  
ROCKWALL, TX 75032

VARGAS-GUZMAN CRISTIAN LEONEL AND  
VERLENE N FORBIA  
1607 HICKORY CREEK DR  
ROCKWALL, TX 75032

HERRERA KENDHAL  
1607 MANNHEIM DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1608 TROWBRIDGE  
ROCKWALL, TX 75032

NABORS CHRISTOPHER S AND KIMYAHTA CARR  
1608 MANNHEIM DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1609 TROWBRIDGE  
ROCKWALL, TX 75032

OROZCO JOHN R  
1609 DEERWOOD DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1610 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1610 CLIFFBROOK SUITE 900  
ROCKWALL, TX 75032

DOTIE TRELICA  
1610 DEERWOOD DR  
ROCKWALL, TX 75032

PRITCHARD DONNA CULLINS &  
KIMBERLY CULLINS COLLICHIO TRUSTEES  
1610 SHORES BLVD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1612 CREEKRIDGE  
ROCKWALL, TX 75032

REYES RAMIRO JR  
1613 CREEKRIDGE COURT  
ROCKWALL, TX 75032

ROBERTS VALERIE  
1613 MANNHEIM DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1614 MANNHEIM  
ROCKWALL, TX 75032

MISKIN RYAN AND VANESSA  
1615 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1616 CHARISMATIC CT  
ROCKWALL, TX 75032

SUCHEY SPENCER & MISTY  
1616 CLIFFBROOK DR  
ROCKWALL, TX 75032

FARMER TONYA AND TIMOTHY  
1616 DEERWOOD DR  
ROCKWALL, TX 75032

SCHAFER AMY &  
JAY KEAFFER  
1616 HICKORY CREEK LN  
ROCKWALL, TX 75032

ONEAL ARA GAIL  
1617 DEERWOOD DR  
ROCKWALL, TX 75032

FERNANDEZ HECTOR M  
1619 CREEKRIDGE CT  
ROCKWALL, TX 75032

WASHINGTON BETTY A  
1619 HICKORY CREEK LN  
ROCKWALL, TX 75032

FULLER BOBBIE K AND JAMES A JR  
1619 MANNHEIM DR  
ROCKWALL, TX 75032

ASIKAIWE CHIMA NATHANIEL AND CHIBUOGWU  
LILIAN  
1620 MANNHEIM DR  
ROCKWALL, TX 75032

FERGUSON DAVID AND  
BLAKE GRIFFIN  
1621 TROWBRIDGE CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1622 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

TUCKER DRIONNE M  
1622 DEERWOOD DR  
ROCKWALL, TX 75032

MADRIS MARLINA  
1623 DEERWOOD DR  
ROCKWALL, TX 75032

ESPARZA MARCELO & BERTHA  
1624 CREEKRIDGE CT  
ROCKWALL, TX 75032

MARSALA CHRISTIE  
1625 CREEKRIDGE COURT  
ROCKWALL, TX 75032

MORRISON DERWIN AND TOYOTA  
1625 MANNHEIM DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1627 HICKORY CREEK SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1627 TROWBRIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1628 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

QUINTANA VICTOR H SR & ESTELLA  
1628 CLIFFBROOK DR  
ROCKWALL, TX 75032

VILLARREAL VICTOR AND  
KARLA TORRES DAVILA  
1628 DEERWOOD DRIVE  
ROCKWALL, TX 75032

DELEON FAMILY REVOCABLE LIVING TRUST  
ROBERT G DELEON SR AND MARY G CO  
TRUSTEES  
1628 HICKORY CREEK LN  
ROCKWALL, TX 75032

AVILA HORACIO I & MARIA P  
1629 DEERWOOD  
ROCKWALL, TX 75032

NADLER CRAIG AND KAREN L  
1630 CREEKRIDGE CT  
ROCKWALL, TX 75032

WINSTEAD ANTONIA  
1631 CHESTERWOOD DR  
ROCKWALL, TX 75032

GREEN CLAYTON WILLIAM & VIRGINIA RUTH  
1631 CREEKRIDGE CT  
ROCKWALL, TX 75032

COLE RICHARD AND TANYA  
1631 MANNHEIM DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1633 TROWBRIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1634 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1634 MANNHEIM  
ROCKWALL, TX 75032

ZHAO VIVIAN WEI AND  
YONG SITU  
1634 47TH AVE  
SAN FRANCISCO, CA 94122

COOK STACY A  
1634 CLIFFBROOK DR  
ROCKWALL, TX 75032

SMITH BRIAN & JESSICA  
1634 HICKORY CREEK LN  
ROCKWALL, TX 75032

PETERSON GREGORY & SHANNON  
1636 CREEKRIDGE CT  
ROCKWALL, TX 75032

GRIFFIN THOMAS F II AND STACEY L  
1636 TROWBRIDGE CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1637 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

KLICS APRIL  
1637 CHESTERWOOD  
ROCKWALL, TX 75032

RAPIER MICHAEL L &  
NAKIA R STANFORD  
1637 CLIFFBROOK DR  
ROCKWALL, TX 75032

KINDZEKA GLORIA  
1637 MANNHEIM RD  
ROCKWALL, TX 75032

YU YAOHUA AND YIZHOU  
1639 TROWBRIDGE CIR  
ROCKWALL, TX 75032



CURRENT RESIDENT  
1640 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1640 HICKORY CREEK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1640 MANNHEIM  
ROCKWALL, TX 75032

GUILLORY BOBBY  
1642 CLIFFBROOK DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1643 CLIFFBROOK  
ROCKWALL, TX 75032

VANHYTE ANN & TERRY  
1643 MANNHEIM DRIVE  
ROCKWALL, TX 75032

MONTGOMERY CHANNING AND CHELSIE  
1644 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

WEST MICHAEL & HOLLY  
1645 CHESTERWOOD DR  
ROCKWALL, TX 75032

GIBSON JOHN W & HANNAH A  
1645 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1646 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1646 MANNHEIM  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER  
1648 TROW BRIDGE  
ROCKWALL, TX 75032

TOUOBOUN CHRISTOPHER T  
1648 TROWBRIDGE CIR  
ROCKWALL, TX 75032

KEITH DOUGLAS R & DAWN M  
1649 CHESTERWOOD DR  
ROCKWALL, TX 75032

JUDD BRYAN L & DONNA K  
1649 CLIFFBROOK DR  
ROCKWALL, TX 75032

FRITTS LARRY D AND ROSE M  
1649 MANNHEIM DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1650 S JOHN KING SUITE 500  
ROCKWALL, TX 75032

BAILEY TYSON AND JAMEKIA  
1651 TROWBRIDGE CIR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1652 CHARISMATIC CT SUITE 400  
ROCKWALL, TX 75032

USANGA NSISONG DONATUS  
1652 HICKORY CREEK LN  
ROCKWALL, TX 75032

MARTINEZ CARLOS &  
JANETH MIRANDA-RUIZ  
1652 TROWBRIDGE CIRCLE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1654 MANNHEIM  
ROCKWALL, TX 75032

NELSON RANDY R & TRACY M  
1655 CHESTERWOOD DR  
ROCKWALL, TX 75032

LAMORIE MICHAEL AND  
HEATHER TERRANOVA  
1655 TROWBRIDGE CIR  
ROCKWALL, TX 75032

BERG R YVETTE KING  
16551 SAN FERNANDO MISSIN BLVD  
GRANADA HILLS, CA 91344

BRADBERRY RALPH E & JANICE L  
1656 CHESTERWOOD DR  
ROCKWALL, TX 75032

JONES JARRED  
1657 MANNHEIM DRIVE  
ROCKWALL, TX 75087

JOHNSON BRIAN AND DENISE  
1657 WILDROSE DR  
ROCKWALL, TX 75032

HOLMAN R. REGINA  
1658 HICKORY CREEK LN  
ROCKWALL, TX 75032

BISHOP WOODROW A AND SHEILA BUNNELL  
1658 TROWBRIDGE CIR  
ROCKWALL, TX 75032

TAYLOR RESCHELE  
1661 CHESTERWOOD DR  
ROCKWALL, TX 75032

WILSON DALE S SR & VICKY NASH  
1662 CHESTERWOOD DR  
ROCKWALL, TX 75032

BURCH RICHARD J & LAURA M  
1663 HICKORY CREEK LN  
ROCKWALL, TX 75032

COLLINS ROBERT LANCE  
1663 WESTBURY DR  
ROCKWALL, TX 75032

CARTER VICTORIA  
1663 WILDROSE DR  
ROCKWALL, TX 75032

ALYATIM LISA & AKRAM GEORGE  
1664 HICKORY CREEK  
ROCKWALL, TX 75032

OKWUOLISA GLADYS & MARTIN N  
1664 WESTBURY DR  
ROCKWALL, TX 75032

DUGAL GUILLERMO A  
1664 WILDROSE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1667 CHARISMATIC CT SUITE 202  
ROCKWALL, TX 75032

BORTON JARED & VANESSA  
1667 CHESTERWOOD DRIVE  
ROCKWALL, TX 75032

HERBERT RANDY P & REBECCA  
1668 CHESTERWOOD DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1669 HICKORY CREEK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1669 WESTBURY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1670 HICKORY CREEK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1670 WILDROSE  
ROCKWALL, TX 75032

BERMUDEZ ADRIAN AND JANET  
1670 WESTBURY DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1673 CHESTERWOOD  
ROCKWALL, TX 75032

MEDINA GUILLERMO  
1674 CHESTERWOOD DR  
ROCKWALL, TX 75032

HENDERSON LORENZO  
& WIFE DONNA HENDERSON  
1675 HICKORY CREEK LN  
ROCKWALL, TX 75032

PARIS RONALD G & CONSTANCE D  
1675 WESTBURY DR  
ROCKWALL, TX 75032

CAVANESE TYLER MATTHEW  
1675 WILDROSE DR  
ROCKWALL, TX 75032

GUTIERREZ KENNETH & MISTY  
1676 WESTBURY DR  
ROCKWALL, TX 75032

RALDA GERSON PAUL SANCHEZ  
1676 WILDROSE DRIVE  
ROCKWALL, TX 75032

BENAVIDES JAVIER & MARIA  
1678 HICKORY CREEK LN  
ROCKWALL, TX 75032

COOK DIANE MARIE  
1679 CHESTERWOOD DR  
ROCKWALL, TX 75032

STANBERRY CYNTHIA JEAN  
1680 CHESTERWOOD DR  
ROCKWALL, TX 75032

NEPTUNE INVESTMENTS LP  
16805 BRADGATE CT  
DALLAS, TX 75248

RUFFIN BRANDON T  
1681 WESTBURY DRIVE  
ROCKWALL, TX 75032

FITZGERALD RONA  
1681 WILDROSE DRIVE  
ROCKWALL, TX 75032

BROWN JAMES A & CHERYL R  
1682 WESTBURY DR  
ROCKWALL, TX 75032



LOPEZ SIMON & MELISSA  
1682 WILDROSE DR  
ROCKWALL, TX 75032

WILLIS JENNIFER  
1684 HICKORY CREEK LN  
ROCKWALL, TX 75032

RENFRO JOHNNY E  
1686 CHESTERWOOD DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1687 WESTBURY  
ROCKWALL, TX 75032

MONTEMAYOR DAVID JR & MARGOT M  
1687 HICKORY CREEK LN  
ROCKWALL, TX 75032

SPENCER EDWARD C & LAURA J  
1687 WILDROSE DR  
ROCKWALL, TX 75032

MCCREARY MELISSA  
1688 WESTBURY DRIVE  
ROCKWALL, TX 75032

MCCARLEY DEBORAH SMITH  
1688 WILDROSE DR  
ROCKWALL, TX 75032

MEYER ROBERT D  
1690 HICKORY CREEK LN  
ROCKWALL, TX 75032

CONFIDENTIAL  
1693 HICKORY CREEK LN  
ROCKWALL, TX 75032

KRENZER RONALD J & BARBARA T  
1693 WESTBURY DR  
ROCKWALL, TX 75032

CLARK NATHAN D  
1693 WILDROSE DR  
ROCKWALL, TX 75032

PEREZ ROBERTO  
1694 WESTBURY DRIVE  
ROCKWALL, TX 75032

CHEBSA SERAWIT  
1694 WILD ROSE DR  
ROCKWALL, TX 75032

HERNANDEZ ISAAC OLIVARES  
1696 HICKORY CREEK LN  
ROCKWALL, TX 75032

HART JOHN L  
1698 CHESTERWOOD DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1699 HICKORY CREEK  
ROCKWALL, TX 75032

BANGURA EDRISA T AND HAJAH M  
1700 WESTBURY DR  
ROCKWALL, TX 75032

COPE DAVID & DARLENE  
1700 WILDROSE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1701 HWY 276  
ROCKWALL, TX 75032

SAVAGE HAROLD D  
1701 CLIFFBROOK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1702 CLIFFBROOK SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1702 GALLANT FOX DR  
ROCKWALL, TX 75032

SHRESTHA SURAJ P & SAPANA JOSHI  
1702 HICKORY CREEK LANE  
ROCKWALL, TX 75032

PUGLIESE ELIZABETH  
1703 CHESTERWOOD DR  
ROCKWALL, TX 75032

HEMPHILL EDWARD KOMSON  
1703 WESTBURY DRIVE  
ROCKWALL, TX 75032

KASUMOVIC EMIR & FATIMA  
1704 CHESTERWOOD DR  
ROCKWALL, TX 75032

STAFFORD CHRISTOPHER  
1705 HICKORY CREEK LN  
ROCKWALL, TX 75032

RUDDIS CATHY L  
1705 WILDROSE DR  
ROCKWALL, TX 75032

GABRIEL ANDRES R JR & BERNADETTE C  
1706 WESTBURY DR  
ROCKWALL, TX 75032

CRAFT RUSSELL C  
1707 CLIFFBROOK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1708 GALLANT FOX DR  
ROCKWALL, TX 75032

HENEGAR MELISSA  
1708 HICKORY CREEK LN  
ROCKWALL, TX 75032

CARBAUGH BARBARA L  
1708 WILDROSE DR  
ROCKWALL, TX 75032

BERNARD MARY  
1710 CHESTERWOOD DRIVE  
ROCKWALL, TX 75032

NGUYEN BAO THI AND THU-THUY  
1710 PREAKNESS DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1711 HICKORY CREEK APT 1134  
ROCKWALL, TX 75032

RICHARDSON TANESHIA  
1711 PILLORY DR  
ROCKWALL, TX 75032

BOUDREAU GLENN & BARBARA  
1711 WILDROSE DR  
ROCKWALL, TX 75032

MOUANID MOHAMMED EL AND KHADIJA ATINE  
1712 WESTBURY DR  
ROCKWALL, TX 75032

OGUNNAIKE TOYIN O AND  
OWOBAMIJO OLUSAYO FOWOSIRE  
1713 CLIFFBROOK DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1714 PREAKNESS DR  
ROCKWALL, TX 75032

GREEN KEVIN AND JOY  
1714 GALLANT FOX DRIVE  
ROCKWALL, TX 75032

VERSHAW LISA M & DAVID P  
1714 HICKORY CREEK LN  
ROCKWALL, TX 75032

ATHERTON LOREN AND ELESIA  
1715 PILLORY DR  
ROCKWALL, TX 75032

BREITZMAN BRIAN  
1716 CHESTERWOOD DR  
ROCKWALL, TX 75032

JOHNSON CLAYTON J SR & TONYA  
1716 WILDROSE DR  
ROCKWALL, TX 75032

GRAY KIMBERLY  
1717 HICKORY CREEK LN  
ROCKWALL, TX 75032

EJTMINOWICZ ANTONI  
1717 WILDROSE DR  
ROCKWALL, TX 75032

BOTTIGER JEFFREY ALAN AND JENNIFER ROBYN  
HOLMES  
1718 PREAKNESS DR  
ROCKWALL, TX 75032

ALMEIDA VICENTE & ESTEFANI  
1718 WESTBURY DR  
ROCKWALL, TX 75032

STOVER JULIA AND RANDY  
1719 PILLORY DR  
ROCKWALL, TX 75032

AGEE AMANDA  
1720 HICKORY CREEK DR  
ROCKWALL, TX 75032

KNOX MARCUS D AND ROSA I GONZALEZ  
1722 CHESTERWOOD DR  
ROCKWALL, TX 75032

DO LIEN & HUNG TA  
1722 PREAKNESS DRIVE  
ROCKWALL, TX 75032

HILL ROLAND AND MARGARET  
1723 PILLORY DR  
ROCKWALL, TX 75032

HERNANDEZ JOE AND EVELIA  
1725 CLIFFBROOK DR  
ROCKWALL, TX 75032

CULLINS TAKORY & TERRIENNA  
1726 HICKORY CREEK LN  
ROCKWALL, TX 75032

MURPHY SHARON  
1726 PREAKNESS DR  
ROCKWALL, TX 75032

GURGIN MICHAEL G AND CORINA R  
1726 WESTBURY DR  
ROCKWALL, TX 75032



WALLS JENETTE AND BRYANT  
1727 PILLORY DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1728 CHESTERWOOD  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1730 PREAKNESS DR  
ROCKWALL, TX 75032

PARK SANDRA  
1731 PILLORY DRIVE  
ROCKWALL, TX 75032

PEREZ KATHERINE T  
1732 HICKORY CREEK LN  
ROCKWALL, TX 75032

HOWARD STEPHEN T AND  
ASHLEY N YAGER  
1734 PREAKNESS DR  
ROCKWALL, TX 75032

MORGAN BONITA DAVIS  
1735 HICKORY CREEK LN  
ROCKWALL, TX 75032

FITZGERALD JUDITH A AND GLENN R  
1736 CHESTERWOOD DR  
ROCKWALL, TX 75032

BENTON DARRELL  
1737 CLIFFBROOK DR  
ROCKWALL, TX 75032

BAZEMORE SUZETTE  
1738 HICKORY CREEK LN  
ROCKWALL, TX 75032

RICE DAVID & CHRYSAL  
1738 PREAKNESS DRIVE  
ROCKWALL, TX 75032

FERREIRA SILVIA MARQUES  
1743 CLIFFBROOK DRIVE  
ROCKWALL, TX 75032

GARCIA ERICA  
1743 HICKORY CREEK LN  
ROCKWALL, TX 75032

MILLER FAMILY INVESTMENT LP  
17430 CAMPBELL RD STE 230  
DALLAS, TX 75252

HANSEN KARL AND DOLORES HERNANDEZ  
1744 PREAKNESS DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
1748 PREAKNESS DR  
ROCKWALL, TX 75032

HENRY WILLIAM A  
1769 CLIFFBROOK DR  
ROCKWALL, TX 75032

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC  
180 N STETSON AVE SUITE 3650  
CHICAGO, IL 60601

MEADOWCREEK ESTATES HOMEOWNERS ASSOC  
INC  
1800 PRESTON PARK BLVD STE 101  
PLANO, TX 75093

MEGATEL HOMES INC  
1800 VALLEY VIEW LANE SUITE 400  
FARMERS BRANCH, TX 75234

CTMGMT ROCKWALL 38 LLC  
1800 VALLEY VIEW LN SUITE 300  
FARMERS BRANCH, TX 75234

MEGATEL HOMES INC  
1800 VALLEY VIEW LN STE 400  
DALLAS, TX 75234

STRAW DEWAYNE AND SARA JIMENEZ  
1801 PREAKNESS DRIVE  
ROCKWALL, TX 75032

AYANLOLA AYANTAYO & ENIOLA OMOLOLA  
1801 WILDROSE DRIVE  
ROCKWALL, TX 75032

PADGETT THOMAS W AND TERI D  
1802 PREAKNESS DR  
ROCKWALL, TX 75032

NTIBAGAYE JEAN CLAUDE &  
JOSELYN MAZAMBO  
1802 WILDROSE DR  
ROCKWALL, TX 75032

THOMAS PATRICK S & STACEY L  
1806 PREAKNESS DRIVE  
ROCKWALL, TX 75032

MCMULLIN LINDA  
1810 PREAKNESS DRIVE  
ROCKWALL, TX 75032

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
18100 VON KARMAN SUITE 500  
IRVINE, CA 92612

DITMORE LESLIE G AND KURTIS M BOONE  
1813 PREAKNESS DR  
ROCKWALL, TX 75032

ROCHA JOHN ERIC  
1813 WILDROSE DR  
ROCKWALL, TX 75032

IZZO KEITH AND SARAH ANDERSON  
1814 PREAKNESS DR  
ROCKWALL, TX 75032

STOKES SHATARA T & HOWARD L III  
1818 PREAKNESS DRIVE  
ROCKWALL, TX 75032

WALDRON ROB R AND MELINA  
1819 WILDROSE DR  
ROCKWALL, TX 75032

PEREZ ROJELIO O & URSULA THOMAS  
1825 WILDROSE DR  
ROCKWALL, TX 75032

POE ELIZABETH A  
1831 WILDROSE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1835 T L TOWNSEND  
ROCKWALL, TX 75032

GRIFFIN JACOB AND CARLY  
1840 WILDROSE DRIVE  
ROCKWALL, TX 75032

DAUGHERTY DEBORAH ELIZABETH  
1843 WILDROSE DRIVE  
ROCKWALL, TX 75032

RATTHY DANNY  
1848 WILDROSE DR  
ROCKWALL, TX 75032

CERBERUS HOLDINGS II LP  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

SUMPON LOWE & MEDYLO SUMPON  
1853 WILDROSE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1855 TL TOWNSEND  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1870 JOHN KING  
ROCKWALL, TX 75032

AGAPE PROPERTIES LIMITED  
18770 LBJ FWY #200  
MESQUITE, TX 75150

ARTEAGA YOVEIRY YANEL  
1902 NANCY JANE CIR  
GARLAND, TX 75043

MURPHY MICHAEL M - AS SUCESSOR TRUSTEE  
OF THE ANN MARIE 2007 TRUST AND  
UNDER THE TERMS OF THE WILL OF  
CHRISTOPHER E MURPHY  
1913 CATENACCI COURT  
PETALUMA, CA 94954

CURRENT RESIDENT  
1925 MELROSE  
ROCKWALL, TX 75032

REALTY HOLDINGS OF ROCKWALL LLC  
1925 CEDAR SPRINGS ROAD SUITE 204  
DALLAS, TX 75201

WASKOW JUSTIN ALLEN  
1925 MELROSE LANE  
ROCKWALL, TX 75032

HAUPT STEPHEN AND MEAGAN E  
1931 MELROSE LANE  
ROCKWALL, TX 75032

MCKINNEY DOUGLAS EDWARD AND REESE  
PRESLEY  
2 LAKESIDE DR  
LONGVIEW, TX 75604

CITY OF HEATH  
200 LAURENCE DRIVE  
HEATH, TX 75032

PILLE DOUGLAS C  
201 E FM 550  
ROCKWALL, TX 75032

KASPEROWICZ SLAVEK  
201 W DYER RD STE C  
SANTA ANA, CA 92707

CURRENT RESIDENT  
2010 KRISTY  
ROCKWALL, TX 75032

BUTLER SAUNDRA A  
2011 CR 609  
FARMERSVILLE, TX 75442

XIONG HUI  
2017 GLENMERE DR  
ALLEN, TX 75013

MATTESON EVAN RICHARD & VIRGINIA ANN  
202 GRETTEL PL  
ROCKWALL, TX 75032

4-J ASSETS LLC  
204 COUNTRY CLUB DR  
HEATH, TX 75032



C & L REAL ESTATE LLC  
2046 FOREST LANE SUITE 130  
GARLAND, TX 75042

PATTON KURTIS L & ROXANNE L  
2064 COUNTY ROAD 2546  
QUINLAN, TX 75474

DEVOT BRIAN M &  
EDWARD B WATSON  
20947 CABRILLO LN  
HUNTINGTON BEACH, CA 92646

GALAXY RANCH SHOPPING CENTER LP  
2101 FIREWHEEL PKWY  
GARLAND, TX 75040

ERICKSON KRISTIN  
211 FIELDCREST DRIVE  
ROCKWALL, TX 75032

HARGIS JOHN E & JESSICA  
2114 BARLASS DR  
ROCKWALL, TX 75087

HERNANDEZ GERSON AND MYLA  
2133 WOODGLEN DR  
GARLAND, TX 75040

ROCK TWO M LLC  
214 WINDY LANE  
ROCKWALL, TX 75087

WHEELOCK DEAN I & IDA P  
2141 TEAGLE DR  
ROCKWALL, TX 75032

GASKILL RODNEY A & REBECCA J  
2151 TEAGLE DR  
ROCKWALL, TX 75032

GLAZE STEVE LOUIS  
2161 TEAGLE DR  
ROCKWALL, TX 75032

QUEEN RONALD RENARD &  
YOLANDA YVETTE WASHINGTON  
2171 TEAGLE DR  
ROCKWALL, TX 75032

LENTZ GARRETT A & KATIE R  
2181 TEAGLE DRIVE  
ROCKWALL, TX 75032

HARING BRYAN  
2190 FIELDCREST DRIVE  
ROCKWALL, TX 75032

3001 DUSTY RIDGE DRIVE LLC  
22 WINDSOR DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2200 FIELDCREST #404  
ROCKWALL, TX 75032

