

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 30, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

(III) APPOINTMENTS

- (1) Appointment with the Architectural Review Board Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(IV) CONSENT AGENDA

(2) **P2020-023 (HENRY LEE)**

Discuss and 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.

(3) **P2020-024 (HENRY LEE)**

Discuss and 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.

(4) **P2020-025 (HENRY LEE)**

Discuss and 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.

(5) **P2020-026 (HENRY LEE)**

Discuss and 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.

(V) DISCUSSION ITEMS

(6) **Z2020-023 (RYAN MILLER)**

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.

(7) **Z2020-024 (RYAN MILLER)**

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.

(8) **Z2020-025 (RYAN MILLER)**

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.

(9) **Z2020-026 (DAVID GONZALES)**

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.

(10) **Z2020-027 (RYAN MILLER)**

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.

(11) **Z2020-028 (RYAN MILLER)**

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.

(12) **Z2020-029 (DAVID GONZALES)**

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.

(13) **P2020-022 (DAVID GONZALES)**

Discuss and 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.

(14) **SP2020-010 (DAVID GONZALES)**

Discuss and consider a request by Greg Wallis of Mershaw Architects on behalf of Adat Estate of Vats Akhil and Deepti for the approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

(15) **SP2020-011 (DAVID GONZALES)**

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Ed Burke of Channell Commercial Corporation for the approval of an Amended Site Plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

(16) Director's Report of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- P2020-019: Replat for Lot 9, Block C, Remington Park, Phase 2 Addition **(APPROVED)**
- P2020-020: Final Plat for Terracina Estates, Phase 1 Addition **(APPROVED)**
- Z2020-016: SUP for a *Guest Quarters/Secondary Living Unit, Detached Garage and Carport* for 844 Zion Hill Circle **(APPROVED; 1st READING)**
- Z2020-018: SUP for *Residential Infill Adjacent to an Established Subdivision* for 1055 Dalton Road **(APPROVED; 1st READING)**
- Z2020-019: SUP for *Residential Infill in an Established Subdivision* for 247 Chris Drive **(APPROVED; 1st READING)**
- Z2020-020: SUP for a *Guest Quarters/Secondary Living Unit and Carport* for 1308 Ridge Road **(APPROVED; 1st READING)**
- Z2020-021: Zoning Change (AG to SFE-2.0) **(WITHDRAWN)**

- Z2020-022: SUP for a *Detached Garage* for 803 Kernnode Street (**APPROVED; 1st READING**)

(VI) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator 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 June 26, 2020 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 30, 2020 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

(I) CALL TO ORDER

(II) ACTION ITEMS

(1) **SP2020-010 (DAVID GONZALES)**

Discuss and consider a request by Greg Wallis of Mershaw Architects on behalf of Adat Estate of Vats Akhil and Deepti for the approval of a Site Plan for a *medical office building* on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

(III) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

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I, Angelica Gamez, Planning and Zoning Coordinator 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 June 26, 2020 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: June 30, 2020

APPLICANT: Chris Fergusson; *Kimley-Horn & Associates*

CASE NUMBER: P2020-023; *Lot 2, Block A, Rockwall Law Enforcement Center Addition*

SUMMARY

Discuss and 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.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat of a 13.3597-acre tract of land (*i.e. Lot 1, Block A, Rockwall Law Enforcement Center Addition and Lot 1, Block 1, Cedar Grove Christian Church Addition*) for purpose of establishing one (1) lot (*i.e. Lot 2, Block A, Rockwall Law Enforcement Center Addition*) to allow for the expansion of the Rockwall County Jail. This plat will also establishes the necessary easements for redevelopment of the subject property, and dedicates a 12.5-foot strip of right-of-way along Townsend Drive.
- ☑ According to the Rockwall Central Appraisal District (RCAD) the Rockwall County Jail was originally constructed in 1988 and was expanded in 1996, 1999, and 2000. On November 1, 2019, staff administratively approved a site plan [*i.e. Case No. SP2019-042*] for the construction of a ~79,440 SF expansion to the existing correctional facility.
- ☑ 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 2, Block A, Rockwall Law Enforcement Center 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;
- (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.



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)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☐ Final Plat (\$300.00 + \$20.00 Acre)¹
☒ Replat (\$300.00 + \$20.00 Acre)¹ - *INTERLOCAL AGREEMENT*
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 950 TL TOWNSEND DRIVE
 Subdivision ROCKWALL CONNECTIONAL ADDITION Lot 1 Block A
 General Location SW CORNER OF TL TOWNSEND DR & UNION PACIFIC RAILROAD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning COMMERCIAL/LIGHT INDUSTRIAL Current Use COUNTY JAIL
 Proposed Zoning SAME Proposed Use COUNTY JAIL
 Acreage 13.36 AC Lots [Current] Lot 1, block 1 Lots [Proposed] Lot 1 Block A
Lot 1, block A

☐ **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 <u>ROCKWALL COUNTY</u>	<input type="checkbox"/> Applicant <u>KIMLEY-HORN & ASSOC.</u>
Contact Person <u>DENNIS BAILEY</u>	Contact Person <u>CHRIS FERGUSON P.E.</u>
Address <u>101 EAST RUSK, SUITE 202</u>	Address <u>13455 NOEL ROAD TWO GALLERIA OFFICE TOWER, SUITE 700</u>
City, State & Zip <u>ROCKWALL, TX 75087</u>	City, State & Zip <u>DALLAS, TX 75240</u>
Phone <u>972-204-6030</u>	Phone <u>972-770-1338</u>
E-Mail <u>dbailey@rockwallcountytexas.com</u>	E-Mail <u>chris.ferguson@kimley-horn.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Dennis Bailey [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. Pelicia Morris Notary Public, State of Texas ID # 12505651-6 My Comm. Expires 09-16-2020 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

[Signature]
[Signature]

My Commission Expires 9-16-2020

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: P2020-023
PROJECT NAME: Replat of Lot, Block A, Rockwall Law Enforcement Center
SITE ADDRESS/LOCATIONS: 810 N T L TOWNSEND DR

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and 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 10.193-acre parcel of land identified as Lot 1, Block A, Rockwall Law Enforcement Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-023; Replat for Lots 2, Block A, Rockwall Law Enforcement Center Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 810 & 950 T. L. Townsend Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-023) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)

M.5 Correct Title Block to read as follows:

Final Plat

Lot 2, Block A, Rockwall Law Enforcement Center Addition

Being a replat of Lot 1, Block 1, Cedar Grove Christian Church Addition

And Lot 1, Block A, Rockwall Correctional Addition

Containing a total of 3.3597-acres

Situated in the Cedar Grove Christian Church Addition

And Situated in the Rockwall Law Enforcement Center Addition

Additions to the City of Rockwall, Rockwall County, Texas

M.6 Correct all mentions of 'Lot 1, Block A' and relabel as 'Lot 2, Block A' on all sheets. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.7 Verify the total acreage on the Plat and Legal Description. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.8 Indicate the acreage and square feet of the ghosted text. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

I.9 Only a 7.50' Right-Of-Way is required along the entire length of Townsend Drive.

M.10 Indicate the Right-Of-Way within the existing Lot 1, Block 1, Cedar Grove Christian Church Addition. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 The front building setback along Townsend Drive in the commercially zoned portion of the property is 15 feet. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.12 The front building setback along Townsend Drive in the light industrial zoned portion of the property is 25 feet. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.13 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.14 Additional Right-Of-Way dedication is required along Townsend Drive. 17.50 feet is required given the Townsend Drive is an M4D as described by the City of Rockwall Thoroughfare Plan. (04 Infrastructure, OurHometown2040 Comprehensive Plan)

M.15 Relabel all access easements to '24' Firelane, Public Access & Utility Easement (By This Plat)'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.16 Correct typo within the RECOMMENDED FOR FINAL APPROVAL text box on sheet 3.

M.17 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.18 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.19 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.20 The Planning and Zoning Meeting will be held on July 14, 2020.

I.21 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
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06/25/2020: M - Make the Right of Way dedication bold so that it is easy to see.

M - Must include a 10' wide utility easement along all roadway frontage.

M - The sewer easement near the southwest detention pond must be 20' wide.

M - The size of the detention ponds may slightly change due to the engineering review having remaining comments regarding the design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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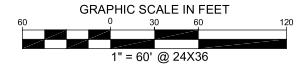
BUILDING	Rusty McDowell	06/24/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
<i>No Comments</i>			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved
06/23/2020: <i>No comments</i>			

P.O.B. = POINT OF BEGINNING
 IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
 IRF = IRON ROD FOUND
 IPF = IRON PIPE FOUND
 XS = "X" CUT IN CONCRETE SET
 XF = "X" CUT IN CONCRETE FOUND
 O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

not been y change. need.

UNION PACIFIC RAILROAD
(VARIABLE WIDTH R.O.W.)

RUSALBA C. COX
INST. NO. 20200000005380

[illegible]

WHITMORE DRIVE
(50-FOOT WIDE R.O.W.)

**RIGHT-OF-WAY DEDICATION-
BY THIS PLAT
0.2952 ACRES
12,861 SQ. FT.**

LOT 1, BLOCK A
ROCKWALL COUNTY LAW
ENFORCEMENT CENTER
VOL. C, PG. 1

JERRY HEFLIN
VOL. 1725, PG. 167

MATCH LINE (SEE SHEET 1)

1. 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.
2. Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
3. The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
4. The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
5. Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
6. All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
7. See sheet 1 for line and curve table.