ROJAS-ESCARTIN JOSE I AND  
LORNA VANESSA FREGOSO REYNOSO  
2210 SHARI LANE  
GARLAND, TX 75043

KIM YONG JU  
2214 SHADY OAKS CT  
GARLAND, TX 75044

NEWCOMB RAYMON & JOYCE  
2217 MCCLENDON DR  
ROCKWALL, TX 75032

BLACKWOOD CRAIG ALLEN  
2220 FIELDCREST DR  
ROCKWALL, TX 75032

TRUJILLO SIMON AND NALLELY  
2221 FIELDCREST DR  
ROCKWALL, TX 75032

SANTISO LINDA KAY PARKER  
2230 FIELDCREST  
ROCKWALL, TX 75032

SHIVERS ROBERT & LETRIS  
2231 FIELDCREST DR  
ROCKWALL, TX 75032

CHRISTIAN JANE E  
2231 TEAGLE DR  
ROCKWALL, TX 75032

MONDAL SHUBHOJYOTI  
2235 E 6TH ST #404  
AUSTIN, TX 78702

TOPPING WILLIAM C II  
2240 FIELDCREST DRIVE  
ROCKWALL, TX 75032

VO LIEN THI  
2240 TEAGLE DRIVE  
ROCKWALL, TX 75032

LEWIS MARCUS & BELICIA  
2250 TEAGLE DR  
ROCKWALL, TX 75032

GEDDES JEFFREY AND AURIELLE  
2251 TEAGLE DR  
ROCKWALL, TX 75032

ROBERTS RICHARD O AND NORMA  
2260 TEAGLE DR  
ROCKWALL, TX 75032

HATCH SCOTT  
2261 TEAGLE DR  
ROCKWALL, TX 75032

CTE PHASE I LP  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

PARK ALLEN  
2301 LAFAYETTE DR  
HEATH, TX 75032

ROY CHRISTINA M  
2302 GRAYSTONE DR  
ROCKWALL, TX 75032

SIVORAVONG AIR K & NUCHJAREE  
2309 GRAYSTONE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2310 GRAYSTONE SUITE 320  
ROCKWALL, TX 75032

WOOD CHERYL A  
2315 GRAYSTONE DR  
ROCKWALL, TX 75032

BASKIN CHIQUITA  
2316 GRAYSTONE DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2321 GRAYSTONE  
ROCKWALL, TX 75032

KANAK INVESTMENTS LLC  
2321 FIELDCREST DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2322 GRAYSTONE SUITE 130  
ROCKWALL, TX 75032

ROBERTS MARLYN & BARBARA  
2325 S. GOLIAD ST  
ROCKWALL, TX 75032

WILLIAMS CURTIS L & COLEEN L  
2327 GRAYSTONE DR  
ROCKWALL, TX 75032

KEMP GEOFFREY J & DELEIGH H  
235 WOODBLUFF CT  
ROYSE CITY, TX 75189

MAYSON MERCY  
2362 SOMERSET DR  
ROCKWALL, TX 75032

BRAUN STEPHEN & SHIRLEY  
2379 FAIRCREST DRIVE  
ROCKWALL, TX 75032

VACA PABLO & REYNA  
2380 SOMERSET DR  
ROCKWALL, TX 75032

ROBISON HEATHER L AND BRANDON W  
2385 FAIRCREST DRIVE  
ROCKWALL, TX 75032

LAQUEY ROBERT P  
2386 SOMERSET DR  
ROCKWALL, TX 75032

HERNANDEZ JEREMY REY  
2392 SOMERSET DRIVE  
ROCKWALL, TX 75032

BAKER MO A &  
ZENIT Y BESHIR  
2398 FAIRCREST DR  
ROCKWALL, TX 75032

HILL JACQUELINE S  
2398 SOMERSET DR  
ROCKWALL, TX 75032

WYNN MICHAEL M & JEANEENE M  
2401 GRAYSTONE DR  
ROCKWALL, TX 75032

RANDLE DONALD & ANNETTE  
2401 SOMERSET DR  
ROCKWALL, TX 75032

ALMAGUER EDWIN DE JESUS  
2403 ANDREW LN  
ROYSE CITY, TX 75189

WILKERSON JEFFERY L &  
NICOLE  
2404 SOMERSET DR  
ROCKWALL, TX 75032

MENDOLIA SANTINA  
2407 SOMERSET DR  
ROCKWALL, TX 75032

GUTOSKY DANIEL & SANDRA  
2410 FAIRCREST DR  
ROCKWALL, TX 75032

MARTIN TRENT DAVID AND WENDY LYNN  
2410 SOMERSET DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
2411 GRAYSTONE DR  
ROCKWALL, TX 75032



LEDEZMA BARBARA O  
2413 SOMERSET DR  
ROCKWALL, TX 75032

NEWTON AARON DOUGLASS &  
JENNIFER LEIGH  
2501 BARKSDALE DR  
ROCKWALL, TX 75032

DELATTE JOSEPH R JR & CAROL M  
2501 EASTWOOD DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2507 BARKSDALE  
ROCKWALL, TX 75032

HARRIS NICOLE L  
2507 EASTWOOD DR  
ROCKWALL, TX 75032

XU HAO AND  
JING YANG  
2508 BRIGHTON DR  
FLOWER MOUND, TX 75028

HUA DANIEL ANH-DUNG  
2513 EASTWOOD DRIVE  
ROCKWALL, TX 75032

MITTER ADAM  
2519 BARKSDALE DR  
ROCKWALL, TX 75032

CANTWELL PATRICK L & JENNY M  
2519 EASTWOOD DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2525 EASTWOOD SUITE 900  
ROCKWALL, TX 75032

NORTON ERIC A &  
AIMEE E JACOBS  
2525 BARKSDALE DR  
ROCKWALL, TX 75032

CARDENAS CECILIO & CARMEN  
2531 BARKSDALE DR  
ROCKWALL, TX 75032

KEES MATTHEW P & LYDIA  
2531 EASTWOOD DR  
ROCKWALL, TX 75032

CONFIDENTIAL  
2537 BARKSDALE DRIVE  
ROCKWALL, TX 75032

ASH NATHAN  
2543 EASTWOOD DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2549 BARKSDALE  
ROCKWALL, TX 75032

KIM DEBORAH & SONG  
2550 ABBEY CT  
ROCKWALL, TX 75032

SCHAUER CLIFFORD EUGENE  
2551 ABBY CT  
ROCKWALL, TX 75032

HARRIS FAMILY LIVING TRUST  
25534 W COLLETTE WAY  
CALABASAS, CA 91302

KAVANAGH YVES D & LYNDA  
2555 EASTWOOD DR  
ROCKWALL, TX 75032

OLBRISH STEPHEN R  
2558 ABBEY CT  
ROCKWALL, TX 75032

TAYLOR RICHARD S & JANE S  
2559 ABBEY CT  
ROCKWALL, TX 75032

HOWELL MTN RE LLC  
2560 TECHNOLOGY DRIVE SUITE 100  
PLANO, TX 75074

CARROLL PHILLIP C & JANICE  
2601 CHELSEA CT  
ROCKWALL, TX 75032

STIGGERS BERNARD & SONYA  
2602 CHELSEA CT  
ROCKWALL, TX 75032

ELLIS TARA L AND CHARLES  
2609 CHELSEA COURT  
ROCKWALL, TX 75032

BARNARD CALVIN V & CATHERINE C  
2610 CHELSEA CT  
ROCKWALL, TX 75032

MCKEE CHRISTOPHER W & CHRISTIE M  
2615 CHELSEA CT  
ROCKWALL, TX 75032

LITTLE DARREN & CONNIE  
2616 CHELSEA COURT  
ROCKWALL, TX 75032

MULLINS AUDREY & DAVID  
2617 CYPRESS DR  
ROCKWALL, TX 75087

LIU YIFAN AND YANG JIANG  
2700 ROTHLAND LN  
DALLAS, TX 75023

LIU YIFAN AND YANG JIANG  
2700 RUTHLAND LN  
PLANO, TX 75203

LI LIPING  
2704 MUM DR  
RICHARDSON, TX 75082

CALBOW SHAWN P  
2710 MIRASOL LOOP  
ROUND ROCK, TX 78681

FENG YI  
2757 SCENIC DR  
PLANO, TX 75025

BACKUS WAYNE E  
278 CORNSTALK RD  
ROCKWALL, TX 75032

BENNETT JONATHAN W &  
MARGARET M  
2795 CLEAR CREEK DR  
ROCKWALL, TX 75032

ARCHER DIEGO A AND CHRISTINE P  
2796 CLEAR CREEK DR  
ROCKWALL, TX 75032

HERRERA JOSE B & FLOR E  
2797 DEER RIDGE DR  
ROCKWALL, TX 75032

ANTONYSHYN TRUST  
WALTER J & GEORGIANA L ANTONYSHYN  
TRUSTEES  
28 ALAMITOS  
FOOTHILL RANCH, CA 92610

GILES WILLIAM D & DIONE C  
2800 DEER RIDGE DR  
ROCKWALL, TX 75032

CROSS RONALD D & EMMA R  
2800 MISTY RIDGE LN  
ROCKWALL, TX 75032

ZACKERY JANICE D  
2800 WILD OAK LN  
ROCKWALL, TX 75032

CAVE GINA R & MICHAEL M  
2801 TANGLEGLEN DR  
ROCKWALL, TX 75032

HARDMAN MARK  
2801 WILD OAK LN  
ROCKWALL, TX 75032

GRISSOM PATRICK AND DIANNA  
2802 TANGLEGLEN DR  
ROCKWALL, TX 75032

MITCHELL GREGORY A & ANNA V  
2803 CLEAR CREEK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2804 CLEAR CREEK  
ROCKWALL, TX 75032

GRANGER MATTHEW P AND LEAH K  
2806 MISTY RIDGE LN  
ROCKWALL, TX 75032

DOLINSCHI GEORGE  
2806 WILD OAK LANE  
ROCKWALL, TX 75032

VANHECKE SHARON  
2807 DEER RIDGE DR  
ROCKWALL, TX 75032

HOEVERS ERIC & CHARLINE &  
ROSEMARY BIANCHI  
2807 WILD OAK LN  
ROCKWALL, TX 75032

SANFORD BRYAN  
28075 MORTON RD  
KATY, TX 77493

CURRENT RESIDENT  
2808 DEER RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2810 CLEAR CREEK  
ROCKWALL, TX 75032

KING RENRICK AND MARCEL  
2811 BENT RIDGE DR  
ROCKWALL, TX 75032

OWENS JAMIL AND  
LINDSAY WALTNER  
2811 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2812 TANGLEGLEN  
ROCKWALL, TX 75032

TOMAJ ENGIELL AND LAURA  
2812 MISTY RIDGE LANE  
ROCKWALL, TX 75032

SWIFT PELHAM & SOUVENIR  
2812 WILD OAK LN  
ROCKWALL, TX 75032



CADDELL LYLE JEFFREY & CATHERINE L  
2813 DEER RIDGE DR  
ROCKWALL, TX 75032

BOJARSKI JOSEPH A  
2813 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2814 DEER RIDGE  
ROCKWALL, TX 75032

BOGDAN ADRIAN RUSMANICA AND IULIANA  
2815 CLEAR CREEK DR  
ROCKWALL, TX 75032

JACKSON BERT J AND BRIDGET M  
2815 LOST CREEK CT  
ROCKWALL, TX 75032

BULLARD MICHAEL S JR & KENDRA A  
2816 CLEAR CREEK  
ROCKWALL, TX 75032

KAISER MATTHEW J AND BRITNEY A  
2817 TANGLEGLEN DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2818 TANGLEGLEN  
ROCKWALL, TX 75032

CONFIDENTIAL  
2818 MISTY RIDGE LN  
ROCKWALL, TX 75032

MURPHY SAMUEL AND MEGAN  
2818 WILD OAK LN  
ROCKWALL, TX 75032

ELLIOTT JESSIE AND STELLA STACHOULAS  
2819 DEER RIDGE DR  
ROCKWALL, TX 75032

BELL STEVEN DOUGLAS & MELINDA JOYCE  
2819 TRAILVIEW DRIVE  
ROCKWALL, TX 75032

BIRDSONG DEBORAH  
2819 WILD OAK LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2820 DEER RIDGE  
ROCKWALL, TX 75032

BLAIR DAVID  
2820 BENTRIDGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2821 BENT RIDGE SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2821 CLEAR CREEK  
ROCKWALL, TX 75032

ORMENO FERNANDO & ANABELLA L PECOL  
2822 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

TRINH LAM VAN AND KRISTY THI THUY NGUYEN  
2822 LOST CREEK  
ROCKWALL, TX 75032

GARDEA MIRIAM JANETH AND  
ALFONSO GOMEZ  
2823 TANGLEGLEN DR  
ROCKWALL, TX 75032

LE BRYAN NGUYEN  
2824 LAGO VISTA LN  
ROCKWALL, TX 75032

DABNEY TERESA AND  
WILBERT HANEY  
2824 MISTY RIDGE LN  
ROCKWALL, TX 75032

TREVINO MIGUEL ANGEL LOZANO  
2824 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2825 LOST CREEK  
ROCKWALL, TX 75032

CHRISTENSEN GWEN  
2825 WILD OAK LN  
ROCKWALL, TX 75032

GARCIAPENNA FRANCISCO J  
2826 DEER RIDGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2827 CLEAR CREEK STE C  
ROCKWALL, TX 75032

JOHNSON BENNY & ANNETTE  
2828 CLEAR CREEK DR  
ROCKWALL, TX 75032

BURKE RUSSELL GERARD AKA RUSSELL BURKE  
2829 BENT RIDGE DRIVE  
ROCKWALL, TX 75032

COLLINS TONY G AND NELL A  
2829 TRAILVIEW DR  
ROCKWALL, TX 75032

BAMBURG JUDY  
2830 BENTRIDGE DR  
ROCKWALL, TX 75032

MACK ANDREW AND DANIELLE F  
2830 MISTY RIDGE LANE  
ROCKWALL, TX 75032

MHIRIPIRI HAPPINESS HALIM  
2830 TANGLEGLEN DR  
ROCKWALL, TX 75032

SHIPP GLEN & KIMBERLY  
2831 DEER RIDGE DR  
ROCKWALL, TX 75032

FLEMING GEORGE & THIRI  
2831 WILD OAK LANE  
ROCKWALL, TX 75032

LEWY LUCJA AND JANUSZ  
2832 DEER RIDGE DR  
ROCKWALL, TX 75087

LOPEZ KIMBERLIE K  
2832 LOST CREEK CT  
ROCKWALL, TX 75032

ENE DONATUS & CECILIA  
2833 CLEAR CREEK DR  
ROCKWALL, TX 75032

ROHLFS DAVID W SR &  
CHERRY L  
2833 LOST CREEK CT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2836 TANGLEGLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2836 WILD OAK  
ROCKWALL, TX 75032

HEFNER JOHN STEPHEN  
2836 MISTY RIDGE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2837 DEER RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2837 TRAILVIEW  
ROCKWALL, TX 75032

SINGH BIKRAMJIT AND  
GURJINDER KAUR  
2837 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2838 DEER RIDGE  
ROCKWALL, TX 75032

KINSEY ELIZABETH AND JOHN MAX  
2839 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

CLARK STEPHANIE & GERALD  
2840 LOST CREEK CT  
ROCKWALL, TX 75032

DOWERS BRANDYN & HEATHER  
2841 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2842 WILD OAK  
ROCKWALL, TX 75032

MEADE JAMES W AND ROBIN  
2842 MISTY RIDGE LN  
ROCKWALL, TX 75032

GRINSTEAD JESSICA AND STEVEN G  
2842 TANGLEGLEN DR  
ROCKWALL, TX 75032

MINJAREZ PEDRO A &  
MARIZ CRUZ  
2843 DEER RIDGE DR  
ROCKWALL, TX 75032

FULLER BARBARA  
2843 WILD OAK LN  
ROCKWALL, TX 75032

SCHOEN DAVID AND MARY  
2844 DEER RIDGE DR  
ROCKWALL, TX 75032

GARZA ABRAHAM AND PATRICIA  
2845 BENT RIDGE DR  
ROCKWALL, TX 75032

NWANNE DOROTHY & ANTHONY  
2845 CLEAR CREEK DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2846 BENT RIDGE  
ROCKWALL, TX 75032

JACKSON CANDACE  
2846 CLEAR CREEK DR  
ROCKWALL, TX 75032

JIMENEZ RICARDO  
2847 TANGLEGLEN DR  
ROCKWALL, TX 75032



WOOD MICHAEL S & BARBARA L  
2848 LOST CREEK CT  
ROCKWALL, TX 75032

LIBBY ADAM DOUGLAS  
2848 MISTY RIDGE LN  
ROCKWALL, TX 75032

CARDOSO FRANCISCO  
2848 TANGLEGLEN DR  
ROCKWALL, TX 75032

RUFFING KENNETH J & BARBARA E  
2848 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2849 DEER RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2849 WILD OAK  
ROCKWALL, TX 75032

GORDON CARVA  
2849 LOST CREEK CT  
ROCKWALL, TX 75032

AXUM MARK R  
2849 WILD OAK LANE  
ROCKWALL, TX 75032

AXUM MARC R & DEBRA S  
2849 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2850 DEER RIDGE SUITE 200  
ROCKWALL, TX 75032

BONCANEGRA JOHNNIE LEANDRA  
2851 CLEAR CREEK DR  
ROCKWALL, TX 75032

FINCHUM JAMES & QUONEITHA  
2852 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

WILKERSON SHAWNA N  
2853 BENT RIDGE DRIVE  
ROCKWALL, TX 75032

SMITH SONDA DEA  
2854 BENT RIDGE DRIVE  
ROCKWALL, TX 75032

ALEXANDER STEVEN J AND DONNA T  
2854 MISTY RIDGE LN  
ROCKWALL, TX 75032

DOVE DEAN & AMANDA  
2854 TANGLEGLEN DR  
ROCKWALL, TX 75032

GRESHAM TARA AND KIRK  
2854 WILD OAK LN  
ROCKWALL, TX 75032

BLACKMON DONNA  
2855 DEER RIDGE DR  
ROCKWALL, TX 75032

DOLLGENER SIMMONE M  
2855 WILD OAK LANE  
ROCKWALL, TX 75032

BARRON MARIO  
2856 DEER RIDGE DR  
ROCKWALL, TX 75032

BATES SHUN K & ANGELIA A  
2859 CLEAR CREEK DR  
ROCKWALL, TX 75032

CHUKWUKELUA CHRISTOPHER  
2860 CLEAR CREEK DR  
ROCKWALL, TX 75032

GREEN BRAD AND KYLA  
2860 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

SMITH STEVEN J  
2860 WILD OAK LANE  
ROCKWALL, TX 75032

HERRERA JOSE & ANA C  
2861 BENTRIDGE DR  
ROCKWALL, TX 75032

LASATER DONALD D  
2861 TANGLEGLEN DR  
ROCKWALL, TX 75032

SALAZAR JESSICA ELIZABETH AND JUAN F  
2861 WILD OAK LN  
ROCKWALL, TX 75032

METTS HEATHER R  
2862 BENT RIDGE DRIVE  
ROCKWALL, TX 75032

HORVATH PAUL A & SARAH ROBINSON  
HORVATH  
2864 DEER RIDGE DR  
ROCKWALL, TX 75032

THE T & B FAMILY LIMITED PARTNERSHIP A  
TEXAS LIMITED PARTNERSHIP  
2879 LAGO VISTA  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2890 S GOLIAD  
ROCKWALL, TX 75032

CAREY ERICA C  
2900 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

PLUMLEE CHRIS M & RENEE A  
2900 DEER RIDGE DR  
ROCKWALL, TX 75032

FLYNN STEPHANIE E  
2900 MISTY RIDGE LN  
ROCKWALL, TX 75032

WILSON KIMBERLY JOYCE  
2900 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

SPRATT JAMIE L AND  
JANET SLAGLE  
2900 WILD OAK LANE  
ROCKWALL, TX 75032

WRIGHT LORENZA AND JEANETTE L  
2901 CLEAR CREEK DR  
ROCKWALL, TX 75032

BENTLEY ELLIS F  
2901 DEER RIDGE  
ROCKWALL, TX 75032

NOSWORTHY DUDLEY J II  
2901 WILD OAK LANE  
ROCKWALL, TX 75032

ARREGUIN BENJAMIN AND CRYSTAL SALDIVAR  
2903 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

DEVAPRASAD AMEETA  
2906 CLEAR CREEK DR  
ROCKWALL, TX 75032

NUNEZ FELIPE AVILA AND  
CLAUDIA ELISA MOREL SABILLON  
2906 MISTY RIDGE LANE  
ROCKWALL, TX 75032

OKHUAROBO EFE & EGBE  
2906 WILD OAK LN  
ROCKWALL, TX 75032

SAUNDERS VULFGONG A  
2907 CLEAR CREEK DR  
ROCKWALL, TX 75032

DIAZ LISSA R  
2907 DEER RIDGE DR  
ROCKWALL, TX 75032

BRANCH TEVEAN L FISHER  
2907 WILD OAK LANE  
ROCKWALL, TX 75032

LINCOLN JOHN C & MA LEONORA MEGABOLO  
2908 DEER RIDGE DRIVE  
ROCKWALL, TX 75032

FRAUSTO MANUEL AND NANCY  
2908 TANGLEGLEN DRIVE  
ROCKWALL, TX 75032

HANDY MAURELL JR  
2911 TANGLEGLEN DR  
ROCKWALL, TX 75032

COMPTON WILLIAM DAVID  
2912 MISTY RIDGE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2913 CLEAR CREEK  
ROCKWALL, TX 75032

SKEEN MICHELE E  
2913 DEER RIDGE DRIVE  
ROCKWALL, TX 75032

BELL TODD F & VALERIE M  
2913 WILD OAK LN  
ROCKWALL, TX 75032

PEREZ LAURA & MARCOS  
2916 TANGLEGLEN DR  
ROCKWALL, TX 75032

TABER ANDREW D AND KRISTA K  
2917 TRAILVIEW DR  
ROCKWALL, TX 75032

NATION GARRY DALE AND LINDA NELL  
2918 CLEAR CREEK  
ROCKWALL, TX 75032

RODRIGUEZ CHRISTOPHER &  
THAO DINH  
2918 MISTY RIDGE LN  
ROCKWALL, TX 75032

LOCKE BRIAN A AND KRISTEN A  
2918 WILD OAK LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2919 CLEAR CREEK SUITE 200  
ROCKWALL, TX 75032

WATTS DAVID B & JULIE E  
2919 DEER RIDGE DR  
ROCKWALL, TX 75032



CARDENAS SHERYL D  
2919 LOST CREEK CT  
ROCKWALL, TX 75032

GRANNIS DOREEN  
2919 WILD OAK LN  
ROCKWALL, TX 75032

WATERS MICHAEL S  
2920 DEER RIDGE DR  
ROCKWALL, TX 75032

FINLEY ELAINE C  
2921 BENT RIDGE  
ROCKWALL, TX 75032

SANCHEZ JOSE AND  
MARTINA CISNEROS  
2922 BENTRIDGE DR  
ROCKWALL, TX 75032

BELK RUFUS JR. & CAROLYN A  
2922 LOST CREEK CT  
ROCKWALL, TX 75032

PIXLEY ALANE  
2922 S COUNTRY CLUB RD  
GARLAND, TX 75043

J & S EXPO LIMITED  
2922 S GOLIAD ST  
ROCKWALL, TX 75032

CLAY CORA  
2923 TANGLEGLEN DR  
ROCKWALL, TX 75032

CARLOS PRISCILIANO S  
2924 TANGLEGLEN DR  
ROCKWALL, TX 75032

SANDIDGE TRAVIS  
2924 WILD OAK LN  
ROCKWALL, TX 75032

VALERA-MAGALINDAN MICHELLE  
2925 CLEAR CREEK DR  
ROCKWALL, TX 75032

OWENS DANNY L  
2925 WILD OAK LN  
ROCKWALL, TX 75032

GOLDEY ROBERT J & LEANOR A  
2926 DEER RIDGE DR  
ROCKWALL, TX 75032

DELZELL TODD & LAURA  
2927 LOST CREEK CT  
ROCKWALL, TX 75032

FULLER DAVID L & DEBRA J  
2927 TRAILVIEW DR  
ROCKWALL, TX 75032

RAMIREZ PAUL R & SUZANNE P  
2929 BENTRIDGE DR  
ROCKWALL, TX 75032

GERMSCHIED ADAM & ANNDRIAN  
2929 TANGLEGLEN DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2930 MISTY RIDGE SUITE 130  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2930 TANGLEGLEN  
ROCKWALL, TX 75032

SAWYER CHARLOTTE J  
2930 BENTRIDGE DR  
ROCKWALL, TX 75032

MARKHAM BILLY WAYNE & STEPHANIE JANNETT  
2930 CLEAR CREEK DR  
ROCKWALL, TX 75032

BARRERAS LEOCADIO B & CHRISTINE  
2930 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2931 DEER RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2931 WILD OAK  
ROCKWALL, TX 75032

ROMA MILAGROS L & ANTHONY J  
2931 CLEAR CREEK DR  
ROCKWALL, TX 75032

DOIGG JEFF  
2931 RIDGE RD SUITE 101-114  
ROCKWALL, TX 75032

ENNIS JUDITH  
2932 DEER RIDGE DR  
ROCKWALL, TX 75032

CRITES DAVID & KESHA  
2932 LOST CREEK CT  
ROCKWALL, TX 75032

MCLEMORE MARSHALL A & MELISSA C  
2935 LOST CREEK CT  
ROCKWALL, TX 75032

NGUYEN NHAN DUC  
2935 TANGLEGLEN DR  
ROCKWALL, TX 75032

JECMENEK LEONARD J & BARBARA L  
2936 MISTY RIDGE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2937 CLEAR CREEK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2937 WILD OAK  
ROCKWALL, TX 75032

CEDILLO ESTHER  
2937 BENTRIDGE DR  
ROCKWALL, TX 75032

JONES SARAH M  
2937 DEER RIDGE DR  
ROCKWALL, TX 75032

ROY JERONE AND HEATHER  
2940 BENT RIDGE DRIVE  
ROCKWALL, TX 75032

ARTIGA ROBERT AND THERESA MARIE  
2940 COOLWOOD LN  
ROCKWALL, TX 75032

CONFIDENTIAL  
2940 DEER RIDGE DR  
ROCKWALL, TX 75032

LOPEZ EFRAIN JR AND DORIS AMAYA  
2941 MISTY RIDGE LN  
ROCKWALL, TX 75032

PHILLIPS FREDRICK  
2941 TANGLEGLEN DR  
ROCKWALL, TX 75032

VISSAL SOKHAY S AND  
PHALLY BEAV  
2942 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

HAMZIC ELVIS & SENADA  
2942 MISTY RIDGE LN  
ROCKWALL, TX 75032

ARIZOR EJIKE & HELEN  
2942 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2943 DEER RIDGE  
ROCKWALL, TX 75032



MILSTEAD TIMOTHY S AND LORRAINE H  
2943 CLEAR CREEK DR  
ROCKWALL, TX 75032

JULES DEBRA JANICE  
2943 WILD OAK LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2947 MISTY RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2948 WILD OAK  
ROCKWALL, TX 75032

BROOKS DAVID L & JENNIFER S  
2948 CLEAR CREEK DR  
ROCKWALL, TX 75032

PATEL GOVINDBHAI AND LAXMIBEN  
2948 MISTY RIDGE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2949 CLEAR CREEK  
ROCKWALL, TX 75032

GOTTFRIED GARRY  
2949 WILD OAK LN  
ROCKWALL, TX 75032

GEAR DAVID W & LISA M  
2951 DEER RIDGE DR  
ROCKWALL, TX 75032

SCARNATI JAMES AND TAMMY  
2951 TANGLEGLEN  
ROCKWALL, TX 75032

RAUDA RAFAEL  
2952 DEER RIDGE DR  
ROCKWALL, TX 75032

MARTINEZ FRANK AND ROXANNE ELIZABETH  
2953 MISTY RIDGE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2954 MISTY RIDGE SUITE 200  
ROCKWALL, TX 75032

BROWNING MELAINE  
2954 WILD OAK LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2955 WILD OAK  
ROCKWALL, TX 75032

MARK AND STEFANI FRENCH FAMILY TRUST  
DATED 4/22/16  
MARK DOUGLAS FRENCH & STEFANI FRENCH  
TRUSTEES  
2957 TOPAZ AVENUE  
SIMI VALLEY, CA 93063

WATSON AZALIA Z  
2958 COOLWOOD LN  
ROCKWALL, TX 75032

PHILP VALERIE AND CHARLES C JR  
2960 CLEAR CREEK DRIVE  
ROCKWALL, TX 75032

CONOVER RANDY S  
2960 MISTY RIDGE LN  
ROCKWALL, TX 75032

CLARK PILAR  
2960 WILD OAK LANE  
ROCKWALL, TX 75032

PATEL VIPULKUMAR AND MARLIN  
2961 WILD OAK LN  
ROCKWALL, TX 75032

PAYNE JONATHAN D  
2964 COOLWOOD LN  
ROCKWALL, TX 75032

MCGILL SANDRA K  
2966 MISTY RIDGE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2967 WILD OAK  
ROCKWALL, TX 75032

MATA REBECCA J  
2970 COOLWOOD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2971 MISTY RIDGE  
ROCKWALL, TX 75032

OROZCO MARIO  
2972 MISTY RIDGE LN  
ROCKWALL, TX 75032

CARPENTER ANDREW ROSS AND MARGARET D  
2973 WILD OAK LN  
ROCKWALL, TX 75032

TORRES VICTOR M  
2990 DUSTY RIDGE DR  
ROCKWALL, TX 75032

ZMUKIC SENADA & MILAN  
2991 FALLBROOK DR  
ROCKWALL, TX 75032

EDDINGTON CLIFTON D AND SHARI N  
2994 COOLWOOD LN  
ROCKWALL, TX 75032

MARTIN RICKY LYNN AND KRISTI M  
2995 MISTY RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2998 DUSTY RIDGE  
ROCKWALL, TX 75032

GODINES SANDY AND  
JUAN CARLOS MELENDEZ  
2999 FALLBROOK DR  
ROCKWALL, TX 75032

MORRIS MICHAEL & DWANIA  
3 CAMDEN  
HEATH, TX 75032

CURRENT RESIDENT  
3001 DUSTY RIDGE  
ROCKWALL, TX 75032

DUNCAN NEELY DONISE AND  
RODNEY LEE DUNCAN JR  
3001 COOLWOOD LN  
ROCKWALL, TX 75032

NGUYEN DAN  
3003 FURNEAUX LN  
CARROLLTON, TX 75007

THOMAS ROBERT W AND LORI M  
3003 MISTY RIDGE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3004 PINERIDGE SUITE 200  
ROCKWALL, TX 75032

FERNANDEZ ALEJANDRO S AND ZUGEY E  
3004 COOLWOOD LANE  
ROCKWALL, TX 75032

HARDWICK BENJAMIN MATTHEW AND  
JENNIFER L  
3004 DEER RIDGE DR  
ROCKWALL, TX 75032

COMER ROBERT  
3004 DOUBLE OAK DR  
ROCKWALL, TX 75032

WILLIAMS JOSHUA B  
3004 FALLENBROOK DR  
ROCKWALL, TX 75032

RAMIREZ LISA CHEREE  
3004 LIMESTONE HILL LN  
ROCKWALL, TX 75032



WORKU ELIAS & SELAMAWIT G SEIFU  
3004 MISTY RIDGE LN  
ROCKWALL, TX 75032

LEWIS RENITA L  
3004 RED RIDGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3005 DOUBLE OAK  
ROCKWALL, TX 75032

BALDWIN KATHERINE  
3005 DEER RIDGE DR  
ROCKWALL, TX 75032

LOHR DEBORAH  
3005 PINE RIDGE DR  
ROCKWALL, TX 75032

MOLINA MARICELA & RAMON  
3005 RED RIDGE DR  
ROCKWALL, TX 75032

DAVIS ANTONIO & LASHONDRA  
3005 TRAILVIEW DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3006 DUSTY RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3007 FALLBROOK  
ROCKWALL, TX 75032

CROSS STEPHANIE  
3009 COOLWOOD LN  
ROCKWALL, TX 75032

LUNA OSCAR CORTES  
3009 DUSTY RIDGE DR  
ROCKWALL, TX 75032

CHIU THOMAS  
301 CRESTBROOK DR  
ROCKWALL, TX 75087

BAIRES EDIIN  
3011 MISTY RIDGE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3012 MISTY RIDGE  
ROCKWALL, TX 75032

KHAN TAJ  
3012 COOLWOOD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3014 DOUBLE OAK  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3014 LIMESTONE HILL  
ROCKWALL, TX 75032

COLEMAN RICHARD EARL  
3014 DUSTY RIDGE DR  
ROCKWALL, TX 75032

TOLIVER DARREN & ZINA DAUZART  
3014 FALLBROOK DR  
ROCKWALL, TX 75032

MONDRAGON JOSE F  
3014 PINE RIDGE DRIVE  
ROCKWALL, TX 75032

GAUT JADE AND  
ANTWAUN HOBBS  
3014 RED RIDGE DRIVE  
ROCKWALL, TX 75032

NIXON GARY & BETHANY DAWN  
3015 DEER RIDGE DR  
ROCKWALL, TX 75032

CHILCOAT JOHN AND ROBYN  
3015 DOUBLE OAK DR  
ROCKWALL, TX 75032

FORAKER CLAUDIA &  
GLOARIA I WILLIAMSON  
3015 FALLBROOK DR  
ROCKWALL, TX 75032

SANCHEZ ELEUCADIO & TOMASA  
3015 PINE RIDGE DR  
ROCKWALL, TX 75032

BOSTEDER STEVEN GEORGE & CARLA  
3015 TRAILVIEW DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3017 DUSTY RIDGE SUITE 200  
ROCKWALL, TX 75032

LOCKHART EZEKIEL & LUCY M  
3017 COOLWOOD LN  
ROCKWALL, TX 75032

HAMPTON ANTWANE  
3019 MISTY RIDGE LN  
ROCKWALL, TX 75032

PATINO JAVIER  
3020 COOLWOOD LN  
ROCKWALL, TX 75032

NANCARROW REBEKAH M  
3020 MISTY RIDGE LN  
ROCKWALL, TX 75032

LLC SERIES G  
RONALD SPENCER FAMILY INVESTMENTS  
3021 RIDGE RD SUITE A-277  
ROCKWALL, TX 75032

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

MORALES JOSE ALFREDO & CATALINA B  
3022 DEER RIDGE DR  
ROCKWALL, TX 75032

MWIYA NAWA & CATHERINE  
3022 DOUBLE OAK DR  
ROCKWALL, TX 75032

BLASQUEZ ALBERTO C & MARIETTA D  
3022 FALLBROOK DR  
ROCKWALL, TX 75032

MILES KENDRA  
3022 LIMESTONE HILL LN  
ROCKWALL, TX 75032

GOWEN GLEN  
3022 PINERIDGE DRIVE  
ROCKWALL, TX 75032

MCWHORTER JUDY  
3022 RED RIDGE DR  
ROCKWALL TX, TX 75032

NOVOA ISRAEL FABRICIO GONZALEZ  
3023 DEER RIDGE DRIVE  
ROCKWALL, TX 75032

FISHER CHERYLE &  
FELIPE SAENZ  
3023 DOUBLE OAK DR  
ROCKWALL, TX 75032

GALVEZ CHRISTINA L  
3023 FALLBROOK DR  
ROCKWALL, TX 75032

ALBERS EDWIN  
3023 PINE RIDGE DR  
ROCKWALL, TX 75032

POWELL ROBERT ANDREW  
3023 RED RIDGE DR  
ROCKWALL, TX 75032

WELDON JUDY ANNE  
3023 TRAILVIEW DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3025 DUSTY RIDGE  
ROCKWALL, TX 75032

BODDIE RODRICK  
3027 MISTY RIDGE LN  
ROCKWALL, TX 75032

CIFUENTES DAISY MARINA  
3028 COOLWOOD LN  
ROCKWALL, TX 75032

ASHISH MATHEW  
3030 DEER RIDGE DR  
ROCKWALL, TX 75032

WILBORN LARRY AND MICHIE  
3030 DOUBLE OAK DR  
ROCKWALL, TX 75032

WILDMAN RONALD DEE JR  
3030 LIMESTONE HILL LN  
ROCKWALL, TX 75032

RAND AMY &  
DOUGLAS W PONTON  
3030 PINE RIDGE DR  
ROCKWALL, TX 75032

BOBO ANN  
3031 DEER RIDGE DR  
ROCKWALL, TX 75032

FLORES MARTIN AND DEBORAH  
3031 DOUBLE OAK DR  
ROCKWALL, TX 75032

KOHLER RYAN PATRICK AND MARYGRACE  
3031 FALLBROOK DR  
ROCKWALL, TX 75032

COUTCH THOMAS & IRENE  
3031 PINE RIDGE DR  
ROCKWALL, TX 75032

FRITTS AARON C & AMY N  
3031 RED RIDGE DR  
ROCKWALL, TX 75032

GIPSON LEE W  
3031 TRAILVIEW DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3033 COOLWOOD  
ROCKWALL, TX 75032

AGNEW PHILLIP & CLAUDIA H  
3033 DUSTY RIDGE DR  
ROCKWALL, TX 75032



JOHNSON ARTHUR L AND NAOMI  
3035 MISTY RIDGE LN  
ROCKWALL, TX 75032

ALVARADO DAVID AND LATOYA  
3036 COOLWOOD LN  
ROCKWALL, TX 75032

STETTMEIER LISA  
3038 DEER RIDGE DRIVE  
ROCKWALL, TX 75032

GETSINGER RONALD G &  
MALAVA D HALL  
3038 FALLBROOK DR  
ROCKWALL, TX 75032

MIZE CHRISTINA & RANDALL  
3038 LIMESTONE HILL LN  
ROCKWALL, TX 75032

KOGA DARRIN K  
3038 PINE RIDGE DR  
ROCKWALL, TX 75032

NYAKUNDI ANNA M  
3038 RED RIDGE DR  
ROCKWALL, TX 75032

SULLIVAN BRIAN P  
3039 DEER RIDGE DR  
ROCKWALL, TX 75032

TREJO CRISTINA AND EDGAR J YFARRAGUERRY  
3039 DOUBLE OAK DR  
ROCKWALL, TX 75032

MICHEL GUILLERMO AND  
DEIDRE CORTES  
3039 PINE RIDGE DR  
ROCKWALL, TX 75032

WANDA S MITCHELL AND SHARON C JOHNSON  
REVOCABLE LIVING TRUST  
3039 TRAILVIEW DRIVE  
ROCKWALL, TX 75032

VALEN JUSTIN R & MICHELLE  
3040 BROOKGREEN CT  
PROSPER, TX 75078

CURRENT RESIDENT  
3041 DUSTY RIDGE SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3043 MISTY RIDGE SUITE 200  
ROCKWALL, TX 75032

POTISKA ANDREA M  
3044 COOLWOOD LN  
ROCKWALL, TX 75032

LONG COALE Y & TIFFANIE J  
3044 MISTY RIDGE LN  
ROCKWALL, TX 75032

DALES JAMES H & MARGORIE P  
3046 DEER RIDGE DR  
ROCKWALL, TX 75032

BOLES BRIAN L & SUZANNE M  
3046 DUSTY RIDGE DR  
ROCKWALL, TX 75032

NAVARRO JUAN C AND AMANDA C  
3046 FALLBROOK DRIVE  
ROCKWALL, TX 75032

BRADEN CYNTHIA  
3046 PINE RIDGE DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3047 DEER RIDGE SUITE 200  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3047 RED RIDGE  
ROCKWALL, TX 75032

JONES DENNIS RAY & ANGELYN O  
3047 DOUBLE OAK DR  
ROCKWALL, TX 75032

ROGERS PAULA  
3047 FALLBROOK DR  
ROCKWALL, TX 75032

PAIZ ALEX A  
3047 PINE RIDGE DR  
ROCKWALL, TX 75032

PETERSON DEBORAH  
3047 TRAILVIEW DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3049 DUSTY RIDGE  
ROCKWALL, TX 75032

EASTIN AARON T SR AND HALEY M  
3049 COOLWOOD LN  
ROCKWALL, TX 75032

KIRKPATRICK MATTHEW  
3050 DOUBLE OAK DR  
ROCKWALL, TX 75032

MEDINA ORLANDO  
3051 MISTY RIDGE LN  
ROCKWALL, TX 75032

COUTCH KRISTINE A  
3052 COOLWOOD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3054 DUSTY RIDGE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3054 LIMESTONE HILL  
ROCKWALL, TX 75032

JACKSON JASMINE  
3054 FALLBROOK  
ROCKWALL, TX 75032

LUGTU MARIA JESUSA CONSISTA  
3054 RED RIDGE DR  
ROCKWALL, TX 75032

BEARDEN THERESA  
3055 DUSTY RIDGE DR  
ROCKWALL, TX 75032

CANO LORENZO E & BRENDA L  
3055 FALLBROOK DR  
ROCKWALL, TX 75032

SCOTT GEORGE C  
3055 RED RIDGE DR  
ROCKWALL, TX 75032

SOLIS ALAN D AND  
ANDREA A VIDAL  
3059 MISTY RIDGE LN  
ROCKWALL, TX 75032

MCKERREGHAN ROBERT E  
3059 PINE RIDGE DRIVE  
ROCKWALL, TX 75032

WADLEY WILLIAM BERT  
3060 COOLWOOD LANE  
ROCKWALL, TX 75032

ADDY JOAN C  
3060 MISTY RIDGE LN  
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC  
30601 AGOURA RD SUITE 200  
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES TWO  
LLC  
30601 AGOURA ROAD SUITE 200  
AGOURA HILLS, CA 91301

NICKERSON TERENCE & DOROTHIA  
3061 DUSTY RIDGE DR  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3062 RED RIDGE  
ROCKWALL, TX 75032

MCWHORTER RODNEY & VICKIE  
3062 DEER RIDGE DR  
ROCKWALL, TX 75032

VILLA CORNELIO & ESTHER  
3062 FALLBROOK DR  
ROCKWALL, TX 75032

ALEXANDER MARY  
3062 LIMESTONE HILL LN  
ROCKWALL, TX 75032

BIRDWELL GLENN R & BEVERLY J  
3063 DEER RIDGE  
ROCKWALL, TX 75032

TATE ERIN ELIZABETH  
3063 FALLBROOK DR  
ROCKWALL, TX 75032

MILLER CLAUDIA J  
3063 RED RIDGE DR  
ROCKWALL, TX 75032

KIMANI HOSEAH AND  
RAHAB N NJUGUNA  
3065 COOLWOOD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3067 MISTY RIDGE SUITE 200  
ROCKWALL, TX 75032

ROMERO ANA L AND MARIO ROMERO CEDANO  
3067 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

BARRERAS JORGE JR & ERMY A  
3068 COOLWOOD LN  
ROCKWALL, TX 75032

TUGGLE JERRY R  
3070 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

MADRID AYDEE E  
3070 FALLBROOK DR  
ROCKWALL, TX 75032

SAYLORS MICHAEL B  
3070 LIMESTONE HILL LN  
ROCKWALL, TX 75032

SMITH LUCIOUS  
3070 RED RIDGE DR  
ROCKWALL, TX 75032



FORT PHILLIP D & TYRA W  
3071 DEER RIDGE DR  
ROCKWALL, TX 75032

HERNANDEZ MIGUEL & HILDA  
3071 RED RIDGE DR  
ROCKWALL, TX 75032

BROWNLEE JAMES J AND KAELEE R  
3073 COOLWOOD LN  
ROCKWALL, TX 75032

STEWART RUDOLPH & BETTY  
3073 DUSTY RIDGE DR  
ROCKWALL, TX 75032

FULLER DAVID CRAIG  
3075 MISTY RIDGE LN  
ROCKWALL, TX 75032

MAYFIELD RYAN L  
3076 COOLWOOD LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3078 LIMESTONE HILL  
ROCKWALL, TX 75032

THOMPSON LISA  
3078 DEER RIDGE DR  
ROCKWALL, TX 75032

CARRANZA GILBERTO E  
3078 DUSTY RIDGE DR  
ROCKWALL, TX 75032

CRUZ ROLANDO SANTOS &  
CATHERINE CRUZ ESTEBAN  
3078 RED RIDGE DR  
ROCKWALL, TX 75032

DAWSON LAURIE K  
3079 DEER RIDGE DR  
ROCKWALL, TX 75032

POWERS JUSTIN D  
3079 DUSTY RIDGE DRIVE  
ROCKWALL, TX 75032

BAYOUD JENNIFER  
3079 FALLBROOK DR  
ROCKWALL, TX 75032

MONTEZON CECILE & DENNIS  
3081 COOLWOOD LANE  
ROCKWALL, TX 75032

ARISTA ISAAC & WILMA KAY  
3083 MISTY RIDGE LN  
ROCKWALL, TX 75032

DEBOSE VERNON P SR & CHERRY  
3084 COOLWOOD LN  
ROCKWALL, TX 75032

TOWNSEND NINA  
3084 MISTY RIDGE LN  
ROCKWALL, TX 75032

CEVALLOS JASON & MARY  
3086 LIMESTONE HILL LN  
ROCKWALL, TX 75032

CARRANZA LUCY  
3087 DEER RIDGE DR  
ROCKWALL, TX 75032

ZENDEJAS JUAN & YOLANDA AYALA  
3087 DUSTY RIDGE DR  
ROCKWALL, TX 75032

PALMA MAYRA A & YOVANI D  
3087 FALLBROOK DR  
ROCKWALL, TX 75032

COLE LAURA & OMODAMWEN  
3090 DUSTY RIDGE DR  
ROCKWALL, TX 75032

REIDLINGER CALEB R & SARA D  
3090 FALLBROOK DR  
ROCKWALL, TX 75032

JARMAN EMMA  
3091 MISTY RIDGE LN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3092 COOLWOOD  
ROCKWALL, TX 75032

DENNIS AMY L  
3094 LIMESTONE HILL LN  
ROCKWALL, TX 75032

RICCELLI JEANINE MARIE  
3099 MISTY RIDGE LN  
ROCKWALL, TX 75032

SLATTER SARAH KIMBERLY  
3100 COOLWOOD LN  
ROCKWALL, TX 75032

REGGIA DANIELLE R  
3100 MISTY RIDGE LN  
ROCKWALL, TX 75032

CHOKHAWALA AMAR AND SIMABEN V SHAH  
3102 LIMESTONE HILL LN  
ROCKWALL, TX 75032

ROCKWALL DOWNES OWNERS ASSOCIATION  
INC  
C/O FIRSTSERVICE RESIDENTIAL TEXAS INC  
3102 OAK LAWN AVENUE SUITE 202  
DALLAS, TX 75219

520 LAKESIDE LLC  
3105 CORNELL AVE  
DALLAS, TX 75205

GARNER AMY  
3105 MISTY RIDGE LN  
ROCKWALL, TX 75032

OCHOA RENE  
3107 COOLWOOD LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3108 MISTY RIDGE SUITE 900  
ROCKWALL, TX 75032

HAYES LAGWENDA  
3108 COOLWOOD LN  
ROCKWALL, TX 75032

ZI HAN PROPERTIES LLC SERIES K  
3108 SAWTOOTH DR  
PLANO, TX 75025

RUSHING MASON & JACLYN A  
3111 MISTY RIDGE LANE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3116 COOLWOOD SUITE 200  
ROCKWALL, TX 75032

PANZER-JUAREZ JENNIFER M  
3116 MISTY RIDGE LN  
ROCKWALL, TX 75032

CALDERON DAVID & MARIBEL  
3117 MISTY RIDGE LANE  
ROCKWALL, TX 75032

SANDERS MELISSA D & MATTHEW E  
3119 COOLWOOD LN  
ROCKWALL, TX 75032

PEREZ ELIZABETH  
3120 W NORTHWEST HWY  
DALLAS, TX 75220

CURRENT RESIDENT  
3124 COOLWOOD  
ROCKWALL, TX 75032

VARGAS JOSE A  
3124 COOLWOOD LN  
ROCKWALL, TX 75032

FADRI IRENE M & LAWRENCE  
3124 MISTY RIDGE LN  
ROCKWALL, TX 75032

KILPATRICK KERRY LYNN & JENNY LYNN  
3125 MISTY RIDGE LN  
ROCKWALL, TX 75032

BLACKDOG PROPERTY HOLDINGS LLC  
3148 BIG RANCH RD  
NAPA, CA 94558

BLACK JESSIE & ANGELA  
315 RED RIDGE DRIVE  
ROCKWALL, TX 75032

SHIRLEY AARON PRUITT & MARY  
3211 GUADALUPE DR  
ROCKWALL, TX 75032

LO WING FAI AND  
MICKY SHING CHI TSUI  
3220 SLEEPY HOLLOW DR  
PLANO, TX 75093

FENG BENJIE AND  
XUE PING CAI  
3221 VINELAND AVE APT#13  
BALDWIN PARK, CA 91706

JACKSON MARY LOU  
3269 ANNA CADE CIR  
ROCKWALL, TX 75087

REDI MIX LLC  
331 N MAIN STREET  
EULESS, TX 76039

BODFORD ALVIN M  
C/O EPES TRANSPORT SYSTEM  
3400 EDGEFIELD COURT  
GREENSBORO, NC 27409

SWAIT TIFFANY  
3402 POST OAK DR  
ROCKWALL, TX 75032

SUN RAY  
3409 CALEO CT  
PLANO, TX 75025

MENDOZA MIGUEL  
3410 POST OAK DR  
ROCKWALL, TX 75032

KOSHY JOY  
3414 CHAPELWOOD DR  
SUNNYVALE, TX 75182

CURRENT RESIDENT  
3418 POST OAK  
ROCKWALL, TX 75032



BILLEAUD LISA  
3420 MICHAEL DRIVE  
PLANO, TX 75023

WOODWARD CHERIE J  
3426 POST OAK DR  
ROCKWALL, TX 75032

KRANTZ BRIAN K & KATHERINE A  
3434 POST OAK DRIVE  
ROCKWALL, TX 75032

ANDERSON JAMEY TROY AND  
ERICA RENEE ANDERSON  
3442 POST OAK DR  
ROCKWALL, TX 75032

BEAVERS SHIRLEY  
3460 POST OAK DR  
ROCKWALL, TX 75032

OROZCO ARMANDO  
3465 POST OAK DR  
ROCKWALL, TX 75032

COUTCH BRIAN & KIRSTEN  
3469 POST OAK DR  
ROCKWALL, TX 75032

MILLAN TRESSO & LEODEGARIA  
3472 POST OAK 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