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSON, P.E.

Kimley»»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	2 OF 3

STATE OF TEXAS
COUNTY OF ROCKWALL

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

By: ROCKWALL COUNTY

Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF _____ §

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2020.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

Dated this the day of , 2020.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

WHEREAS, ROCKWALL COUNTY, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

THENCE departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

THENCE with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet:

THENCE with said southeast right-of-way line, the following courses and distances:
 In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;
 North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;
 In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:

South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;

South 1°13'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581.950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and 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
-------------------------	----------------	---------------

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
R. BALLARD SURVEY, ABSTRACT NO. 29
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-

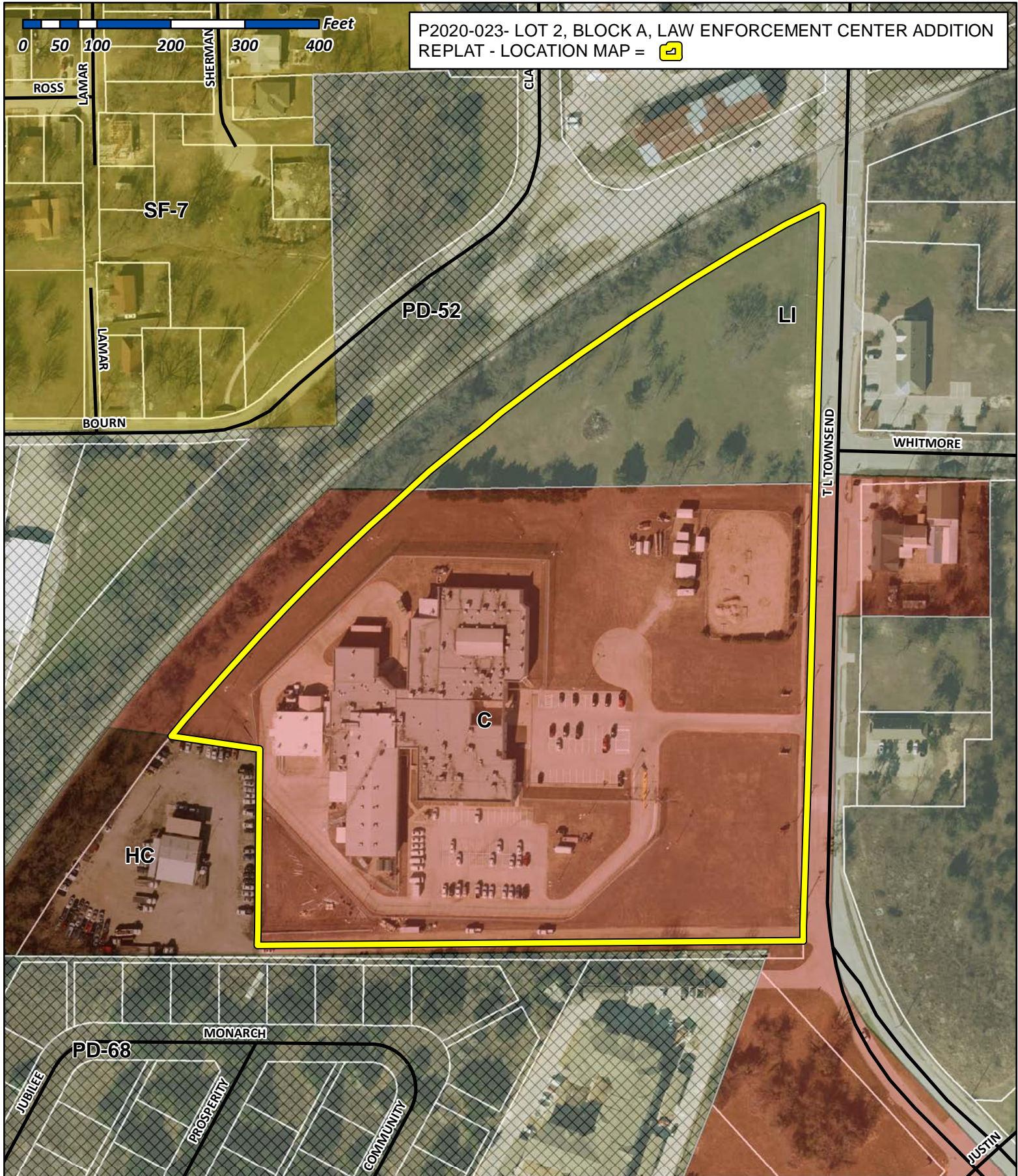
Kimley»»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

OWNER/APPLICANT:
ROCKWALL COUNTY
 101 E RUSK, SUITE 202
 ROCKWALL, TEXAS 75087
 PHONE: 772-204-6000
 CONTACT: DENNIS BAILEY

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSSON, P.E.