NIETFELD LYNN CELINA  
34801 317TH ST  
MELROSE, MN 56352

SPEAR MEGAN AND  
LINDA AND ROBERT SPEAR JR  
35 LEGACY LN  
WHEELING, IL 60090

HO DIEP NGOC THI AND LOC NGUYEN  
3504 BUCKBOARD WAY  
GARLAND, TX 75044

FALLS DAVID & TERRI  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

REID IRMA MASQUIFELT  
3611 HIGHPOINT DR  
ROCKWALL, TX 75087

BILLEAUD WILLIAM JOSEPH JR  
3700 MAPLESHADE LANE APT 1134  
PLANO, TX 75075

MEADOWCREEK ESTATES HOMEOWNERS  
ASSOC. INC  
C/O RIDDLE AND WILLIAMS PC  
3710 RAWLINS ST  
DALLAS, TX 75219

STEINMILLER ERIC A  
3749 N PULASKI RD  
CHICAGO, IL 60641

FORREST FRANK & KELLI LAFON  
3808 LOFLAND CIR  
ROCKWALL, TX 75032

MAH JEFFERY  
3816 HASKELL CT  
DALLAS, TX 75204

HPLI LLC  
3820 AZURE LN  
ADDISON, TX 75001

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

ETHERIDGE RUSSELL  
4004 TUMBRIL LN  
EL PASO, TX 75023

WOLVERINE SELF-STORAGE INVESTMENTS-  
ROCKWALL EDP LLC  
ATTN: ANTHONY GOULD  
4057 VEGA LOOP  
SHINGLE SPRINGS, CA 95682

JACKSON CHARLES JR AND SIEM TANG-JACKSON  
4104 TWILIGHT RIDGE  
SAN DIEGO, CA 92130

VILLALPANDO DIEGO A AND LUCIA H  
4214 BLUFFPOINT ROAD  
ROWLETT, TX 75088

ISSAC PARAMPOTTIL T & LEELAMMA  
4215 EDMONDSON AVENUE  
HIGHLAND PARK, TX 75205

RODRIGUEZ BRIAN  
4230 TRILENE DR  
GRAND PRAIRIE, TX 75052

TEGEN HIWOT  
4309 BACCARAT DR  
GARLAND, TX 75043

KENNEY ALICE J  
4525 SEQUOIA DR APT C239  
HARRISBURG, PA 17109

GOODWIN FAMILY REVOCABLE TRUST  
4559 LANDEROS AVE  
LA VERNE, CA 91758

DAVIS SUSAN  
4610 MONTEROSA LN  
ROUND ROCK, TX 78665

SUNDAY SKY PROPERTIES  
4628 SUNDANCE DR  
PLANO, TX 75024

WANG WEI  
4656 DURBAN PARK  
PLANO, TX 75024

HUA DANIEL ANH-DUNG  
4716 CANVASBACK BLVD  
MCKINNEY, TX 75070

JC4H HOLDINGS LLC  
3047 RED RIDGE SERIES  
4951 GRISHAM DR  
ROWLETT, TX 75189

SWINSON KENNETH & GAIL  
496 RIDGE POINT DR  
FORNEY, TX 75126

JONES WESLEY AND AMANDA  
DEBORAH LACY  
510 HIGHWATER CROSSING  
ROCKWALL, TX 75032

PAN CHUN ZHONG  
511 AVENUE I  
KENTWOOD, LA 70444

ILES MIKE  
512 LOMA VISTA  
HEATH, TX 75032

GREENOAKS PROPERTIES INC  
512 SUNSTONE DR  
IRVING, TX 75060

ALLMAN JOE V  
519 E INTERSTATE 30 #110  
ROCKWALL, TX 75087

HILDEBRAND CHARLES D &  
CYNTHIA  
519 E INTERSTATE 30 NO. 324  
ROCKWALL, TX 75087

HOLLAND RODNEY B  
536 LOMA VISTA  
HEATH, TX 75032

GLENSHIRE PROPERTIES LP  
5500 GLENSHIRE DR  
PLANO, TX 75093

STAGLIANO FAMILY TRUST  
PEGGY S STAGLIANO- TRUSTEE  
5501 ST ANDRES CT  
PLANO, TX 75093

WATERS DAVID  
5502 ALAZAN BAY DR  
ROWLETT, TX 75089

CUI WEI  
5533 SANTA ANITA AVE  
TEMPLE CITY, CA 91780

KITTRELL ANTONIO DEVEN SR  
565 KARA DR  
ROCKWALL, TX 75087

RK LAM LLC  
5803 PENROSE AVENUE  
DALLAS, TX 75206

MARTINEZ JOSUE  
583 BASSETT HALL RD  
FATE, TX 75189

WU SONG & XIN ZHANG  
5941 GLENDOWER LANE  
PLANO, TX 75093

SWBC ROCKWALL LP  
5949 SHERRY LN SUITE 750  
DALLAS,

SUMPON SAVATDY  
602 HAMPTON DR  
FATE, TX 75087

STELLA MICHEL G & PATRICIA J  
6032 DAVEN OAKS DRIVE  
DALLAS, TX 75248

PRAIRIEFIRE PROPERTY SOLUTIONS 401K PLAN  
DEREC YAKEL- TRUSTEE  
609 DEVERSON DR  
ROCKWALL, TX 75087

OAC SENIOR LIVING LLC  
610 TOWSON AVENUE  
FORT SMITH, AK 72902

BRAY PATRICIA P  
6133 SHERWOOD WAY APT 2102  
SAN ANGELO, TX 76901

FLORES MODESTO A  
614 CALM CREST DR  
ROCKWALL, TX 75087

RODRIGUEZ DANIEL  
616 PENDELTON DRIVE  
ROCKWALL, TX 75032



LOLLICUP USA INC  
6185 KIMBALL AVENUE  
CHINO, CA 91708

BILLY C STORY AND ANITA L STORY REVOCABLE  
LIVING TRUST  
6210 LINCOLNSHIRE LANE  
ROCKWALL, TX 75087

JOHNSON FAMILY TRUST  
HOWARD REID JOHNSON III AND DANIELLE  
DENISE JOHNSON TRUSTEES  
628 SHADOW WOOD LN  
HEATH, TX 75032

CHACKO BINDU & THOMAS  
6402 HAMPSTEAD DR  
ROCKWALL, TX 75087

JAMES BINDU  
6517 TUCKERS PL  
ROWLETT, TX 75089

MCCONNELL DONALD AND EILLEN  
6703 EASTVIEW DR  
SACHSE, TX 75048

SPRONG STEVEN  
6821 BRANDY LN  
QUINLAN, TX 75474

MNSF II W1 LLC  
6836 MORRISON BLVD. SUITE 320  
CHARLOTTE, NC 28211

BIRT DAVID D TRUST UAD  
DAVID D & JOYCE E BIRT TRUSTEES  
68540 TORTUGA  
CATHEDRA CITY, CA 92234

BIRT DAVID D TRUST  
68540 TORTUGA RD  
CATHEDRAL CITY, CA 92234

VAZQUEZ JORGE & AIDA  
6990 CHADBOURNE AVE  
RIVERSIDE, CA 92505

PARKS JAMES M AND SARAH A  
7 FIRESIDE DRIVE  
ROCKWALL, TX 75032

REED DIANA  
7021 JACK FRANZEN DRIVE  
GARLAND, TX 75043

EQUITY TRUST CUSTODIAN FBO  
LEOVARES MENDEZ IRA  
710 E CENTERVILLE RD  
GARLAND, TX 75041

BSKJ DEVELOPMENT INC  
714 SANCTUARY WAY  
HEATH, TX 75032

OWENS REAL ESTATE INVESTMENTS LLC  
7156 HUNT LN  
ROCKWALL, TX 75087

TRAN NGUYEN QUANG AND  
KAILEEN HONG VU  
7201 MAPLEWOOD DR  
ROWLETT, TX 75089

BEST JAMES P AND  
DAVID W VALFER  
7235 S FM 549  
HEATH, TX 75032

SHIMONI REVOCABLE TRUST  
YIGAL SHIMONI AND EFRAT SHIMONI -  
TRUSTEES  
728 BRENTWOOD CT  
LOS ALTOS, CA 94024

HOEFLER RANDALL  
7312 BRYERS CIR  
PLANO, TX 75025

MANKUS STEPHEN & SUSAN  
7401 RODEO DR  
DENTON, TX 76208

CLEBURNE OAKS GENERAL PARTNERSHIP  
771 CREEKVIEW DRIVE NORTH  
FAIRVIEW, TX 75069

SHARKEY SARAI A  
7725 REFLECTING WATERS CT  
LAS VEGAS, NV 89131

NATARAJAN KUMARAN &  
MAHALAKSHMI DAYANITHY  
7812 AQUA VISTA DR  
PLANO, TX 75025

LOVELESS STEVEN AND MEGAN  
8015 VISTA CREEK  
SACHSE, TX 75048

SOUZA MARCELO TELLES  
808 FAITH TR  
HEATH, TX 75032

ROCKWALL HICKORY RIDGE HOMEOWNERS  
ASSOC INC  
C/O SBB MANAGEMENT COMPANY  
8360 LBJ FRWY SUITE 300  
DALLAS, TX 75243

WAY BILL & JERRY FAMILY TRUST  
C/O SAMMY J WAY TRUSTEE  
8441 S FM 549  
ROCKWALL, TX 75032

CSH 2016-2 BORROWER LLC  
8665 EAST HARTFORD DR SUITE 200  
SCOTTSDALE, AZ 85255

SWH 2017-1 BORROWER LP  
8665 EAST HARTFORD DRIVE SUITE 200  
SCOTTSDALE, AZ 85255

SRP SUB LLC  
8665 EAST HARTFORD DRIVE SUITE 200  
SCOTTSDALE, AZ 85255

ROCKWALL DOWNES DEVELOPMENT LLC  
8750 N CENTRAL EXPWY SUITE 1735  
DALLAS, TX 75231

205 AND 276 PARTNERS  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

STROTHER CATHY  
8935 CR 589  
NEVADA, TX 75173

ZHENG WEN FANG  
905 ALASKA AVE  
LEHIGH ACRES, FL 33971

NELSON DAVID ALLEN & SANDRA N  
908 BRIDLE PATH CT  
HEATH, TX 75032

BIRT JOYCE & DAVID  
DAVID BIRT TRUST  
908 N FANNIN ST  
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL  
909 SUNNYVALE DR  
ROCKWALL, TX 75087

WB FALCON LLC  
9400 N CENTRAL EXPWY SUITE 460  
DALLAS, TX 75231

MCGOWAN CLAYTON AND YANINA  
980 STEVENS RD  
ROCKWALL, TX 75032

CARTER RICHARD C & MARLEN J  
9810 BELMONT PL  
GREENVILLE, TX 75402

LAU HUMPHREY  
989 FRANKLIN ST # 407  
OAKLAND, CA 94607

BEDDER MANAGEMENT AUSTIN LLC  
9901 BRODIE LANE SUITE 160-172  
AUSTIN, TX 78748

COSTCO WHOLESALE CORP  
PROPERTY TAX DEPT 1049  
999 LAKE DR  
ISSAQUAH, WA 98027

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 30601  
AGOURA ROAD SUITE 200PT  
AGOURA HILLS, CA 91301

SIGURDSSON SIGFUS AND ERNY HASTUTY  
CMR 301 BOX 982  
APO, AP 96202

PHAM DAT AND THUONG THI MONG PHAM  
M/R

C & L REAL ESTATE LLC  
P O BOX 385  
ROWLETT, TX 75030

MEADE JAMES W & ROBIN N  
P. O. BOX 2107  
ROCKWALL, TX 75087

TOMPKINS JAMES F AND DEBRA A  
P. O. BOX 2486  
ROCKWALL, TX 75087

GINGERCREST INC  
P.O. BOX 2437  
SMYRNA, GA 30081

BODIN CONCRETE LP  
PO BOX 109  
ROWLETT, TX 75030

MINAYA JOHNNY AND ODEIDA  
PO BOX 1264  
ROCKWALL, TX 75087

FARAH BEDRIA  
PO BOX 14585  
MINNEAPOLIS, MN 55414

PRITCHETT TORREY L  
PO BOX 1462  
ROWLETT, TX 75030

FENDLEY CAROL  
PO BOX 1553  
ROCKWALL, TX 75087

PIRTLE DAVID ETUX  
PO BOX 1569  
ROCKWALL, TX 75087

HAWN HOLDINGS LC  
PO BOX 1688  
ROCKWALL, TX 75087

BENNETT ZACHAERY & SHAKETA  
PO BOX 1774  
ROCKWALL, TX 75087

HAWN HOLDINGS LC  
PO BOX 1870  
ROCKWALL, TX 75087



TEAGUE RHONDA GAYLE  
PO BOX 1881  
ROCKWALL, TX 75087

AKPOM RACHEL  
PO BOX 1985  
ROCKWALL, TX 75087

ESTEP KIP  
PO BOX 2  
ROCKWALL, TX 75087

MEADE JAMES AND ROBIN  
PO BOX 2107  
ROCKWALL, TX 75087

FOUSE SANDRA  
PO BOX 303  
ROCKWALL, TX 75087

CHINN DERRICK O  
PO BOX 35011  
LOS ANGELES, CA 90035

LOFLAND FARMS LTD  
C/O QHR INC  
PO BOX 360399  
DALLAS, TX 75336

RAYBURN COUNTRY ELECTRIC COOPERATIVE  
INC  
PO BOX 37  
ROCKWALL, TX 75087

C & L REAL ESTATE SERVICES LLC  
PO BOX 385  
ROWLETT, TX 75030

PROGRESS RESIDENTIAL BORROWER 1 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

ROGERS ELIZABETH R  
PO BOX 461  
ROCKWALL, TX 75087

KAMY REAL PROPERTY TRUST  
PO BOX 50593  
DENTON, TX 76206

FALLS CHARLES & LEVERON  
PO BOX 655  
ROCKWALL, TX 75087

SHEN HAOANH MICHELLE  
PO BOX 794977  
DALLAS, TX 75379

BOWMAN VAUGHN  
PO BOX 832632  
RICHARDSON, TX 75083

COLIN-G PROPERTIES LTD  
A TEXAS LIMITED PARTNERSHIP  
PO BOX 847  
ROCKWALL, TX 75087

JACOBY HOMES LLC  
PO BOX 852  
FATE, TX 75132

THACKER DENNIS ALAN TESTAMENTARY TRUST  
AND  
LINDA THACKER LAHOOD AND JOSHUA ALAN  
THACKER  
PO BOX 8693  
GREENVILLE, TX 75404

MADRIS MARELBA TAHHAN AND  
YVONNE MADRIS RODRIGUEZ STEPHANIE  
MADRIS HERTZLER AND  
ROBERT LOU ROME MADRIS AND IRIS DEJA-RAE  
GONZALEZ 1807 WILDROSE DRIVE  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

**Case No. Z2020-028: Amendment to PD-10 to add an Office to 1650 S. John King Boulevard**

Hold a public hearing to discuss and consider a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of a Zoning Amendment to Planned Development District 10 (PD-10) for the purpose of allowing an office on a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Multi-Family 14 (MF-14) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1650 S. John King Boulevard, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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, July 20, 2020 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. Z2020-028: Amendment to PD-10 to an Office to 1650 S. John King Boulevard**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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





949.852.0700



18100 Von Karman Avenue, Suite 500  
Irvine, CA 92612



[SteadfastCompanies.com](http://SteadfastCompanies.com)



To whom it may concern,

Please see attached our Development application for 1650 South John King Blvd Suite 100. The space was previously occupied by a Spa and has been empty for over 2 years. The space if converted to Office Suites, can be occupied as a CoWorking location such as the owner of Rockwall OpenSpace has showed interest in expanding his footprint in the city of Rockwall.

We believe this business would be a great addition to the property and provide our tenants with a CoWorking location option.

See attached design renderings of what this space would look like with minimum changes.

best regards,

Lucas Altoe  
VP of Investment Management  
(817) 914.6789



City of Rockwall  
*The New Horizon*

# **CERTIFICATE OF OCCUPANCY**

## **BUILDING INSPECTIONS DEPARTMENT**

Certificate No. CO2017-0106

**This certificate issued pursuant to the requirements of the 2015 International Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the City regulating building construction or use.**

Business Name: Rockwall OpenSpace

Address: 506 N GOLIAD 200  
ROCKWALL, TX 75087

Business Owner: John Middleton

Address: 506 N. Goliad St  
ROCKWALL, TX 75087

Type of Construction: VB

Zoning: PD-50      Sq Footage: 1200

Occupancy Classification: B

MAX Occupancy Load:  
12

Building Official

POST IN A CONSPICUOUS PLACE

12/13/2017

Date



Parking Spaces Required: 434 Total Parking Spaces

Existing Parking Spaces : 519 Total Parking Spaces including  
436 garages and 3 Handicap Spaces

16 parking  
spots for  
guests only

46 parking  
spots by the  
clubhouse

10 parking  
spots by the  
gate



Sixteen50 at Lake Ray  
Hubbard Apartments

299

S John King Blvd



























CITY OF ROCKWALL

ORDINANCE NO. 20-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10) [ORDINANCE NO.'S 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 10 (PD-10), BEING A ~580.48-ACRE TRACT OF LAND SITUATED WITHIN THE J. CADLE SURVEY, ABSTRACT NO. 65; J. M. ALLEN SURVEY, ABSTRACT NO. 2; W. H. BAIRD SURVEY, ABSTRACT NO. 25; W. H. BARNES SURVEY, ABSTRACT NO. 26; A. JOHNSON SURVEY, ABSTRACT NO. 123; AND J. R. JOHNSON SURVEY, ABSTRACT NO. 128, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED IN EXHIBIT 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Lucas Altoe on behalf of STAR Hubbard, LLC for the approval of an amendment to Planned Development District 10 (PD-10) [Ordinance No. 04-25] for the purpose of adding office as an ancillary land use to multi-family for a 32.6546-acre parcel of land identified as Lot 1, Block A, Mansions Family Addition, which is a part of a larger ~580.48-acre Planned Development District that is situated within J. Cadle Survey, Abstract No. 65; J. M. Allen Survey, Abstract No. 2; W. H. Baird Survey, Abstract No. 25; W. H. Barnes Survey, Abstract No. 26; A. Johnson Survey, Abstract No. 123; and J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39], 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 Planned Development District 10 (PD-10) [Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39] 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 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39;

**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*, described in Exhibit 'B' of this ordinance, attached hereto and incorporated herein by



reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *PD Development Standards*, described 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 5.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described 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 6.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described 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 7.** That development of the *Subject Property* shall generally be in accordance with the *Concept Elevations*, described 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 8.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, *Concept Elevations*, and *Concept Landscape Plan*, described in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 9.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, described 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 10.** That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

**SECTION 11.** 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 12.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 20-02*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 13.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 20-02*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 20-02*] (*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 14.** 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 3<sup>RD</sup> DAY OF AUGUST, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

*1<sup>st</sup> Reading:* July 20, 2020

*2<sup>nd</sup> Reading:* August 3, 2020



**EXHIBIT 'A':**  
*Legal Description*

*BEING* 580.48 acres of land situated in the Abstract 2, J.M. Allen Survey in the County of Rockwall, Texas and being more particularly described by metes and bounds as follows:

*BEGINNING* at a point in the Northeastern most corner of Rockwall Downes Addition Phase 1(RCAD# 88527), Block E, Lot 31. (NAD83 Texas State Plane GPS Coordinate: 2603772.8887 E, 7019049.6742 N feet);

*THENCE* South 00° 31' 08.24" East following the Eastern boundary line of Rockwall Downes Addition, a distance of 2716.497 feet for a corner;

*THENCE* South 89° 18' 48.23" West, a distance of 454.211 feet for a corner;

*THENCE* South 01° 02' 50.24" East, following along the West Right of Way of South John King Blvd, a distance of 2015.496 feet for a corner;

*THENCE* South 88° 21' 59.93" West, a distance of 176.809 feet for a corner;

*THENCE* South 01° 21' 18.01" East, a distance of 3183.054 feet for a corner;

*THENCE* South 36° 18' 33.84" West, a distance of 1422.475 feet for a corner;

*THENCE* North 43° 10' 39.19" West, a distance of 1701.923 feet to the beginning of a curve found in the centerline of State Highway 205 (S Goliad St), said being the beginning of a curve to the right having a tangent of 556.704 and a radius of 5040.628 feet with a chord distance of 1106.679 feet and a chord bearing of North 37 degrees 15 minutes 16.86 seconds East to a point;

*THENCE* North 31° 10' 50.08" West, a distance of 3360.519 feet for a corner;

*THENCE* North 66° 36' 08.32" East, following along Buffalo Creek, a distance of 74.657 feet for a point;

*THENCE* North 50° 24' 43.10" East, a distance of 80.211 feet for a point;

*THENCE* North 18° 54' 16.58" East, a distance of 91.725 feet for a point;

*THENCE* North 03° 14' 22.07" East, a distance of 63.104 feet for a point;

*THENCE* North 11° 12' 03.41" East, a distance of 73.436 feet for a point;

*THENCE* North 26° 12' 41.06" West, a distance of 86.124 feet for a point;

*THENCE* North 37° 47' 38.14" West, a distance of 73.711 feet for a point;

*THENCE* North 25° 18' 04.49" East, a distance of 72.318 feet for a point;

*THENCE* North 45° 42' 58.69" East, a distance of 134.501 feet for a point;

*THENCE* North 37° 01' 49.36" East, a distance of 84.876 feet for a point;

*THENCE* North 46° 41' 04.42" East, a distance of 57.183 feet for a point;

*THENCE* North 41° 52' 49.85" East, a distance of 66.419 feet for a point;

*THENCE* North 33° 19' 34.75" East, a distance of 103.857 feet for a point;

*THENCE* North 76° 36' 26.52" East, a distance of 51.322 feet for a point;

**EXHIBIT 'A':**  
*Legal Description*

*THENCE* South 60° 01' 04.52" East, a distance of 35.682 feet for a point;

*THENCE* North 80° 32' 15.13" East, a distance of 21.692 feet for a point;

*THENCE* North 27° 10' 51.84" East, a distance of 49.443 feet for a point;

*THENCE* North 33° 20' 26.99" East, a distance of 54.071 feet for a point;

*THENCE* North 35° 54' 35.27" West, a distance of 42.563 feet for a point;

*THENCE* North 76° 51' 57.28" West, a distance of 36.620 feet for a point;

*THENCE* North 36° 15' 13.08" West, a distance of 44.224 feet for a point;

*THENCE* North 08° 41' 10.95" West, a distance of 86.582 feet for a point;

*THENCE* North 70° 56' 31.27" East, a distance of 90.890 feet for a point;

*THENCE* North 48° 08' 53.21" East, a distance of 91.085 feet for a point;

*THENCE* North 02° 11' 33.96" East, a distance of 88.757 feet to the beginning of a curve found crossing old State Highway 276, said being the beginning of a curve to the right having a tangent of 88.419 feet and a radius of 167.275 feet with a chord distance of 156.341 feet and a chord bearing of North 00 degrees 38 minutes 57.99 seconds West to a point;

*THENCE* South 88° 06' 20.65" East, a distance of 154.498 feet for a corner;

*THENCE* North 00° 09' 35.47" West, a distance of 1673.721 feet for a corner;

*THENCE* South 43° 38' 58.76" East, following along the West Right of Way of South TL Townsend Dr. a distance of 1912.611 feet for a corner;

*THENCE* South 14° 46' 51.19" East, a distance of 208.204 feet for a point;

*THENCE* South 06° 39' 18.55" East, a distance of 136.260 feet for a corner;

*THENCE* North 87° 12' 38.34" East, a distance of 653.482 feet for a corner;

*THENCE* North 01° 00' 29.30" West, a distance of 2042.776 feet for a corner;

*THENCE* North 71° 48' 45.72" East, a distance of 1055.068 feet to the beginning of a following along the West Right of Way of South John King Blvd, said being the beginning of a curve to the right having a tangent of 188.517 feet and a radius of 2045.685 feet with a chord distance of 375.444 feet and a chord bearing of South 89 degrees 00 minutes 03.60 seconds West to a point;

*THENCE* North 89° 48' 30.91" East, a distance of 1028.699 feet, to the *POINT OF BEGINNING AND CONTAINING* 580.48 acres of land (25,268,421.447 square feet) more or less. The above description also intended to follow all adjacent existing city limits, extra-territorial jurisdiction, and applicable parcel boundaries.

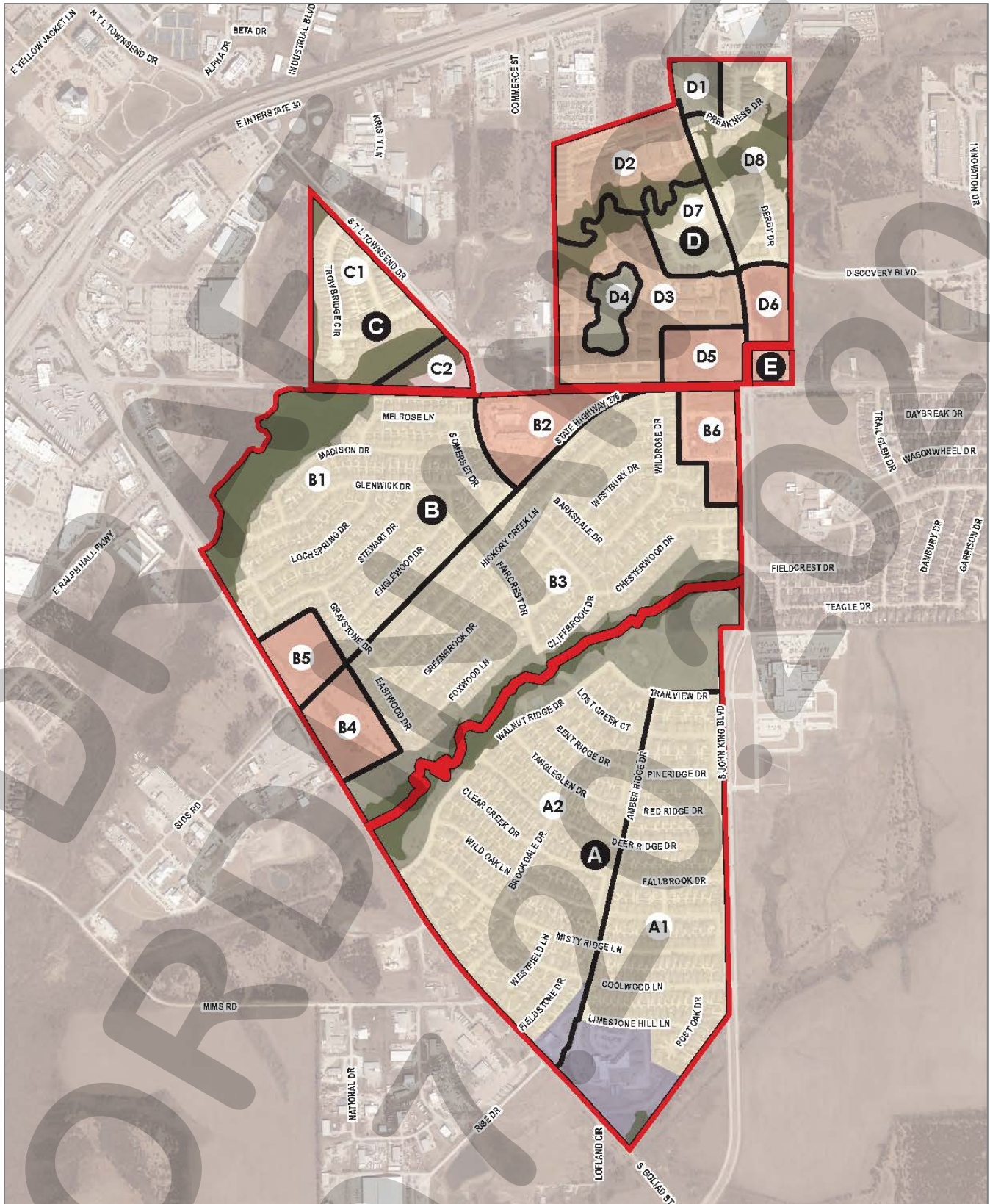


### Legal Description





**EXHIBIT 'B':**  
Concept Plan





**EXHIBIT 'C':**  
PD Development Standards

(A) Purpose.

- (1) August 3, 2020. The purpose of this amendment to Planned Development District 10 (PD-10) is to consolidate *Ordinance No.'s 74-32, 96-03, 00-08, 04-25, 04-40, 12-13 & 13-39*; however, this ordinance does not change the intent, restrictions or land uses established in any previous ordinance with the exception of adding office as an ancillary land use to multi-family for *Tract D3* as depicted in *Exhibit 'B'* of this ordinance.

(B) Areas A & B: Tracts A1, A2, B1, B2, B3, B4, B5, & B6

- (1) Tract A1, A2, B1 & B3; ~396.469-Acres [Hickory Ridge and Meadow Creek Subdivisions]: The areas identified as *Tracts A1, A2, B1 & B3* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

- (A) Permitted Land Uses. Lot Types SF-6, SF-7, & SF-8.4 on *Tracts A1, A2, B1 & B3* shall be subject to the permitted land uses stipulated for properties in a Single-Family 7 (SF-7) District and Lot Type SF-10 on *Tract A1, A2, & B2* shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

- (B) Lot Layout and Composition. The lot layout and composition shall conform to the following:

Tract	Lot Type	Minimum Lot Size (SF)	Acres	Density	Dwelling Units (#)	Dwelling Unit (%)
B1 & B3	SF-6	6,000 SF	63.04	3.8	245	100.00%
B1 & B3	Open Space	N/A	8.80	N/A	N/A	N/A
A1 & A2	SF-6	6,000 SF	77.96	4.2	327	36.37%
A1 & A2	SF-7	7,000 SF	92.70	3.5	324	36.04%
A1 & A2	SF-8.4	8,400 SF	23.23	3.2	74	8.23%
A1 & A2	SF-10	10,000 SF	57.96	3.0	174	19.35%
A1 & A2	Open Space	N/A	36.20	N/A	N/A	N/A
Tract B1 & B3:			81.84		245	21.41%
Tract A1 & A2:			288.05		899	78.58%
Total:			369.90		1,144	100.00%

- (C) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on *Tracts A1, A2, B1 & B3*:

Lot Type (see Concept Plan) ►	SF-6	SF-7	SF-8.4	SF-10
Minimum Lot Width at Building Line	55'	60'	65'	75'
Minimum Front Yard Setback	20'	20'	20'	25'
Minimum Side Yard Setback	5'	5'	6'	6'
Minimum Side Yard Setback (Adjacent to a Street)	15'	15'	15'	15'
Minimum Rear Yard Setback	10'	10'	10'	10'
Garage Setback	20'	20'	20'	20'
Minimum Area/Dwelling Unit (SF)	1,500 SF	1,700 SF	1,800 SF	1,850 SF
Maximum Height	28'	32'	32'	36'
Minimum Off-Street Parking Requirement <sup>(1)</sup>	2	2	2	2
Minimum Masonry Requirement	75%	75%	75%	75%
Maximum Lot Coverage <sup>(2)</sup>	50%	35%	35%	35%

General Notes:

<sup>1</sup>: Minimum two (2) car garage required.

<sup>2</sup>: Lot Types SF-6, SF-7 & SF-8.4 within *Tract A1* have a maximum lot coverage of 45%.

**EXHIBIT 'C':**  
PD Development Standards

- (D) Garage Orientation. Except when adjacent to open space all properties in *Tracts A1, A2, B1 & B3* shall have rear entry garages (*i.e. accessible from an alleyway*). No lots will be built with front entry garages (*i.e. no garage doors facing the street*).
- (E) Streets. All streets shall be designed to be curvilinear.
- (F) Anti-Monotony. The anti-monotony restrictions for properties in *Tracts B1 & B2* shall not allow the same building elevation any closer than five (5) houses apart.
- (2) Tracts B2, B4, B5 & B6: ~40.886-Acres: The area identified as *Tracts B2, B4, B5 & B6* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tracts B2, B4, B5 & B6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.
- (B) Density and Dimensional Requirements. *Tracts B2, B4, B5 & B6* shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by 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 this zoning change, and as maybe amended in the future.
- (C) Area C: Tracts C1 & C2
- (1) Tract C1; ~25.185-Acres [Townsend Village Subdivision; Ordinance No. 04-25]: The area identified as *Tract C1* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tract C1* shall permit *Single-Family Attached (i.e. Townhomes) [SF-A]* and *Single-Family Detached [SF-D]* land uses. In addition, clubhouse and recreational land uses (*e.g. exercise club, a pool, tennis courts, or other similar amenities*) shall be permitted as ancillary land uses to residential land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.
- (B) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on *Tract C1*:

<i>Lot Type (see Concept Plan) ►</i>	<b>SF-A</b>	<b>SF-D</b>
<i>Maximum Density Per Gross Acre</i>	8	5
<i>Minimum Lot Width</i>	35' <sup>(1)</sup>	50' <sup>(2)</sup>
<i>Minimum Lot Depth</i>	N/A <sup>(11)</sup>	100'
<i>Minimum Lot Area</i>	3,500 SF	5,000 SF
<i>Minimum Front Yard Setback</i>	15' – 20' <sup>(4)</sup>	20'
<i>Minimum Side Yard Setback</i>	N/A	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) <sup>(3)</sup></i>	N/A	15'
<i>Minimum Length of Driveway Pavement <sup>(8)</sup></i>	20'	20'
<i>Maximum Height</i>	32'	32'
<i>Minimum Rear Yard Setback</i>	7½' <sup>(5)</sup>	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	N/A	1,500 SF
<i>Distance Between Buildings</i>	20' <sup>(12)</sup>	10'
<i>Masonry Requirement <sup>(6)</sup></i>	90%	90%
<i>Common Open Space Per Gross Acre <sup>(7)</sup></i>	10%	10%
<i>Off-Street Parking Requirements</i>	2 <sup>(9)</sup>	2 <sup>(10)</sup>
<i>Maximum Lot Coverage</i>	N/A	45%



**EXHIBIT 'C':**  
**PD Development Standards**

General Notes:

1. All townhomes shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived.
2. The minimum lot width shall be measured at the *Front Yard Building Setback*.
3. The minimum lot setback abutting an arterial will be 20-feet.
4. Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to ten (10) feet into the setback area.
5. Setback from alley way or laneway edge of pavement.
6. Masonry requirement shall exclude doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
7. There shall be a minimum of 10% of the gross area of the tract for open space, which shall satisfy any parkland dedication requirements of the City. This shall include floodplain.
8. Setback from a public right-of-way.
9. In an enclosed garage.
10. An enclosed garage shall not be considered in meeting the off-street parking requirements.
11. All units shall face on a public or private street or open space and be accessed by an alleyway.
12. The minimum separation between attached buildings shall be 20-feet for every 140-foot building.

(C) Clubhouse Facilities for Single-Family Attached and Single-Family Detached. Any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.

(D) Garage Requirements for Single-Family Detached. For lots less than 55-feet in width, garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum of 55-feet in width and provide a front, side loaded *J-Swing* (or *Traditional Swing*) garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55-feet or more in width and containing a front-loaded garage must setback the face of the garage at least three (3) feet from the nearest front corner of the house or have a *pass-through* drive to a garage toward the rear of the property or a front, side loaded *J-Swing* garage. A minimum single car attached garage is required for each lot.

(E) Screening Walls Along Townsend Drive and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.

(F) Streets in a Single-Family Attached Development. Residential streets may be constructed with a 26-foot street section if approved by the City.

(G) HOA/PID Single-Family Attached Development. A Public Improvement District (PID), Homeowner's Association (HOA), or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.

(2) Tract C2: 3.816-Acres [Ordinance No. 13-39]: The area identified as *Tract C2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. *Tract C2* shall be subject to the permitted land uses stipulated for properties in a General Retail (GR) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [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, with the following land uses being expressly prohibited:

- ☒ Temporary Carnival, Circus, or Amusement Ride
- ☒ Outdoor Commercial Amusement/Recreation
- ☒ Indoor Gun Club, Skeet, or Target Range
- ☒ Theater
- ☒ Night Club, Discoteque or Dance Hall

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- ☑ Restaurant, Less than 2,000 SF with a Drive-Through or Drive-In
- ☑ Restaurant, 2,000 SF or more with a Drive-Through or Drive-In
- ☑ Retail Store with Gasoline Sales that has Two (2) Dispensers (*i.e. Maximum of Four [4] Vehicles*)
- ☑ Retail Store with Gasoline Sales that has more than Two (2) Gasoline Dispensers
- ☑ Full Service Car Wash and Auto Detail
- ☑ Self Service Car Wash
- ☑ Service Station

(B) Density and Dimensional Requirements. Tract C2 shall be subject to the dimensional requirements stipulated for properties in a General Retail (GR) District as specified by 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 this zoning change, and as maybe amended in the future.

(D) Area D [Ordinance No.'s 04-25]

(1) General Requirements for Area D (i.e. Tracts D1, D2, D3, D4, D5, D6, D7 & D8)

- (A) Floodplain. The floodplain will be developed and maintained as private open space by a Homeowner's Association (HOA).
- (B) Conformity with Other City Ordinances. Unless in conflict with the standards herein, development shall comply with the standards and procedures established by the City of Rockwall that are in effect at the time of development. Any planned median openings shall be subject to review and approval by the City. All median openings shall meet design standards of the City of Rockwall.

(C) Streetscape.

- (1) Landscape Buffer. The landscape buffer shall be a minimum of 15-feet wide for retail/commercial land uses; 25-feet wide for residential land uses; and 50-feet for office and industrial land uses. The landscape buffer shall include a *built-up* berm and/or shrubbery or a combination of both along the entire length of the subject property's frontage along John King Boulevard and SH-276 rights-of-way. The minimum required height of the aforementioned berm and/or shrubbery or the combination thereof is 30-inches and shall not exceed a maximum height of 48-inches. Sidewalks shall be allowed within the buffer strip as an access easement, as approved by the City of Rockwall.
- (2) Buffer-Strip Plantings. Three (3) canopy trees and four (4) accent trees shall be required per 100-linear feet of frontage along John King Boulevard or SH-276 right-of-way.
- (3) Plant Material Sizes. The following size requirements shall be required:
- (a) Canopy Trees: Four (4) Caliper Inches
  - (b) Accent Trees: Four (4) Feet in Height
  - (c) Deciduous Shrubs: 15-Inches [Two (2) Gallon Minimum]
  - (d) Evergreen Shrubs: 12-Inches [Two (2) Gallon Minimum]
- (4) Plant Material Selections. The following materials are recommended for planting in the buffer-strip; however, the other following materials may be acceptable:
- (a) Canopy Trees. Burr Oak, Red Oak, Live Oak, Cedar Elm, Lacebark Elm, and Leyland Cypress.



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- (b) Accent Trees. Yaupon, Red Bud, Eldarica Pine, Wax Myrtle, Ornamental Pear, Mexican Plum, and Possumhaw.
- (D) Street Standards. All private streets, excluding drives, fire lanes and private parking areas, shall be built to city public street standards unless otherwise permitted in this ordinance or approved by the City Council.
- (E) Screening Walls. No continuous solid screening walls shall be constructed adjacent to John King Boulevard or SH-276. Overlay District requirements shall not apply to *Tracts C1, D2, D3, D7, & D8*. In addition, [1] at least 50% of the wall shall be constructed of wrought/ornamental iron or similar material, including landscaping and plantings, to allow a measure of transparency; [2] no wall may extend more than 300-feet without being offset by a minimum of four (4) feet for a length of at least 20-feet; and [3] the solid portion of the wall shall be constructed of masonry material as defined in this ordinance.
- (F) Buried Utilities. All overhead utilities shall be placed under ground except at the outer perimeter of Planned Development District 10 (PD-10) as depicted in *Exhibit 'B'* including *Area C* as described in the *Settlement Agreement* and as otherwise approved by the City of Rockwall.
- (G) Lighting. No light poles shall exceed 20-feet in height. All lighting fixtures shall focus light downward and be contained on-site.
- (H) Parks. See *Tracts D1 & D4*.
- (I) Trails. A trail shall be constructed along John King Boulevard and SH-276 adjacent to the Planned Development District 10 (PD-10). The developer will be responsible for the cost of an additional three (3) feet of width to a standard five (5) foot sidewalk along the north side of SH-276 -- *Tract D3 & D5* -- and on one (1) side of John King Boulevard -- *Tract D2, D3, D5 & D7* -- as it passes through this Planned Development District.
- (2) Tracts D1 & D4; ~9.394-Acres [Private Open Space]. The area identified as *Tracts D1 & D4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (1) Private Parks. *Tracts D1 & D4* are private parks. All residential development within Planned Development District 10 (PD-10) will include no dedication of public internal streets directly serving the residential properties within Planned Development District 10 (PD-10); therefore, the provisions outlined in *Section 24-46* and *Section 24-50*, details herein outlined, and all other applicable requirements of Chapter 24 of the City of Rockwall Municipal Code of Ordinances apply to Planned Development District 10 (PD-10); however, if public streets are to be dedicated, requirements for parkland dedication may be reviewed for compliance.
- (a) The calculated pro-rata share for mandatory parkland dedication and with current or future ordinance requirements development is:
- (1) Ten (10) acres (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) of dedication is required.
- (2) \$375,000.00 in park development fees (as defined by Chapter 24 of the Municipal Code of Ordinances of the City of Rockwall) is required.
- (b) The requirement for mandatory dedication is waived as provided in *Section 24-50.2* of the Municipal Code of Ordinances and the following constitutes the development providing private amenities which meet or exceed the calculated pro-rata share noted above:

**EXHIBIT 'C':**  
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- (1) A total of ten (10) acres of land meeting the requirements of Chapter 24 will be permanently dedication and zoned for use as private parks space serving Park District No. 24.
  - (2) The developer will propose and submit to the City private parkland design for development (*to meet all applicable federal, state, local, and generally accepted park design and development standards*) of the private park(s) described above for review and approval by the City. Such design shall include providing amenities and parkland development and improvements which meet or exceed the pro-rata calculated above (\$375,000.00) for development fees which amount would be divided between the park areas as determined by the City and which would be due to the City if the development included dedication of public streets serving the residential areas of Planned Development District 10 (PD-10).
  - (3) The two (2), five (5) are tracts shown as *Tracts D1 & D4* in *Exhibit 'B'* of this ordinance (*which includes land not covered by Planned Development District 10 [PD-10] but which the owner has agreed to dedicated as private open space*) hereto attached shall be the location of the ten (10) acres of private parkland serving Planned Development District 10 (PD-10).
    - (a) In addition to the sidewalks otherwise required by the City of Rockwall, the developer is responsible for the cost of an eight (8) foot wide concrete sidewalk or trail along the public right-of-way or access easement for John King Boulevard and SH-276 and any dedication of additional right-of-way to allow for the construction of this sidewalk or trail.
    - (b) No trail is required along the IH-30 right of way.
  - (4) The two (2), five (5) acre tracts are not contiguous and must be accessible by way of a minimum of eight (8) foot wide concrete trail for those residents that will be served by the two (2) tracts referenced above.
  - (5) The developer is required to furnish evidence for approval by the City of Rockwall that the maintenance and operation of the private park for Planned Development District 10 (PD-10) been secured such that the City will incur no costs associated with their maintenance and operation.
  - (6) Plat approval of land for residential purposes east of John King Boulevard shall trigger the construction of the private park amenities east of John King Boulevard. Plat approval of *Tract D3*, west of John King Boulevard shall trigger the construction of private park amenities west of John King Boulevard.
  - (7) The required parkland (*reflected as Tract D1*) may be integrated with *Tract D8* to better distribute parkland and increase accessibility.
- (3) *Tract D2: ~20.651-Acres [The Mansions Age Restricted Apartments]*: The area identified as *Tract D2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) *Permitted Land Uses*. *Tract D2* shall permit *Age-Restricted Multi-Family* (i.e. *Multi-Family restricted to occupants of a minimum age of 55 years old for at least one [1] resident*) and *Single-Family Attached* (i.e. *Townhomes*) land uses. In addition, clubhouse and recreational land uses (e.g. *exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.



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*PD Development Standards*

- (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8 in Exhibit 'B'*. These standards are outline in Section (D)(6) below.
- (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D2* are as follows:
- (1) Maximum Number of Units. *Tract D2* may contain a maximum of 250 age-restricted multi-family units.
  - (2) Building Height. The maximum building height shall not exceed 60-feet or three (3) stories.
  - (3) Unit Sizes. The average unit sizes shall not be less than 940 SF.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. No less than 1.5 parking spaces shall be provided per unit. Of these parking spaces, at least 30% shall be located in garages (i.e. *attached or detached*), 30% shall be located in carports, and the remainder may be located in surface parking lots.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The age restricted multi-family area shall have a clubhouse facility including residence dining areas and a commercial kitchen. In addition, other amenities such as an exercise club, a pool or tennis courts shall be provided.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D2* shall be developed as open space (including floodplain) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (4) Tract D3; ~29.423-Acres [The Mansions Apartments]: The area identified as *Tract D3* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tract D3* shall permit *Multi-Family, Single-Family Attached (i.e. Townhomes)* land uses. In addition, clubhouse and recreational land uses (e.g. *exercise club, a pool, tennis courts, centralized dining facilities, or other similar amenities*) shall be permitted as ancillary land uses to residential and multi-family land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted. Office/Co-Working Space shall be permitted in the area of *Tract D3* indicated in *Exhibit 'H'* of this ordinance.
- (B) Development Standards for Single-Family Attached (i.e. Townhomes). All *Single-Family Attached* developments shall meet all of the standards stipulated for *Single-Family Attached [SF-A]* in *Tracts D7 & D8 in Exhibit 'B'*. These standards are outline in Section (D)(6) below.
- (C) Density and Dimensional Requirements. The density and dimensional requirements for *Tract D3* are as follows:

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- (1) Maximum Number of Units. *Tract D3* may contain a maximum of 336 multi-family units.
- (2) Building Height. The maximum building height shall not exceed 42-feet or two (2) stories.
- (3) Unit Sizes. At least 20% of all units must be 1,500 SF or larger, and no more than 35% may be less than 1,000 SF. In no case may any unit have less than 700 SF of interior living space. The average unit size shall not be less than 1,200 SF.
- (4) Unit Access. All units shall be accessed directly from the ground level. There shall be no exterior stair wells or common entrances.
- (D) Building Design and Articulation. The buildings shall be highly articulated in a similar manner to the sample articulation drawing contained in *Exhibit 'F'* of this ordinance illustrating the exterior finishes and treatments.
- (E) Garages. Every unit must have an attached, direct-access garage with an average of at least 1.3 garage spaces per unit.
- (F) Masonry Requirement. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (G) Clubhouse Facilities/Common Recreation Amenity. The multi-family area shall have a clubhouse facility and amenities (e.g. *exercise club, a pool, tennis courts, or other similar amenities*). The clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.
- (H) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against Townsend Drive or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (I) Open Space. A minimum of 20% of *Tract D3* shall be developed as open space (*including floodplain*) in addition to the requirement for parkland dedication stipulated by the general requirements outline in Section (D)(1) above and identified as *Tract D4*; however, the required parkland may be integrated with *Tract D3* to better distribute parkland and increase accessibility.
- (J) Phasing. No phasing of multi-family developments shall be permitted.
- (5) Tracts D5 & D6; ~14.295-Acres: The area identified as *Tracts D5 & D6* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:
- (A) Permitted Land Uses. *Tracts D5 & D6* shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted on the subject property:
- ☒ Animal Clinic for Small Animals with No Outdoor Pens <sup>(1)</sup>
  - ☒ Antique/Collectible Store
  - ☒ Astrologer, Hypnotist, or Psychic Art & Science
  - ☒ Banquet Facility
  - ☒ Portable Beverage Service Facility <sup>(1)</sup>
  - ☒ Blood Plasma Donor Center
  - ☒ Church/House of Worship <sup>(1)</sup>
  - ☒ Day Care with Seven (7) or More Children
  - ☒ Car Wash/Auto Detail <sup>(1)</sup>
  - ☒ Catering Service



**EXHIBIT 'C':**  
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- ☒ Temporary Christmas Tree Sales Lot or Similar Uses <sup>(1)</sup>
- ☒ Copy Center
- ☒ Permanent Cosmetics <sup>(1)</sup>
- ☒ Electrical, Watch, Clock, Jewelry or Similar Repair
- ☒ Financial Institution with Drive-Through
- ☒ Financial Institution without Drive-Through
- ☒ Garden Center <sup>(2)</sup>
- ☒ General Personal Service
- ☒ General Retail Store (25,000 SF – 49,999 SF)
- ☒ General Retail Store (50,000 SF or Greater) <sup>(2)</sup>
- ☒ General Retail Store (Less Than 25,000 SF)
- ☒ Hair Salon and/or Manicurist
- ☒ Health Club
- ☒ Laundry Service with Drop-Off or Pickup Services
- ☒ Self Service Laundry Facility
- ☒ Locksmith
- ☒ Massage Therapist
- ☒ Mini-Warehouse <sup>(1)</sup>
- ☒ Municipally Owned or Controlled Utility Facilities
- ☒ Museum or Art Gallery
- ☒ Office Building (5,000 SF or Greater)
- ☒ General Office
- ☒ Pet Shop
- ☒ Private Club, Lodge, or Fraternal Organization
- ☒ Post Office
- ☒ Rental Store without Outside Storage and/or Display
- ☒ Restaurant (Less Than 2,000 SF with Drive-In or Drive Through) <sup>(3)</sup>
- ☒ Restaurant (2,000 SF or more with Drive-In or Drive Through) <sup>(3)</sup>
- ☒ Restaurant (Less Than 2,000 SF without Drive-In or Drive Through)
- ☒ Restaurant (2,000 SF or more without Drive-In or Drive Through)
- ☒ Restaurant with Accessory Private Club or Brew Pub
- ☒ Retail Store with Gasoline Sales Limited to Four (4) Dispensers and Eight (8) Vehicles
- ☒ Shoe and Boot Repair and Sales
- ☒ Art, Photography, or Music Studio
- ☒ Tailor, Clothing, and/or Apparel Shop
- ☒ Temporary On-Site Construction Office
- ☒ Theater

Notes:

- <sup>1</sup>: Additional requirements as specified in Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02].
- <sup>2</sup>: Requires a Specific Use Permit (SUP)
- <sup>3</sup>: Limited to one (1) per 1,000 SF as measured from the property line.