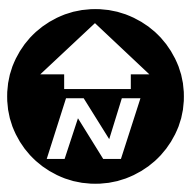
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N/A	SRD/MTC	JAD	JUNE 2020	064510401	3 OF 3



City of Rockwall

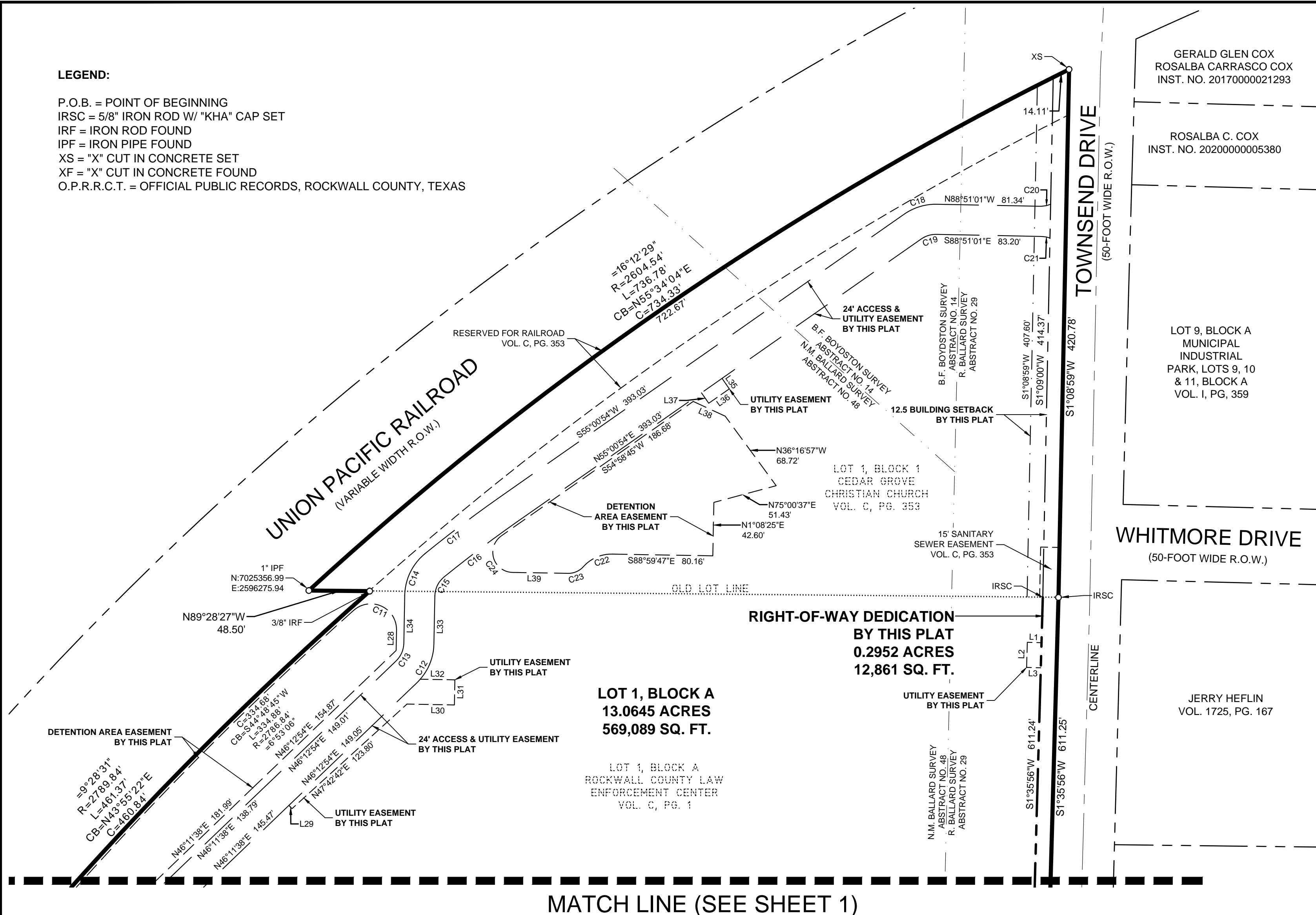
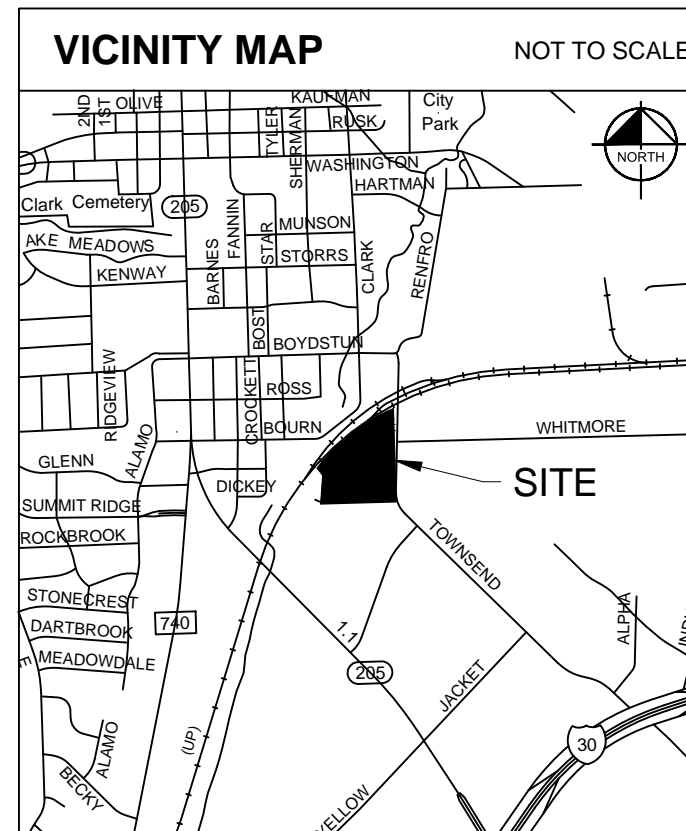
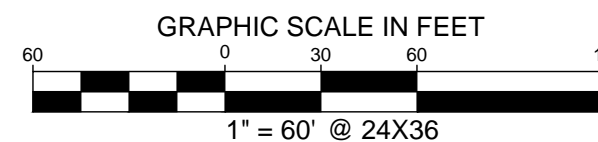
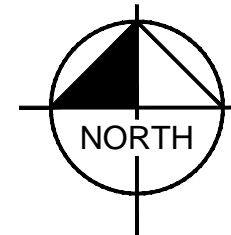
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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:

P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
XS = "X" CUT IN CONCRETE SET
XF = "X" CUT IN CONCRETE FOUND
O.P.R.R.C.T. = OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS



NOTES:

- 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.
- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The coordinates shown hereon are surface values of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).
- The distances shown hereon are surface values. The combined scale factor for this plat is 0.999855936.
- Property owner shall be responsible for all liability maintenance, repairs, and reconstruction of drainage and detention easements on site.
- All recording information are per the Plat Records of Rockwall County, Texas unless otherwise stated.
- See sheet 1 for line and curve table.

OWNER/APPLICANT:
ROCKWALL COUNTY
101 E RUSK, SUITE 202
ROCKWALL, TEXAS 75087
PHONE: 772-204-6000
CONTACT: DENNIS BAILEY

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSON, P.E.

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
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B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD/MTC	JAD	JUNE 2020	064510401	2 OF 3

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS

COUNTY OF ROCKWALL

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

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

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

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.

By: ROCKWALL COUNTY

Dennis Bailey, County Commissioner

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Dennis Bailey, 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 therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

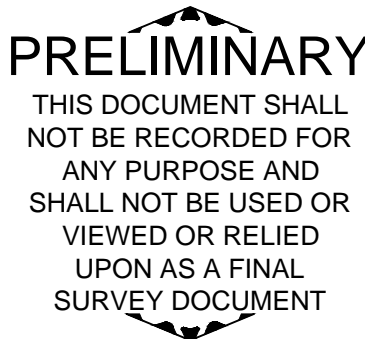
Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT

I, J. Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying.

Dated this the _____ day of _____, 2020.

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, ROCKWALL COUNTY, is the owner of a tract of land situated in the N.M. Ballard Survey, Abstract No. 48, the R. Ballard Survey, Abstract No. 29 and the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block 1, Cedar Grove Christian Church, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 353, Plat Records of Rockwall County, Texas and being all of Lot 1, Block A, Rockwall County Law Enforcement Center, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume C, Page 1, Plat Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod w/ "KHA" cap set in the west right-of-way line of Townsend Drive (a 50-foot wide right-of-way) at the southeast corner of said Lot 1, Block A and at the easternmost northeast corner of Herring Addition, an addition to the City of Rockwall, Texas according to the plat thereof recorded in Volume B, Page 177, Plat Records of Rockwall County, Texas;

THENCE departing said west right-of-way line and with the north line of said Herring Addition, North 89°26'14" West, a distance of 736.58 feet to a 5/8" iron rod w/ "KHA" cap set for corner at an interior corner of said Herring Addition;