- (B) Density and Dimensional Requirements. Tracts D5 & D6 shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by 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 this zoning change, and as maybe amended in the future.
- (C) Materials. The masonry requirement shall be 95% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (D) Site Layout. If developed as retail, Tracts D5 & D6 shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent residential developments.
- (E) Mechanical Equipment. Rooftop mechanical equipment and other appurtenances must be screened.

**EXHIBIT 'C':**  
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(F) Shared Parking and Access. Any commercial development shall incorporate cross access.

(G) Signs. Monument signage shall be permitted; however, no free-standing pole signs shall be permitted.

(6) Tracts D7 & D8; ~35.789-Acres [Rockwall Downes Subdivision]: The area identified as *Tracts D7 & D8* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(A) Permitted Land Uses. *Tracts D7 & D8* shall permit *Single-Family Attached (i.e. Townhomes) [SF-A]* and *Single-Family Detached [SF-D]* land uses. In addition, clubhouse and recreational land uses (e.g. *exercise club, a pool, tennis courts, or other similar amenities*) shall be permitted as ancillary land uses to residential land uses. An *On-Site Temporary Real Estate/Sales Office* shall also be permitted.

(B) Density and Dimensional Requirements. The following density and dimensional requirements are required for development on *Tract C1*:

Lot Type (see Concept Plan) ►	SF-A	SF-D
Maximum Density Per Gross Acre	8	5
Minimum Lot Width	35' <sup>(1)</sup>	50' <sup>(2)</sup>
Minimum Lot Depth	N/A <sup>(11)</sup>	100'
Minimum Lot Area	3,500 SF	5,000 SF
Minimum Front Yard Setback	15' – 20' <sup>(4)</sup>	20'
Minimum Side Yard Setback	N/A	5'
Minimum Side Yard Setback (Adjacent to a Street) <sup>(3)</sup>	N/A	15'
Minimum Length of Driveway Pavement <sup>(8)</sup>	20'	20'
Maximum Height	32'	32'
Minimum Rear Yard Setback	7½' <sup>(5)</sup>	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	N/A	1,500 SF
Distance Between Buildings	20' <sup>(12)</sup>	10'
Masonry Requirement <sup>(6)</sup>	90%	90%
Common Open Space Per Gross Acre <sup>(7)</sup>	10%	10%
Off-Street Parking Requirements	2 <sup>(9)</sup>	2 <sup>(10)</sup>
Maximum Lot Coverage	N/A	45%

General Notes:

- <sup>1</sup>: All townhomes shall face on a public or private street or open space and be accessed by an alley unless the lots back to open space areas in which case the alley requirement may be waived.
- <sup>2</sup>: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- <sup>3</sup>: The minimum lot setback abutting an arterial will be 20-feet.
- <sup>4</sup>: Porches, stoops, bay windows, balconies, masonry clad chimneys, colonnades and building overhangs may project up to ten (10) feet into the setback area.
- <sup>5</sup>: Setback from alley way or laneway edge of pavement.
- <sup>6</sup>: Masonry requirement shall exclude doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- <sup>7</sup>: There shall be a minimum of 10% of the gross area of the tract for open space, which shall satisfy any parkland dedication requirements of the City. This shall include floodplain.
- <sup>8</sup>: Setback from a public right-of-way.
- <sup>9</sup>: In an enclosed garage.
- <sup>10</sup>: An enclosed garage shall not be considered in meeting the off-street parking requirements.
- <sup>11</sup>: All units shall face on a public or private street or open space and be accessed by an alleyway.
- <sup>12</sup>: The minimum separation between attached buildings shall be 20-feet for every 140-foot building.

(C) Clubhouse Facilities for Single-Family Attached and Single-Family Detached. Any clubhouse facility shall be constructed of a minimum of 20% stone or cast stone.



**EXHIBIT 'C':**  
**PD Development Standards**

- (D) Garage Requirements for Single-Family Detached. For lots less than 55-feet in width, garages must be located at the rear of the property with alley access. Alleys are required unless lots back to open space areas in which case the lots shall be a minimum of 55-feet in width and provide a front, side loaded *J-Swing* (or *Traditional Swing*) garage or a garage toward the rear of the lot, as approved by the City. Lots which are 55-feet or more in width and containing a front-loaded garage must setback the face of the garage at least three (3) feet from the nearest front corner of the house or have a *pass-through* drive to a garage toward the rear of the property or a front, side loaded *J-Swing* garage. A minimum single car attached garage is required for each lot.
- (E) Screening Walls Along John King Boulevard and/or SH-276. Any screening wall against John King Boulevard and/or SH-276 shall employ stone, cultured stone or pre-cast concrete caps along the solid portions of the wall.
- (F) Streets in a Single-Family Attached Development. Residential streets may be constructed with a 26-foot street section if approved by the City.
- (G) HOA/PID Single-Family Attached Development. A Public Improvement District (PID), Homeowner's Association (HOA), or other entity approved by the City shall be required in order to ensure maintenance of common areas including parks and streetscapes.
- (E) Area E: ~2.930-Acres [7/11 Gas Station and Convenience Store; Ordinance No.'s 04-25 & 12-13]
- (1) Concept Plans. The development of the subject property shall strictly adhere to the concept plan, landscape plan, and elevations contained in *Exhibit 'G'* of this ordinance.
- (2) Permitted Land Uses. Area E shall be subject to the permitted land uses stipulated for properties in a Commercial (C) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, only the following land uses shall be permitted on the subject property:
- ☒ Animal Clinic for Small Animals with No Outdoor Pens <sup>(1)</sup>
  - ☒ Antique/Collectible Store
  - ☒ Astrologer, Hypnotist, or Psychic Art & Science
  - ☒ Banquet Facility
  - ☒ Portable Beverage Service Facility <sup>(1)</sup>
  - ☒ Blood Plasma Donor Center
  - ☒ Church/House of Worship <sup>(1)</sup>
  - ☒ Day Care with Seven (7) or More Children
  - ☒ Car Wash/Auto Detail <sup>(1)</sup>
  - ☒ Catering Service
  - ☒ Temporary Christmas Tree Sales Lot or Similar Uses <sup>(1)</sup>
  - ☒ Copy Center
  - ☒ Permanent Cosmetics <sup>(1)</sup>
  - ☒ Electrical, Watch, Clock, Jewelry or Similar Repair
  - ☒ Financial Institution with Drive-Through
  - ☒ Financial Institution without Drive-Through
  - ☒ Garden Center <sup>(2)</sup>
  - ☒ General Personal Service
  - ☒ General Retail Store (25,000 SF – 49,999 SF)
  - ☒ General Retail Store (50,000 SF or Greater) <sup>(2)</sup>
  - ☒ General Retail Store (Less Than 25,000 SF)
  - ☒ Hair Salon and/or Manicurist
  - ☒ Health Club
  - ☒ Laundry Service with Drop-Off or Pickup Services
  - ☒ Self Service Laundry Facility
  - ☒ Locksmith
  - ☒ Massage Therapist

**EXHIBIT 'C':**  
**PD Development Standards**

- ☑ Mini-Warehouse <sup>(1)</sup>
- ☑ Municipally Owned or Controlled Utility Facilities
- ☑ Museum or Art Gallery
- ☑ Office Building (5,000 SF or Greater)
- ☑ General Office
- ☑ Pet Shop
- ☑ Private Club, Lodge, or Fraternal Organization
- ☑ Post Office
- ☑ Rental Store without Outside Storage and/or Display
- ☑ Restaurant (Less Than 2,000 SF with Drive-In or Drive Through) <sup>(3)</sup>
- ☑ Restaurant (2,000 SF or more with Drive-In or Drive Through) <sup>(3)</sup>
- ☑ Restaurant (Less Than 2,000 SF without Drive-In or Drive Through)
- ☑ Restaurant (2,000 SF or more without Drive-In or Drive Through)
- ☑ Restaurant with Accessory Private Club or Brew Pub
- ☑ Retail Store with Gasoline Sales Limited to Six (6) Dispensers and 12 Vehicles <sup>(4)</sup>
- ☑ Shoe and Boot Repair and Sales
- ☑ Art, Photography, or Music Studio
- ☑ Tailor, Clothing, and/or Apparel Shop
- ☑ Temporary On-Site Construction Office
- ☑ Theater

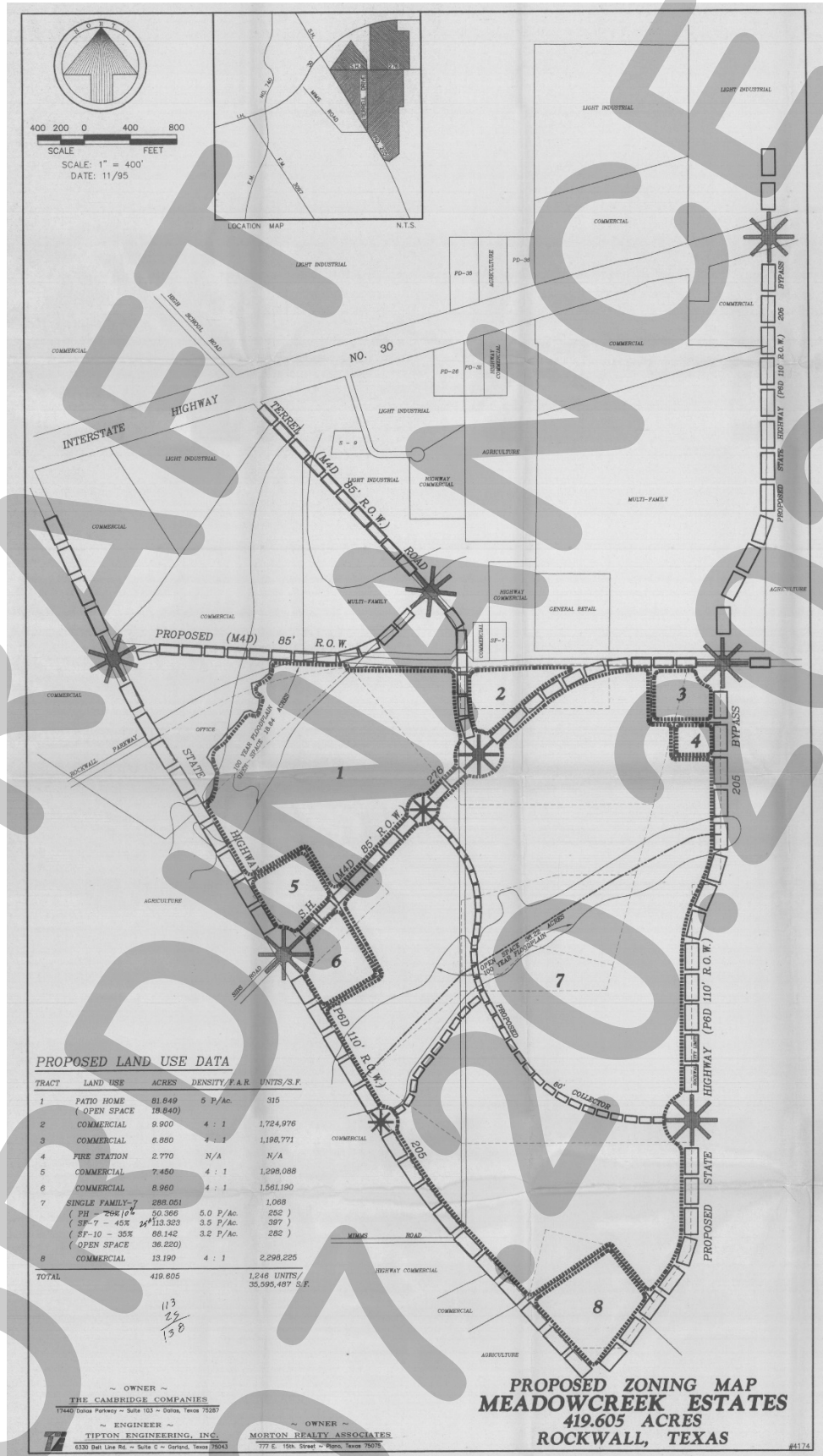
Notes:

- 1. Additional requirements as specified in Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02].
- 2. Requires a Specific Use Permit (SUP)
- 3. Limited to one (1) per 1,000 SF as measured from the property line.
- 4. Incidental Outside Sales, Storage, and/or Display associated with a Retail Store with Gasoline Sales shall adhere to the following requirements: [1] the outside sales, storage, and/or display shall be limited to only consumer sized propane bottles and shall comply with the requirements for incidental outside sales, storage, and/or display outlined in the Unified Development Code [Ordinance No. 20-02], and [2] no additional outside sales, storage, and/or display of any items shall be permitted.

- (3) Density and Dimensional Requirements. Area E shall be subject to the dimensional requirements stipulated for properties in a Commercial (C) District as specified by 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 this zoning change, and as maybe amended in the future.
- (4) Materials. The masonry requirement shall be 90% excluding doors and windows, and is defined as brick, stone, cultured stone, cementaceous fiber board (*Hardy Plank or similar nine [9] inch or smaller width boards*) and cementaceous stucco.
- (5) Site Layout. If developed as retail, Area E shall be laid out in a manner that is pedestrian-friendly and provides easy access to the adjacent residential developments.
- (6) Mechanical Equipment. Rooftop mechanical equipment and other appurtenances must be screened.
- (7) Shared Parking and Access. Any commercial development shall incorporate cross access.
- (8) Signs. Monument signage shall be permitted; however, no free-standing pole signs shall be permitted.



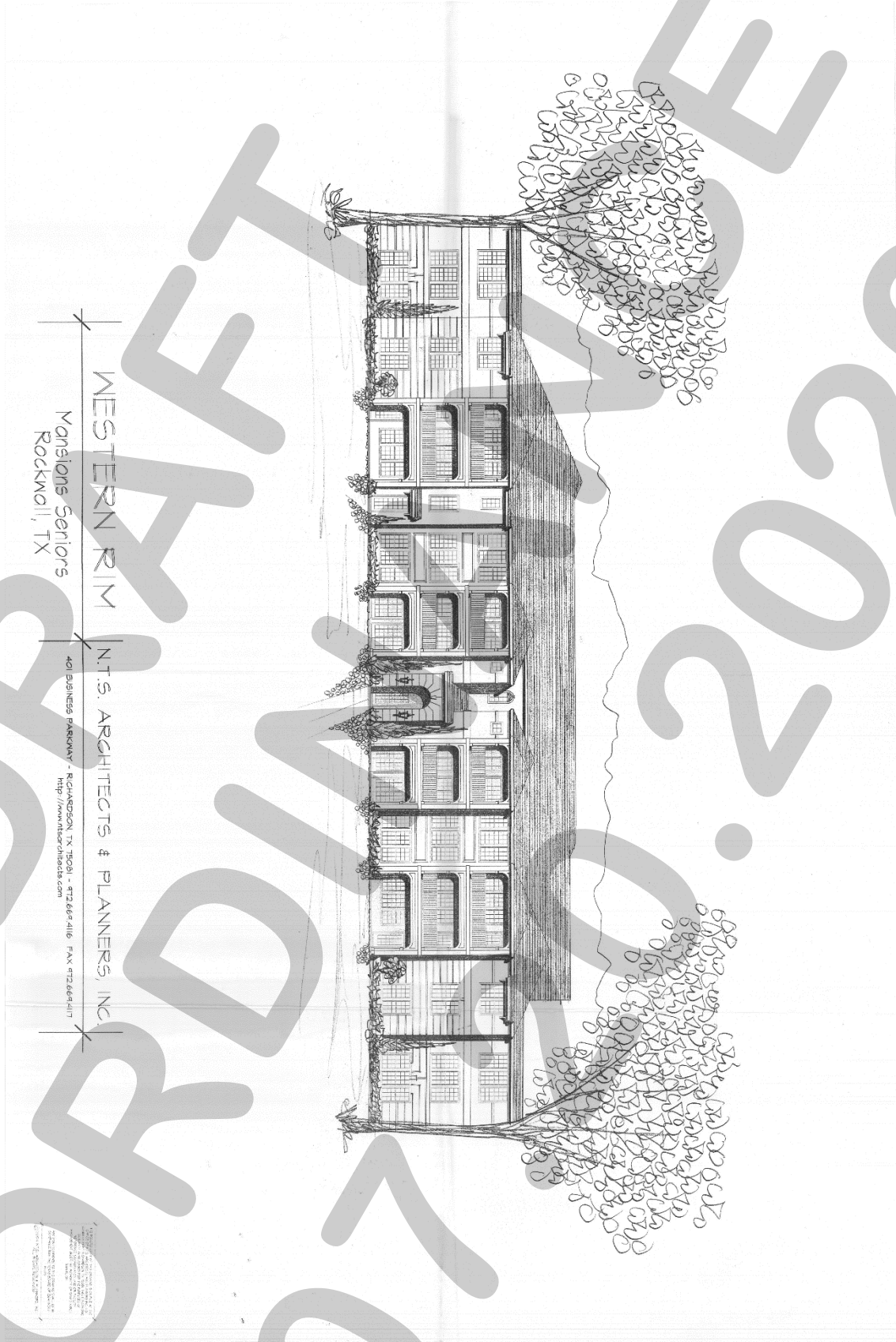
**EXHIBIT 'D':**  
**Concept Plan from Ordinance No. 96-03**





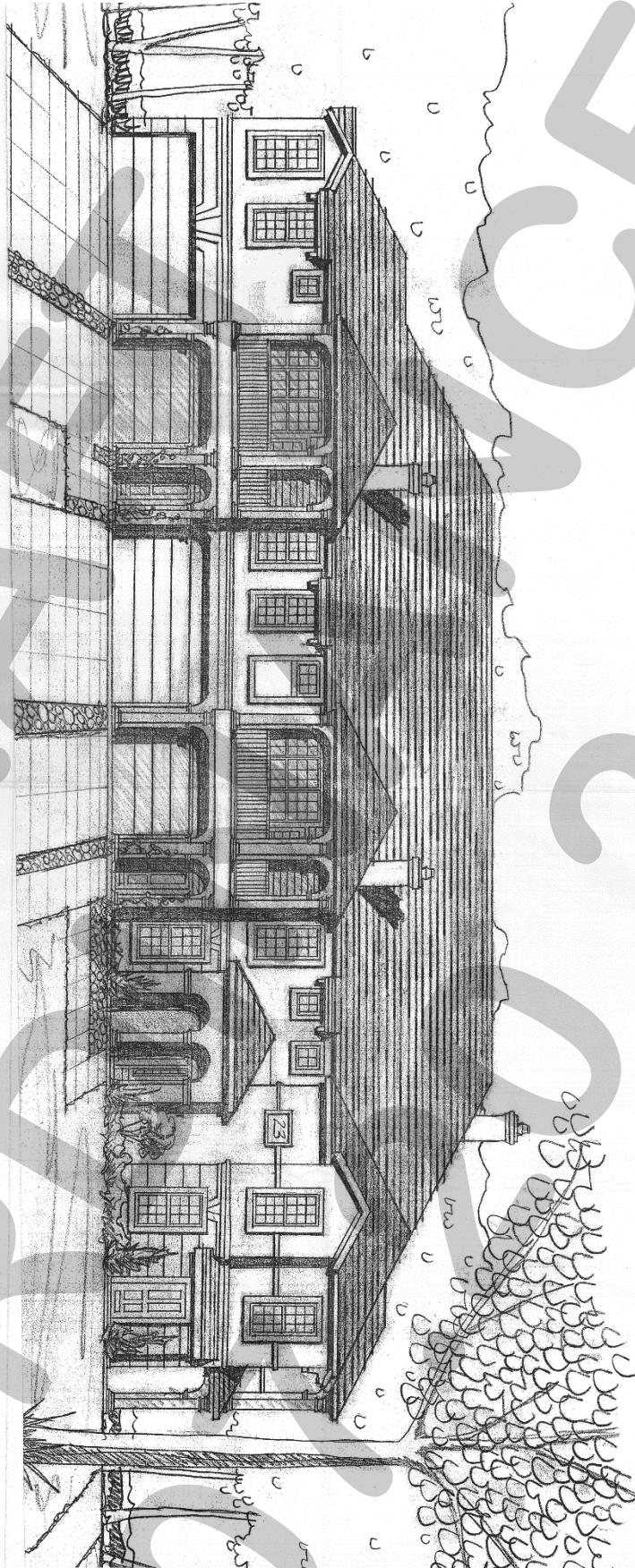


**EXHIBIT 'F':**  
Concept Elevations for Tract D2 from Ordinance No. 04-25



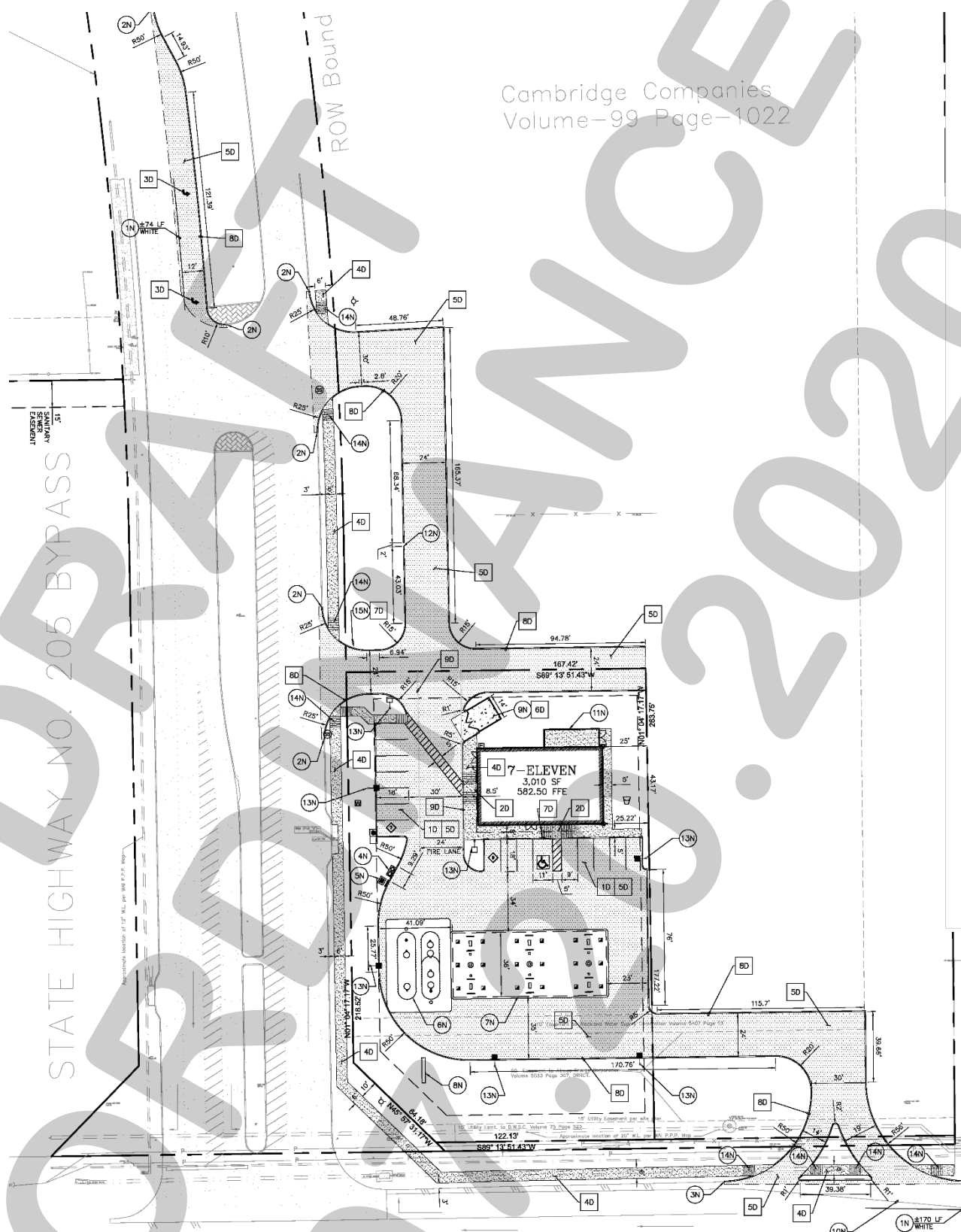


**EXHIBIT 'F':**  
Concept Elevations for Tract D3 from Ordinance No. 04-25

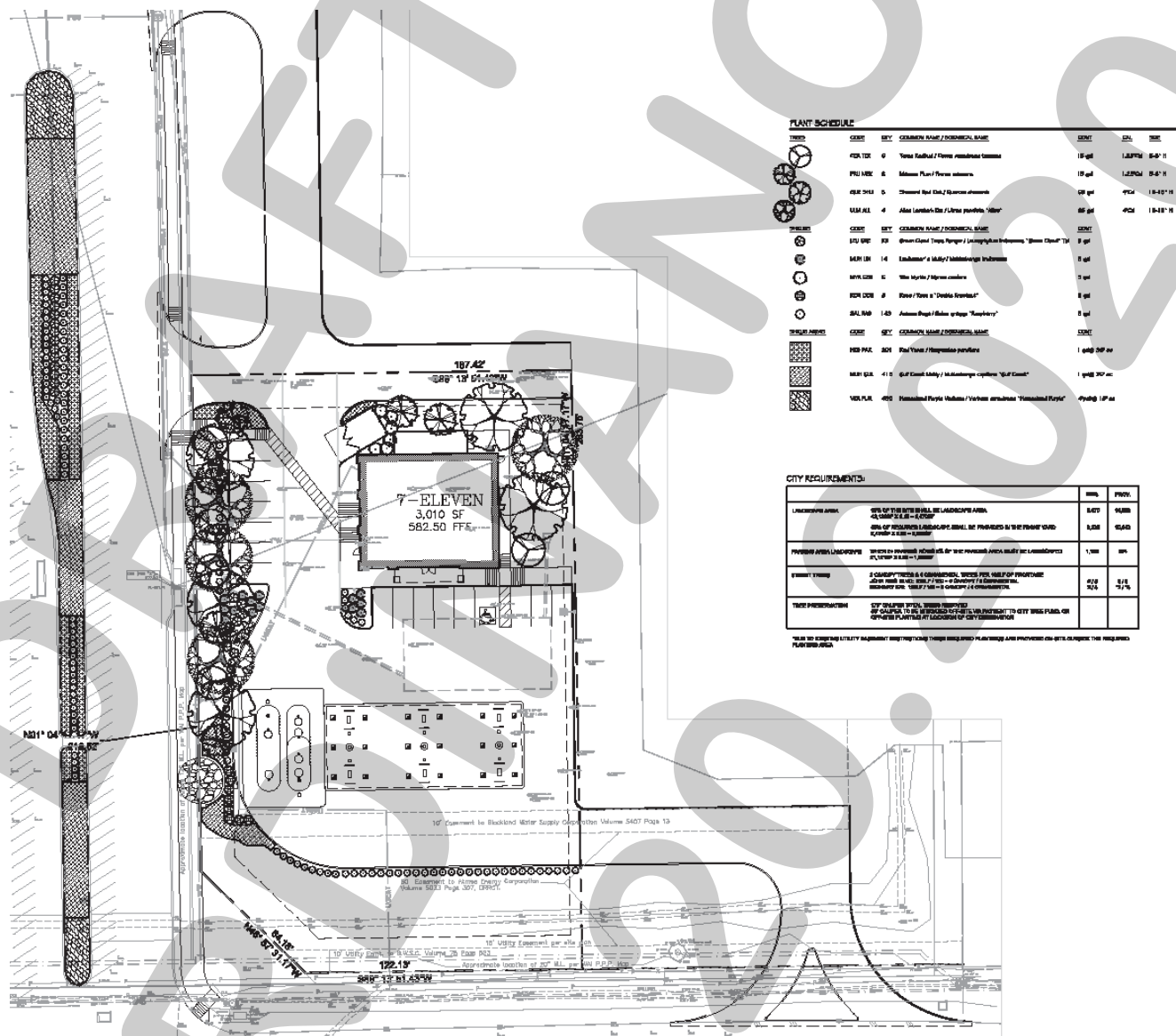




Cambridge Companies  
Volume-99 Page-1022



**EXHIBIT 'G':**  
*Concept Plan and Elevations from Ordinance No. 12-13*







**EXHIBIT 'G':**  
*Concept Plan and Elevations from Ordinance No. 12-13*





**EXHIBIT 'H':**  
*Office/Co-Working Space on Tract D3*





**EXHIBIT 'H':**  
*Office/Co-Working Space on Tract D3*







## MEMORANDUM

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**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

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

**DATE:** July 20, 2020

**SUBJECT:** Z2020-029; ZONING CHANGE FROM AGRICULTURAL (AG) DISTRICT TO SINGLE-FAMILY ESTATE 2.0 (SFE- 2.0) DISTRICT AT WALLACE LANE AND HORIZON ROAD [FM-3097]

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### Attachments

Case Memo  
Development Application  
Location Map  
HOA Notification Map  
Property Owner Notification Map  
Property Owner Notification List  
Public Notice  
Applicant's Letter  
Survey  
Draft Ordinance

### Summary/Background Information

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of an ordinance for a *Zoning Change* from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary (1st Reading).

### Action Needed

The City Council is being asked to approve, approve with condition, or deny the zoning change.



# 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: July 20, 2020

APPLICANT: Donald and Cathy Wallace

CASE NUMBER: Z2020-029; *Zoning Change from Agricultural (AG) District to Single-Family Estate 2.0 (SFE-2.0) District at Wallace Lane and Horizon Road [FM-3097]*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

### BACKGROUND

The subject property is a two (2) acre portion of a larger 123.00-acre tract of land that is situated within the W.W. Ford Survey, Abstract No. 80. This property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and is commonly referred to as the *Wallace Tract*. The City Council approved *Ordinance No. 08-13*, annexing the subject property on February 18, 2008. At the time of annexation, the subject property was zoned as Agricultural (AG) District. No portion of the subject property has been rezoned since the property was annexed.

### PURPOSE

On June 19, 2020, the applicants -- *Donald and Cathy Wallace* -- submitted an application requesting to change the zoning of the *subject property* from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest quadrant of the intersection of H. Wallace Lane and Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is County Line Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the Comprehensive Plan. Beyond this thoroughfare is the eastside of the Lake Rockwall Estates subdivision, which is zoned Planned Development District 75 (PD-75) [Ordinance No. 16-07] for Single-Family 7 (SF-7) District land uses. Adjacent to this property on the eastside of Lake Rockwall Estates is an 84.0-acre vacant tract of land being a portion of a larger 144.0-acre tract of land identified as Tract 3 of the J. R. Johnson Survey, Abstract No. 128. This property is zoned Agricultural (AG) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is designated as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the City's corporate boundaries followed by the City of Heath. On the eastside, south of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are several residential land uses zoned Agricultural (AG) and Single-Family Estate 1.5 & 2.0 (SFE-1.5 & SFE-2.0) Districts. In addition, there are several office buildings zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses. These uses are a part of the Alliance Addition office park.



East: Directly east of the subject property is H. Wallace Lane, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this are the Oaks of Buffalo Way and Willowcrest Estates Subdivisions, which consist of 91 single-family residential lots. These subdivisions are zoned Single-Family Estate 1.5 (SFE-1.5) District and Planned Development District 51 (PD-51) for single-family estate land uses.

West: Directly west of the subject property are several non-residential properties zoned Commercial (C) District. Beyond this is Ranch Trail Road, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan.

## **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting to rezone the two (2) acre portion of subject property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for the purpose of constructing a single-family residential home on the two (2) acre lot. It should be noted that the applicant will be required to final plat the two (2) acre tract into a single buildable lot in order to construct the home.

## **INFRASTRUCTURE**

Based on the applicant's submittal the following infrastructure is required:

### Water Improvements

The Water Distribution Master Plan indicates that a 12-inch waterline will be constructed in the front of these properties in the future. The applicant will be required to dedicate a 20-foot utility easement at the front property line at the time of platting in order to accommodate the installation of the water line.

### Sewer Improvements

Since City sanitary sewer lines are greater than 100-feet from the subject property and the proposed lot will be greater than 1½-acre in size, the applicant will need to provide an On-Site Sewage Facility (OSSF) meeting the City of Rockwall and Rockwall County's standards.

### Roadways

The Master Thoroughfare Plan contained in the Comprehensive Plan indicates H. Wallace Lane is identified as a *Minor Collector*, which requires a minimum of a 60-foot right-of-way with a 41-foot, *back-to-back* roadway. The applicant is responsible dedicating any additional right-of-way (*i.e. as measured 30-feet from the centerline of the roadway*) necessary for this roadway at the time final plat.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 03.03, *Single-Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family Estate 2.0 (SFE-2.0) District is the proper zoning classification for rural, estate lots that are a minimum of two (2) acres in size ... (t)hese developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, this portion of the *Wallace Tract* (*i.e. 259.924-acres*) was annexed into the City in 2008 and is primarily agriculturally used land. Staff should note that the majority of the properties adjacent to H. Wallace Lane are zoned Agricultural (AG) District, with the exception of two (2) properties that were rezoned in the past creating four (4) single-family estate lots (*i.e. SFE-2.0 & SFE-1.5*). If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for the Single-Family Estate 2.0 (SF-2.0) District, which are summarized as follows:

<i>Development Standards</i>	<i>Single-Family Estate 2.0 (SF-2.0) District</i>
<i>Number of Dwelling Units/Lot</i>	<i>1.0</i>
<i>Number of Dwelling Units/Acre</i>	<i>1.0</i>
<i>Minimum Dwelling Unit</i>	<i>2,200 SF</i>
<i>Minimum Lot Area</i>	<i>87,120 SF</i>
<i>Minimum Lot Width</i>	<i>150-Feet</i>
<i>Minimum Lot Depth</i>	<i>250-Feet</i>

<i>Minimum Front Yard Setback</i>	<i>50-Feet</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>
<i>Minimum Side Yard Setback</i>	<i>25-Feet</i>
<i>Between Buildings</i>	<i>10-Feet</i>
<i>Building Height</i>	<i>36-Feet</i>
<i>Maximum Lot Coverage</i>	<i>35%</i>
<i>Required Parking Spaces</i>	<i>2</i>

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the *Southwest Residential District* and is designated for *Low Density Residential (LDR)* land uses. The applicant's request, to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District, is in conformance with the *Low Density Residential (LDR)* designation. In addition, the OURHometown Vision 2040 Comprehensive Plan seeks to "... (p)reserve the City's current residential to non-residential land use ratio (*i.e. 80% Residential; 20% Commercial*) in order to maintain a balance mix of land uses for fiscal sustainability ..." [Section 02.01; CH. 1; Page 1-1]. The *Land Use Plan* contained in the Comprehensive Plan was created to guide the City toward the desired 80% residential to 20% non-residential land use balance. Currently, the land use balance is at 75.90% residential land uses to 24.10% non-residential land uses. Since this request is in conformance with the *Land Use Plan*, the land use ratio will remain unchanged if approved.

## **NOTIFICATIONS**

On July 2, 2020, staff notified eight (8) property owners and occupants within 500-feet of the subject property. There are no Homeowners Association's (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request to rezone the subject property from an *Agricultural (AG) District* to a *Single-Family Estate 2.0 (SFE 2.0) District*, then staff would propose the following conditions of approval:

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

## **PLANNING AND ZONING COMMISSION**

On July 14, 2020, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change with the conditions of approval by a vote of 6-0, with Commissioner Moeller 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</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

### 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.

## PROPERTY INFORMATION [PLEASE PRINT]

Address ADJACENT TO 330 H. WALLACE LN. ROCKWALL, TX 75032

Subdivision WALLACE TRACT

Lot

Block

General Location HORIZON / WALLACE LN.

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

Current Zoning AG/FARM

Current Use

AG/FARM

Proposed Zoning RESIDENTIAL

Proposed Use

SINGLE FAMILY RES.

Acreage

2

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 DONALD & CATHY WALLACE

☐ Applicant

Contact Person CATHY WALLACE

Contact Person

Address 330 H. WALLACE LN

Address

City, State & Zip ROCKWALL, TX 75032

City, State & Zip

Phone 214-668-7752

Phone

E-Mail catlyn52@gmail.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CATHY WALLACE [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 \$ 260.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 15 day of JUNE, 20 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 15th day of JUNE, 20 20.

Owner's Signature

*Cathy Wallace*


Notary Public in and for the State of Texas

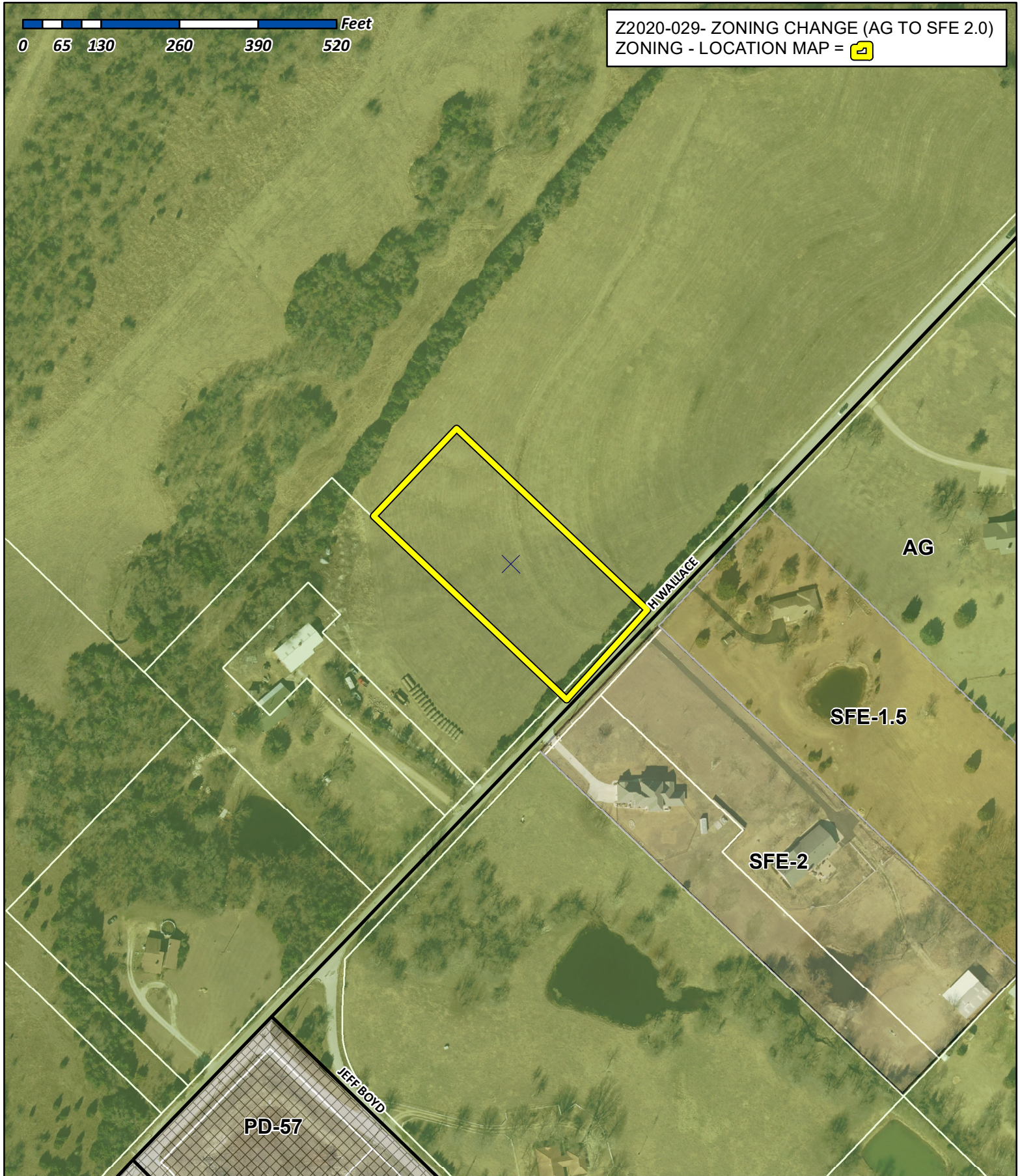
*Misti A. Jones*





0 65 130 260 390 520 Feet

Z2020-029- ZONING CHANGE (AG TO SFE 2.0)  
ZONING - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://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.



340

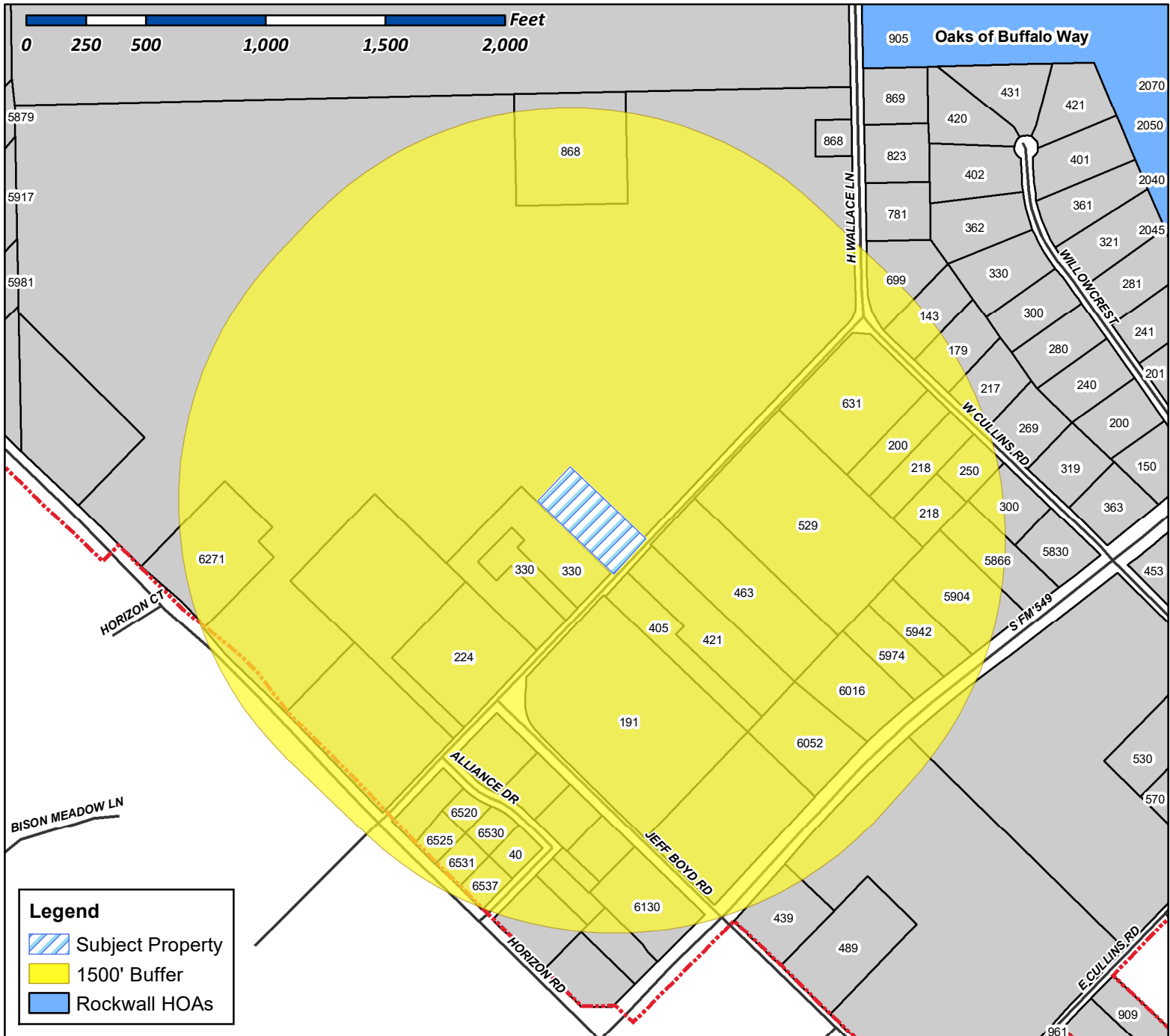




# City of Rockwall

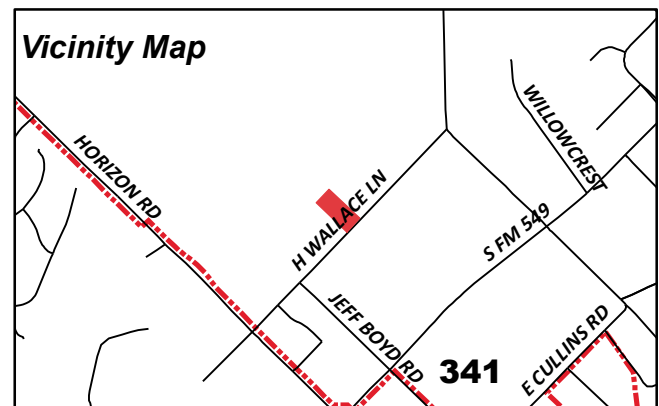
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-029  
**Case Name:** Zoning Change AG to SFE-2.0  
**Case Type:** Zoning  
**Zoning:** AG  
**Case Address:** Wallace Property

**Date Created:** 6/22/2020  
**For Questions on this Case Call** (972) 771-7745

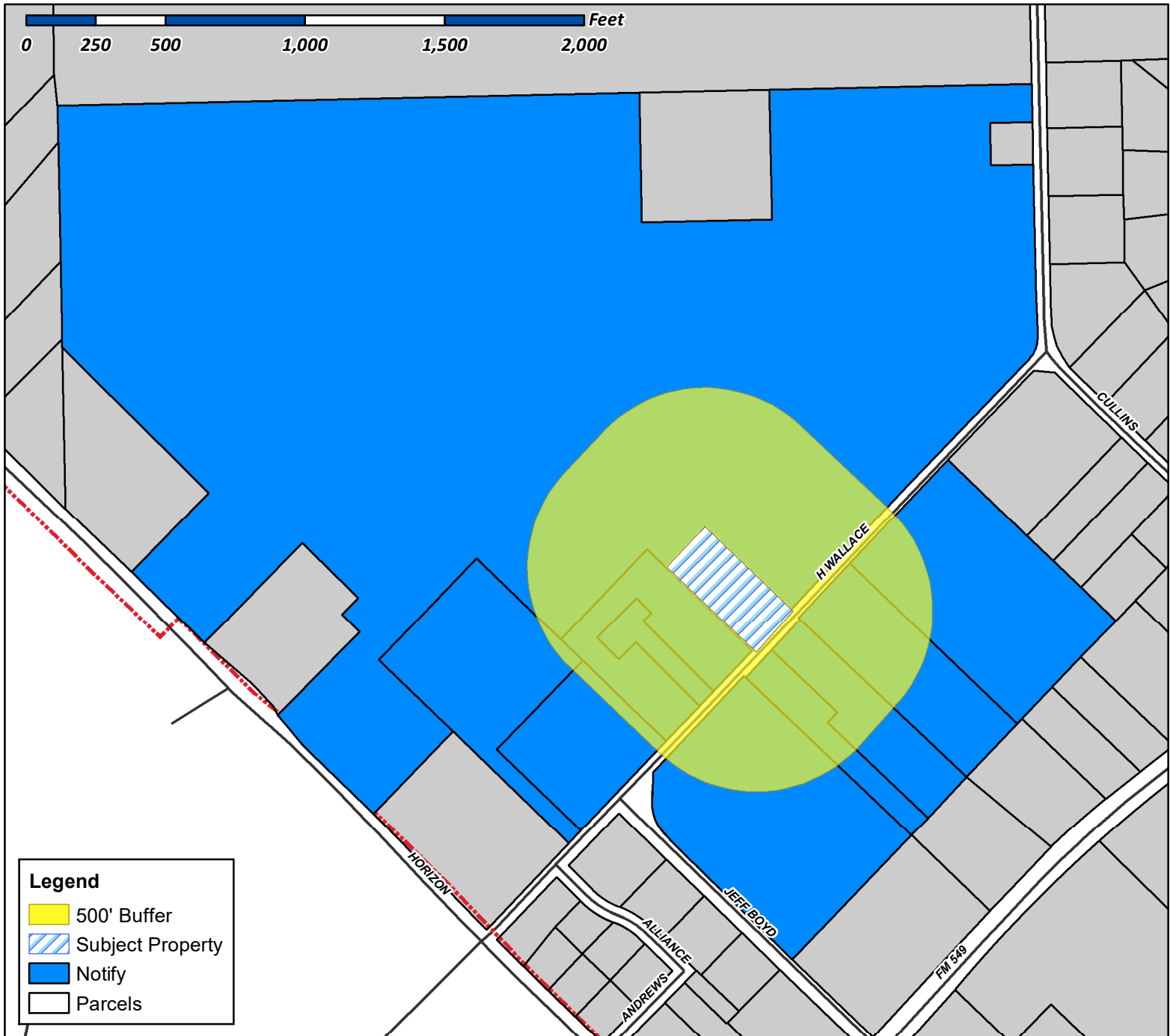




# City of Rockwall

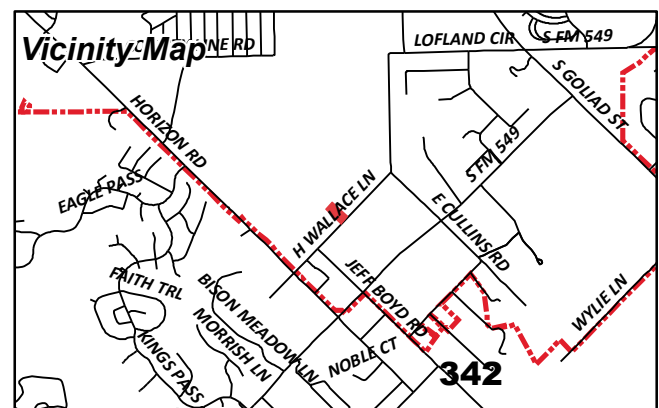
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2020-021  
**Case Name:** Zoning Change AG to SFE-2.0  
**Case Type:** Zoning  
**Zoning:** AG  
**Case Address:** Wallace Property

**Date Created:** 6/22/2020  
**For Questions on this Case Call** (972) 771-7745





HUNT JACKSON W JR  
191 JEFF BOYD RD  
ROCKWALL, TX 75032

MORTON MARGARET ANNE WALLACE  
224 H WALLACE LN  
ROCKWALL, TX 75032

WALLACE DONALD J  
330 H WALLACE LN  
ROCKWALL, TX 75032

KRECEK RICHARD L AND JANETTE C  
405 H WALLACE LN  
ROCKWALL, TX 75032

PALOMBA LISA  
421 H WALLACE LN  
ROCKWALL, TX 75032

WILCK PAUL J JR  
463 H WALLACE LN  
ROCKWALL, TX 75032

MCCOSH GORDON ETUX  
529 H WALLACE LN  
ROCKWALL, TX 75032

WALLACE LAND PARTNERS L P  
6271 HORIZON RD  
ROCKWALL, TX 75032

# PUBLIC NOTICE



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

**Case No. Z2020-029: Zoning Change (AG to SFE 2.0) for the Wallace Tract**

Hold a public hearing to discuss and consider a request by Donald and Cathy Wallace for the approval of a Zoning Change from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, generally located northeast of the intersection of H. Wallace Lane and Horizon Road [FM-3097], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 14, 2020 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 20, 2020 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:

David Gonzales  
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, July 20, 2020 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. Z2020-029: Zoning Change (AG to SFE 2.0) for the Wallace Tract**

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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



6-15-20

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

RE: Rezoning Request

To Whom it May Concern,

Please accept this letter as a request to rezone *two* (2) total acres of our property, directly adjacent to 330 H. Wallace Lane, Rockwall, Tx. 75032, from Agriculture/Farming, to Residential/Single-Family Housing. Once the property has been rezoned, it is our goal to sell/gift the property to our son and daughter so that they will be able to build a home on the property.