THENCE with the east line of said Herring Addition, North 0°46'54" East, a distance of 258.28 feet to a 1/2" iron rod found at the northeast corner of said Herring Addition;

THENCE with the north line of said Herring Addition, North 81°03'25" West, a distance of 119.79 feet to a 1/2" iron rod found in the southeast right-of-way line of Union Pacific Railroad (a variable width right-of-way) and at the beginning of a non-tangent curve to the right having a central angle of 9°28'31", a radius of 2789.84 feet, a chord bearing and distance of North 43°55'22" East, 460.84 feet;

THENCE with said southeast right-of-way line, the following courses and distances:

In a northeasterly direction, with said curve to the right, an arc distance of 461.37 feet to a 3/8" iron rod found in the south line of said Lot 1, Block 1 and at the northwest corner of said Lot 1, Block A;

North 89°28'27" West, a distance of 48.50 feet to a 1" iron pipe found at the southwest corner of said Lot 1, Block 1 and at the beginning of a non-tangent curve to the right having a central angle of 16°12'29", a radius of 2604.54 feet, a chord bearing and distance of North 55°34'04" East, 734.33 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 736.78 feet to a "X" cut in concrete set at the intersection of said southeast right-of-way line with said west right-of-way line of Townsend Drive;

THENCE with said west right-of-way line, the following courses and distances:

South 1°08'59" West, a distance of 420.78 feet to a 5/8" iron rod w/ "KHA" cap set for corner;

South 1°35'56" West, a distance of 611.25 feet to the **POINT OF BEGINNING** and containing 13.3597 acres or 581,950 square feet of land.

RECOMMENDED FOR FINAL APPROVAL

Planning and 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 th 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

REPLAT
ROCKWALL CORRECTIONAL ADDITION
LOT 1, BLOCK A
13.3597 ACRES
N.M. BALLARD SURVEY, ABSTRACT NO. 48
R. BALLARD SURVEY, ABSTRACT NO. 29
B.F. BOYDSTON SURVEY, ABSTRACT NO. 14
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CASE NO. 2020-_____

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SRD/MTC	JAD	JUNE 2020	064510401	3 OF 3

OWNER/APPLICANT:
ROCKWALL COUNTY
101 E RUSK, SUITE 202
ROCKWALL, TEXAS 75087
PHONE: 772-204-6000
CONTACT: DENNIS BAILEY

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA
OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: CHRIS FERGUSON, P.E.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: June 30, 2020
APPLICANT: Bill Thomas; *Engineering Concepts & Design, LP*
CASE NUMBER: P2020-024; *Lots 7 & 8, Block A, Maverick Ranch Addition*

SUMMARY

Discuss and 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.

PLAT INFORMATION

- ☒ The applicant is requesting to replat a 2.113-acre parcel of land (*i.e. Lot 6, Block A, Maverick Ranch Addition*) for purpose of establishing two (2) lots (*i.e. Lots 7 & 8, Block A, Maverick Ranch Addition*) to establish a cross access easement and other easements necessary to develop the site with a strip retail building. The plat also includes ten (10) feet of right-of-way dedication along Horizon Road.
- ☒ On February 13, 2018, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2018-003*] for the construction of a ~10,998 SF building on the subject property. In accordance with this site plan a variance to the ten (10) foot landscape buffer was approved by the City Council on April 16, 2018.
- ☒ 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 7 & 8, Block A, Maverick Ranch 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;
- (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.



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: *[Signature]*

CITY ENGINEER: *[Signature]*

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)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☒ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use Retail Center

Proposed Zoning Commercial (C) District

Proposed Use N/A

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

☐ **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 Ridge Pointe Horizon, LP (LOT 7)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 2255 Ridge Road, Suite 208

Address 201 Windco Circle

City, State & Zip

City, State & Zip Wylie, TX 750998

Phone 9729618532

Phone 9729418403

E-Mail

E-Mail bill@ecdip.com

NOTARY VERIFICATION [REQUIRED]

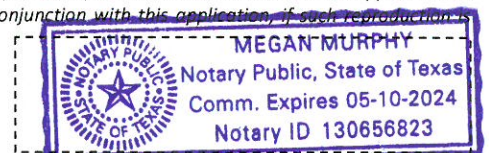
Before me, the undersigned authority, on this day personally appeared Kevin Lafere [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 2nd 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 2nd day of JUNE, 2020.