If you should have any questions or concerns, please do not hesitate to give me a call.

Thank you for your time and consideration ~

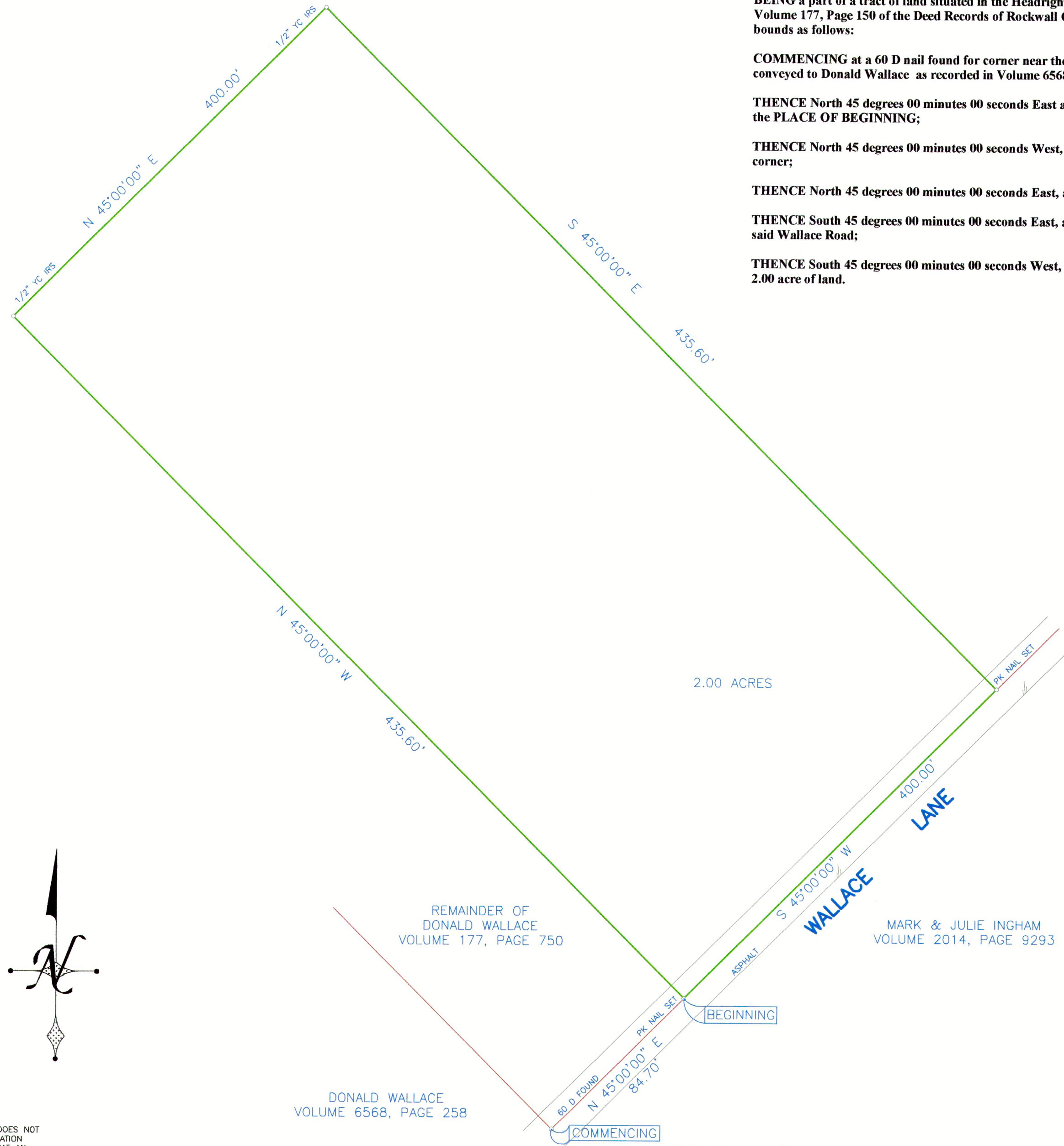
Regards,

A handwritten signature in cursive script that reads "Don Wallace Cathy Wallace". The signature is written in dark ink and is positioned above the printed names.

Donald & Cathy Wallace



REMAINDER OF  
DONALD WALLACE  
VOLUME 177, PAGE 750



STATE OF TEXAS:  
COUNTY OF ROCKWALL:

BEING a part of a tract of land situated in the Headright Survey of W.W. Ford conveyed to Donald Wallace as recorded in Volume 177, Page 150 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 60 D nail found for corner near the centerline of Wallace Lane, a being the Southeast corner of a tract conveyed to Donald Wallace as recorded in Volume 6568, Page 258 of the Deed Records of Rockwall County, Texas;

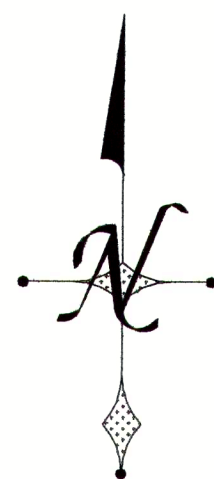
THENCE North 45 degrees 00 minutes 00 seconds East a distance of 84.70 feet to a PK nail set for corner and said point being the PLACE OF BEGINNING;

THENCE North 45 degrees 00 minutes 00 seconds West, a distance of 435.60 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds East, a distance of 400.00 feet to a 1/2 inch yellow-capped iron rod set for corner;

THENCE South 45 degrees 00 minutes 00 seconds East, a distance of 435.60 feet to a PK nail set for corner near the centerline of said Wallace Road;

THENCE South 45 degrees 00 minutes 00 seconds West, a distance of 400.00 feet to the PLACE OF BEGINNING and containing 2.00 acre of land.



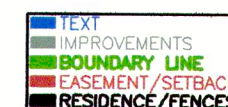
REMAINDER OF  
DONALD WALLACE  
VOLUME 177, PAGE 750

DONALD WALLACE  
VOLUME 6568, PAGE 258

MARK & JULIE INGHAM  
VOLUME 2014, PAGE 9293

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
DON WALLACE

USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR RISK AND  
UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS  
FOR ANY LOSS RESULTING THEREFROM.



**RHODES**  
*Surveying*  
WWW.RHODESSURVEYING.COM

## SURVEY PLAT

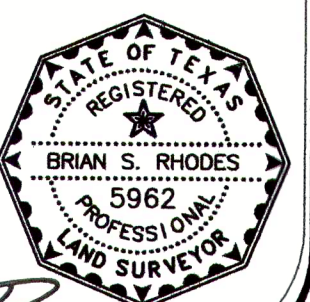
BRIAN S. RHODES Registered Professional Land Surveyor (972) 475-8940  
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. \_\_\_\_\_, in the city of \_\_\_\_\_, in the county of \_\_\_\_\_, State of Texas.

The plat hereon 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.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
Date: 07/25/2014  
G. F. No.:  
Job no.: 83951-A  
Drawn by: CW

P.O. BOX 175  
FATE TEXAS 75132  
PHONE 972-475-8940  
FAX 972-475-9036



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

TITLE AND ABSTRACTING WORK FURNISHED BY \_\_\_\_\_ DON WALLACE



CITY OF ROCKWALL

ORDINANCE NO. 20-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 ESTATE 2.0 (SFE-2.0) DISTRICT FOR A TWO (2) ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 44-01 OF THE W.W. FORD SURVEY, ABSTRACT NO. 80, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY 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 Donald and Cathy Wallace for a change in zoning from an Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for a two (2) acre tract of land identified as a portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that 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 Unified Development Code [*Ordinance No. 20-02*] 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 change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family Estate 2.0 (SF-2.0) District.

**SECTION 2.** That the *Subject Property* shall be used only in the manner and for the purposes provided for a *Single-Family Estate 2.0 (SFE-2.0) District* as stipulated in Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, and Subsection 03.03, *Single-Family Estate 2.0 (SFE-2.0) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future.

**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 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 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 3<sup>RD</sup> DAY OF AUGUST, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: July 20, 2020

2<sup>nd</sup> Reading: August 3, 2020



**Exhibit 'A'**  
*Legal Description*

**TATE OF TEXAS:**  
**COUNTY OF ROCKWALL:**

**BEING** a part of a tract of land situated in the Headright Survey of W.W. Ford conveyed to Donald Wallace as recorded in Volume 177, Page 150 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING** at a 60 D nail found for corner near the centerline of Wallace Lane, a being the Southeast corner of a tract conveyed to Donald Wallace as recorded in Volume 6568, Page 258 of the Deed Records of Rockwall County, Texas;

**THENCE** North 45 degrees 00 minutes 00 seconds East a distance of 84.70 feet to a PK nail set for corner and being the PLACE OF BEGINNING;

**THENCE** North 45 degrees 00 minutes 00 seconds West, a distance of 435.60 feet to a ½ inch yellow-capped iron rod set for corner;

**THENCE** North 45 degrees 00 minutes 00 seconds East, a distance of 200.00 feet to a ½ inch yellow-capped iron rod set for corner;

**THENCE** South 45 degrees 00 minutes 00 seconds East, a distance of 435.60 feet to a PK nail set for corner near the centerline of said Wallace Road;

**THENCE** South 45 degrees 00 minutes 00 seconds West, a distance of 200.00 feet to the PLACE OF BEGINNING and containing 2.00 acre of land.

REMANDEE OF  
DONALD WALLACE  
VOLUME 177, PAGE 750

**STATE OF TEXAS,  
COUNTY OF ROCKWALL:**

BEING a part of a tract situated in the Headright Survey of W.W. Ford conveyed to Donald Wallace as recorded in Volume 177, Page 150 of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 6d nail found for corner near the centerline of Wallace Lane, a bearing the Southeast corner of a tract conveyed to Donald Wallace as recorded in Volume 658, Page 258 of the Deed Records of Rockwall County, Texas;

THENCE North 45 degrees 0 minutes 30 seconds East a distance of 84.70 feet to a P.K., well set for corner and said point being THE PLACE OF BEGINNING;

THENCE North 45 degrees 0 minutes 30 seconds West, a distance of 435.60 feet to a ½ inch yellow-sprayed iron rod set for corner;

THENCE North 45 degrees 0 minutes 30 seconds East, a distance of 200.00 feet to a ½ inch yellow-sprayed iron rod set for corner; THENCE South 45 degrees 0 minutes 30 seconds East, a distance of 435.60 feet to a P.K., well set for corner near the centerline of said Wallace Road;

THENCE South 45 degrees 0 minutes 30 seconds West, a distance of 200.00 feet to THE PLACE OF BEGINNING; and containing 2.00 acre of land.

REMAINDER OF  
DONALD WALLACE  
VOLUME 177, PAGE 750

DONALD WALLACE  
VOLUME 658, PAGE 258

2.00 ACRES

MARKE & JULIE INGHAM  
VOLUME 2014, PAGE 9233

WALLACE LANE

BEGINNING

COMPLETION

THIS CERTIFICATION DOES NOT  
GUARANTEE OR WARRANT ANY  
ACCURACY AND CONFORMANCE WITH  
THE RECORDS THEREOF, NOR IS IT A  
SUBSTITUTION FOR TITLE INSURANCE.  
EXEMPTED FROM REGISTRATION UNDER CHAPTER 552, ACT VALUE ADDED TO PROPERTY TAXES BY LOCAL GOVERNMENTS

TITLE AND ABSTRACT WORK FURNISHED BY \_\_\_\_\_

DON WALLACE

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR  
DON WALLACE  
  
USE OF THIS SURVEY FOR ANY OTHER PURPOSE  
OR OTHER PARTIES SHALL BE AT THEIR OWN RISK AND  
FOR ANY LOSS RESULTING THEREFROM.

COUNTY CLERK'S OFFICE
SUBSCRIBER'S SIGNATURE
NOTARY PUBLIC
DATE OF SURVEY

RECORDER NOTICE:  
This plat was filed electronically under the provisions of Chapter 201, Act Value Added To Property Tax By Local Governments. The recording fee has been paid by electronic funds transfer from the account maintained by the county clerk's office. This notice is given pursuant to Section 201.003(2)(B), Act Value Added To Property Tax By Local Governments.

**SURVEY PLAT**

BRIAN S. RHODES Registered Professional Land Surveyor (372) 475-8940  
I hereby certify that I have personally examined a careful study of the record of survey located on the premises hereof and find it conforms to the original field notes and plats thereof, all according to law. In testimony whereof, I have signed my name and placed my seal in the City of Dallas, Texas, on this day of May, 2014.

The plot herein is true, correct, and contains representation of the property as determined by survey, the facts and dimensions of said property being so indicated by this plat are taken from the records of the public lands division or other reliable source and are shown as they appear on the ground, except as otherwise noted thereon.

THERE ARE NO ENCROACHMENTS, COLLISIONS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 40'  
Date: 07/25/2014  
R.F.No.: 83951-A  
Drawn by: CM

P.O. BOX 175  
FAIRFAX, TX 75125-0175  
PHONE 972-475-8940  
FAX 972-475-8936



**Exhibit 'C'**  
**Location Map & Legal Description**

General Location: Northeast of the Intersection of H. Wallace Lane and Horizon Road [FM3097]  
Legal Description: A Portion of Tract 44-01 of the W.W. Ford Survey, Abstract No. 80



## Cole, Kristy

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**Subject:** FW: Heroes Bridge

**From:** Pruitt, Jim

**Sent:** Saturday, July 11, 2020 5:34 AM

**To:** John Vick <[John.Vick@senate.texas.gov](mailto:John.Vick@senate.texas.gov)>

**Cc:** Crowley, Rick <[RCrowley@rockwall.com](mailto:RCrowley@rockwall.com)>; Boyd, Joey <[JBoyd@rockwall.com](mailto:JBoyd@rockwall.com)>; Smith, Mary <[MSmith@rockwall.com](mailto:MSmith@rockwall.com)>

**Subject:** Re: Heroes Bridge

Sounds good. I have copied Rick Crowley on this for his comments.

Jim

Sent from my iPad

On Jul 11, 2020, at 5:28 AM, John Vick <[John.Vick@senate.texas.gov](mailto:John.Vick@senate.texas.gov)> wrote:

Gents & Darby:

I think you are aware of this project. I have a good draft attached and mentioned "Rockwall County" and the "City of Rockwall. Just want to make sure you are ok with it. Also, a similar resolution or letter of support from you would be great to attach with our resolution. I tasked the folks on the other side of the bridge ☺ to do the same.

I have Mo at TxDOT on board, as soon as we get all of our ducks in a row. I also made it very clear they need to start fundraising, NOT using tax payer money for anything.

A letter from the Chamber would also be great. This could potentially bring in people from around the US, spend money, hotels, shop etc. I believe the Rowlett Chamber has already provided a letter.

Thanks for your support,

John

***John C. Vick***

*District Director*

*Office of the Honorable Bob Hall*

*Texas Senate, District 2*

[John.Vick@senate.texas.gov](mailto:John.Vick@senate.texas.gov)

Phone: (972) 722-3131



**CITY OF ROCKWALL**  
**RESOLUTION NO. 20-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, EXPRESSING SUPPORT FOR THE NAMING OF THE STATE HIGHWAY 66 (SH-66) BRIDGE THAT RUNS OVER LAKE RAY HUBBARD BETWEEN THE CITIES OF ROCKWALL AND ROWLETT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, veterans groups in Rockwall and Rowlett are working together to formally dedicate the bridge connecting their two communities as the “Heroes Bridge,” in order to raise awareness of the issue of veteran and first responder suicide; and

**WHEREAS**, military veterans, police officers, and other public servants regularly face traumatic situations that civilians rarely experience; as a result, these men and women may suffer from post-traumatic stress disorder, and statistics show that their suicide rates are far higher than the general population; and

**WHEREAS**, since 2018, the veterans groups of the Walk the Bridge initiative have conducted a symbolic 22-mile walk across the Texas State Highway 66 bridge over Lake Ray Hubbard on the 22nd day of each month to highlight the tragic loss of the approximately 22 veterans and first responders who take their lives each day across the nation and to advocate for treatment programs; in addition to campaigning to have the bridge officially named the Heroes Bridge, these groups are hoping to establish a Heroes Memorial Park as a place of honor and reflection; and

**WHEREAS**, organizations leading this vital effort include the Life Message Veterans Resource and Outreach Center, the Third Watch LE Motorcycle Club, the 99% Radio Network, and the national Blue H.E.L.P. organization, which pays tribute to law enforcement officers who have committed suicide, and the initiative has received invaluable assistance from the Rockwall American Legion Terry Fisher Post 117, Disabled American Veterans Texas Chapter 137, the Lake Ray Hubbard Detachment of the Marine Corps League, and the Rockwall Band of Brothers, Sisters, & Friends, as well as from Rockwall County and the Cities of Rowlett and Rockwall; and

**WHEREAS**, Americans owe those men and women who sacrifice so much on our behalf an eternal debt of gratitude, and this outstanding campaign represents an important step in helping our veterans and first responders receive the recognition and support they need to live long and fulfilling lives; now, therefore, be it

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

**SECTION 1.** That the Rockwall City Council supports the veterans groups in Rowlett and Rockwall in their efforts to create the Heroes Bridge and Memorial Park; and

**SECTION 2.** That the City Council extends its sincere best wishes for success in bringing these projects to fruition.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS**  
**THE 20<sup>th</sup> DAY OF JULY, 2020.**

**ATTEST:**

\_\_\_\_\_  
**Jim Pruitt, Mayor**

\_\_\_\_\_  
**Kristy Cole, City Secretary**



City of Rockwall  
*The New Horizon*

## MEMORANDUM

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**TO:** Rick Crowley, City Manager  
**FROM:** Mary Smith, Assistant City Manager  
**DATE:** July 17, 2020  
**SUBJECT:** Budget Planning Overview

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### Tax Rate Overview

The City is developing the FY2021 budget with preliminary tax information from the Rockwall Central Appraisal District (RCAD). RCAD is working through the protest period now and expects to have a certified roll to us later in the next week or so. All of the below figures and calculations are based on **estimates** as we know them now. With passage of SB2 in the last legislative session, certain terminology and calculations have changed and deadlines have been tightened up.

Preliminary Assessed Value	\$ 6,561,532,153
Senior Property Values	734,639,940

Percentage Increase:	
Overall	8.48%

No New Revenue Tax Rate Estimate	36.9514 cents per hundred
Current FY20 Tax Rate	38.7990 cents per hundred

Estimated Debt Service	
Tax Rate	17.16 cents per hundred (current rate is 16.84 cents)

Voter-Approved Rate Estimate	42.84 cents per hundred
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### Revenue Projections



Staff has estimated total General Fund revenues for fiscal year 2021 to be at least \$38,533,050. This is a slight revenue reduction but still very much a work in progress.

We are carefully considering the estimation of sales tax revenue for fiscal year 2021. The 2020 revenues were projected to increase by 3% and will likely end the budget year very close to this level despite the current economic conditions. Increases were in the 20%-28% range early in the budget year so those will offset the 4%-7% decreases in recent months. The most recent decrease which was for May sales was 7.92% but was later determined to be due primarily to a one-time adjustment which means our overall sales actually increased more than 4% for that month. Looking back at budgets for the last five, ten, and fifteen year periods show average growth of 5.6 – 7.27% each of those periods. We will continue to scrub sales tax projections and likely conservatively project a marginal decrease in order to acknowledge the inability to project revenues in a very unsettled time.

An additional major source of revenues for the City – Building Permits, and other construction related revenues, have been similar to the last several years and we will budget those revenue sources flat to be conservative.

#### Total Requested Expenditures

Department budget requests were submitted and the total is \$42,025,550. The department heads were instructed to complete their budgets asking for new items or personnel sparingly as we remain in such uncertain times. The audited fund balance for FY2019 is \$14,692,432 in the General Fund of which approximately \$3,060,000 would be available for capital reserve expenditures in the FY2021 budget.

Meetings with department heads are underway and the process of building the proposed budget will be completed shortly.

The new tax rate adoption calendar calls for the tax rates to be calculated and presented to the City by August 7<sup>th</sup>. The new process requires the City to designate an employee or officer who will perform and certify the calculations. This would require RCAD to provide us about 20 figures that they have access to in order for us to complete the calculations. In the alternative, the RCAD attorneys have determined that the City can continue to have the Chief Appraiser perform these calculations and certify their accuracy to us. This requires the City to provide about 4 figures regarding debt service and sales tax projections so they can run the calculations. Staff would ask that Council name Kevin Passons, Chief Appraiser to perform the calculations.

As always, it is the obligation of the City Manager to propose a “balanced budget” to the Council for consideration. In acknowledging extremely difficult times, we plan to prepare the budget using the No New Revenue tax rate unless we get direction otherwise. We are coordinating Council calendars to find a date to propose for the budget work session. We don’t expect the meeting to take as long as past years so we would suggest either an “off Council meeting” Monday evening or a couple of 4pm meeting start times in order to complete the process.



## MEMORANDUM

---

**TO:** Rick Crowley, City Manager

**CC:** Honorable Mayor and City Council

**FROM:** Kristy Cole, City Secretary / Assistant to the City Manager

**DATE:** July 20, 2020

**SUBJECT:** STATUS OF BOARDS & COMMISSIONS

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Attachments

Tiffany Miller Application

Summary/Background Information

PLEASE SEE NEXT PAGE



**(Johannesen)** The following are eligible for reappointment to the **Park Board**, and there is **ONE vacant seat** (Charles Johnson has served the max. number of years and is 'termed out'):

- Peggy Marhouff
- Kevin Johnson
- Brandon Morris

**(Macalik)** The following are eligible for reappointment to the **Art Review Team** (ART Commission):

- Betty Jean Hoaglund
- Doug Agee

**(Campbell)** The following are eligible for reappointment to the **Historic Preservation Advisory Board**, and there is **ONE vacant seat** (Dick Clark has served the max. no. of terms):

- Maurice Thompson
- Beverly Bowlin

**(Fowler)** The following are eligible for reappointment to the **Animal (Shelter) Advisory Board**:

- Steve Albers
- Gary Freedman

**(Pruitt, Macalik, Fowler)** The following are eligible for reappointment to the **Airport Advisory Board**, and there is **ONE, vacant seat** available for a one year term (to expire Aug. 2021):

- Brad Bassett
- Matt Murphey
- Dwight Royall

#### Action Needed

Board member terms "expire" in August. Council is asked to take action on filling vacancies and making any necessary reappointments sometime before the end of next month.

## Cole, Kristy

---

**Subject:**

FW: Boards & Commissions - Tiffany Miller

I would like to have Tiffany Miller be moved forward in consideration for the Historic Preservation Board. Thanks Kristy and Ryan!!!

Anna

### NAME & ADDRESS

Tiffany Miller

587 Bedford Falls Lane Rockwall, TX 75087

### VOTER REGISTRATION

**Registered Voter:** Yes

**Voter Registration Number:**

### PERSONAL DETAILS

My father moved to Rockwall in 1983 and I have seen how Rockwall has grown. I moved here in 2013. I am an attorney, my law office is here in the City of Rockwall and at least 90% of my practice is here in Rockwall.

I care about the City and County of Rockwall. I want to help keep Rockwall a great place to live and work. I care about my community and I try to make Rockwall a better place for now and our future. I am currently on the Executive and Ball Board of Rockwall Women's League, on the Executive Board of Rockwall Rotary, on the Executive Board of Women In Need, a member of Women In Business and I am the President of Rockwall County Republican Women and legal counsel for the Rockwall GOP. It would be an honor to serve on a board to help keep this a great City. Thank you.

### BOARDS & COMMISSIONS

**Interested in Special Committee or Projects?** Yes

Historic Preservation OR Airport Advisory



**Boards & Commissions**