Owner's/Applicant's Signature *[Signature]*

Notary Public in and for the State of Texas *[Signature]*



My Commission Expires 5-10-2024



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)¹
☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
☐ Final Plat (\$300.00 + \$20.00 Acre)¹
☒ Replat (\$300.00 + \$20.00 Acre)¹
☐ Amending or Minor Plat (\$150.00)
☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address Horizon Road (FM 3097) and Ranch Trail

Subdivision Ranch Trail Retail Center, Maverick Ranch Addition

Lot

7 & 8

Block

A

General Location East side of Ranch Trail, North of Horizon

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use Vacant

Proposed Zoning Commercial (C) District

Proposed Use Retail Center

Acreage

2.113

Lots [Current]

1

Lots [Proposed]

2

☐ **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 Texas Ranch Trails, LLC (LOT 8)

☒ Applicant Engineering Concepts & Design, LP

Contact Person

Contact Person Bill Thomas

Address 200 Louisiana Street

Address 201 Windco Circle

City, State & Zip Little Rock, AR 72201

City, State & Zip Wylie, TX 75099

Phone

Phone 9729418403

E-Mail

E-Mail bill@ecdpl.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Robert A. Powell [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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 02 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."

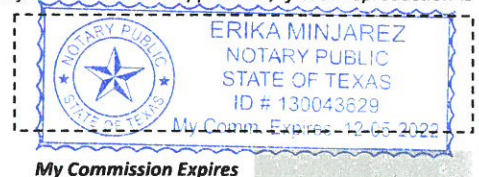
Given under my hand and seal of office on this the 02 day of June, 2020.

Owner's/Applicant's Signature

Robert A. Powell

Notary Public in and for the State of Texas

Erika Minjarez



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: P2020-024
PROJECT NAME: Replat of Lot 6, Block A, Maverick Ranch
SITE ADDRESS/LOCATIONS: 5701 HORIZON RD

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and 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 0.793-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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-024; Replat for Lots 7 & 8, Block A, Maverick Ranch Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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).

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-024) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the General Commercial District Standards of Article V, that are applicable to the subject property. (§01.02(D), Art. 11, UDC)

M.5 Correct Title Block to read as follows:

Final Plat

Lots 7 & 8, Block A, Maverick Ranch Addition

Being a replat of Lot 6, Block A, Maverick Ranch Addition

Lots 2 (Proposed)

Containing a total of 2.113-acres

And Situated in the William M. Ford Survey

An Addition to the City of Rockwall, Rockwall County, Texas

M.6 Correct all mentions of 'Lot 6' in the Owner's Certificate and Dedication.

M.7 Label the Right-Of-Way acreage and square feet.

M.8 Verify the acreage and square footage.

M.9 Include all of Ranch Trail and the Ranch Trail centerline on the Plat. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Adjust the Horizon Road Centerline. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 Include a number 7 on the Owner's Certificate and Dedication that reads 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'

M.12 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.13 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.

M.14 Relabel to '24' Firelane, Public Access, & Utility Easement (By This Plat)' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.15 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.17 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.18 The Planning and Zoning Meeting will be held on July 14, 2020.

I.19 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
06/25/2020: M - Add note: Property owner shall be responsible for all maintenance, repair, and replacement of all storm drainage and detention easements. M - Must dedicate a 20' WLE along the 10' ROW dedication. M - Update L28 to be labeled as WLE.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
No Comments			

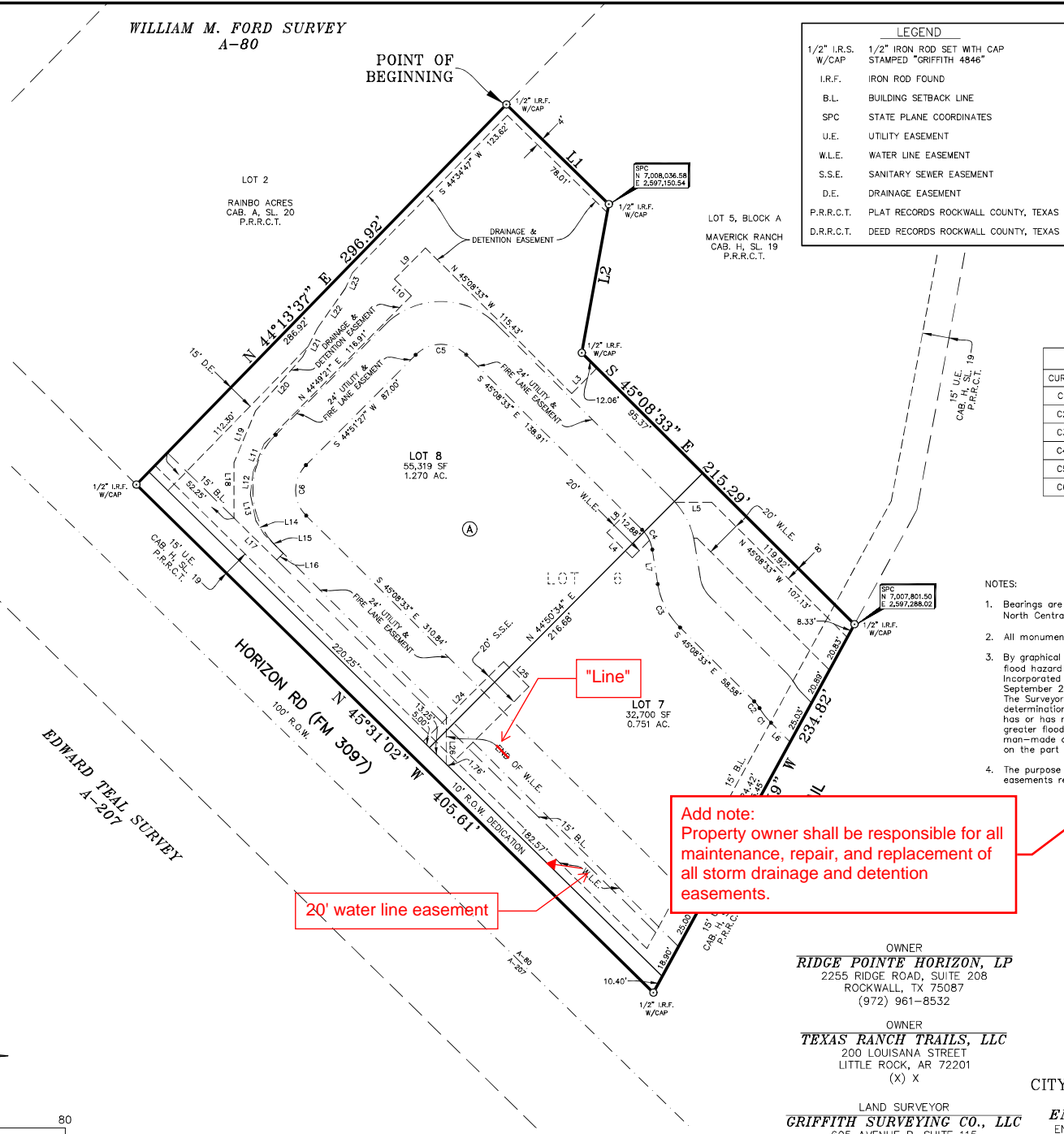
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*

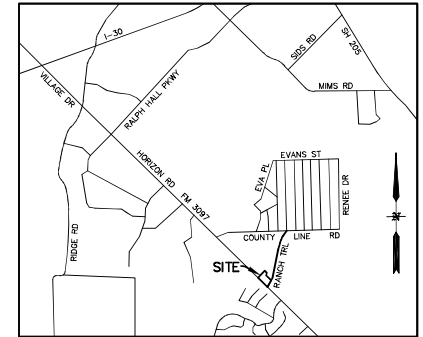
LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 45°46'23" E	80.00'
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L4	S 45°08'33" E	20.00'
L5	S 89°51'27" W	20.36'
L6	N 44°52'38" W	15.19'
L7	S 9°05'26" E	19.62'
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L18	S 0°00'18" E	31.14'
L19	S 22°36'43" W	31.31'
L20	S 41°10'13" W	39.91'
L21	S 27°26'10" W	18.54'
L22	S 34°58'34" W	26.77'
L23	S 24°19'34" W	9.66'
L24	N 45°13'21" E	63.37'
L25	S 45°08'33" E	20.00'
L26	S 0°08'33" E	27.23'

WILLIAM M. FORD SURVEY
A-80

POINT OF
BEGINNING



LEGEND	
1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH CAP STAMPED "GRIFFITH 4846"
I.R.F.	IRON ROD FOUND
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	013°37'54"	44.00'	5.26'	10.47'	S 38°03'40" E
C2	013°53'50"	20.00'	2.44'	4.85'	N 38°11'38" W
C3	036°03'07"	44.00'	14.32'	27.69'	S 27°06'59" E
C4	036°03'07"	20.00'	6.51'	12.58'	N 27°06'59" W
C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E

NOTES:

- Bearings are based on Texas State Plane Coordinates: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet. (TX83-NCF)
- All monuments are 1/2" I.R.S. W/CAP unless otherwise noted.
- By graphical plotting, the parcel described hereon lies within a an area of minimal flood hazard (Zone X) as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Panel Number 48397C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
- The purpose of this replat is to divide Lot 6 into Lots 7 and 8 and create easements required for development of Lot 8.

REPLAT
**MAVERICK RANCH
LOT 7 AND 8, BLOCK A**

BEING A REPLAT OF

LOT 6, BLOCK A
MAVERICK RANCH
CAB. H, SL. 19, P.R.R.C.T.

AND BEING

2.113 ACRES

SITUATED IN THE

WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. ____

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

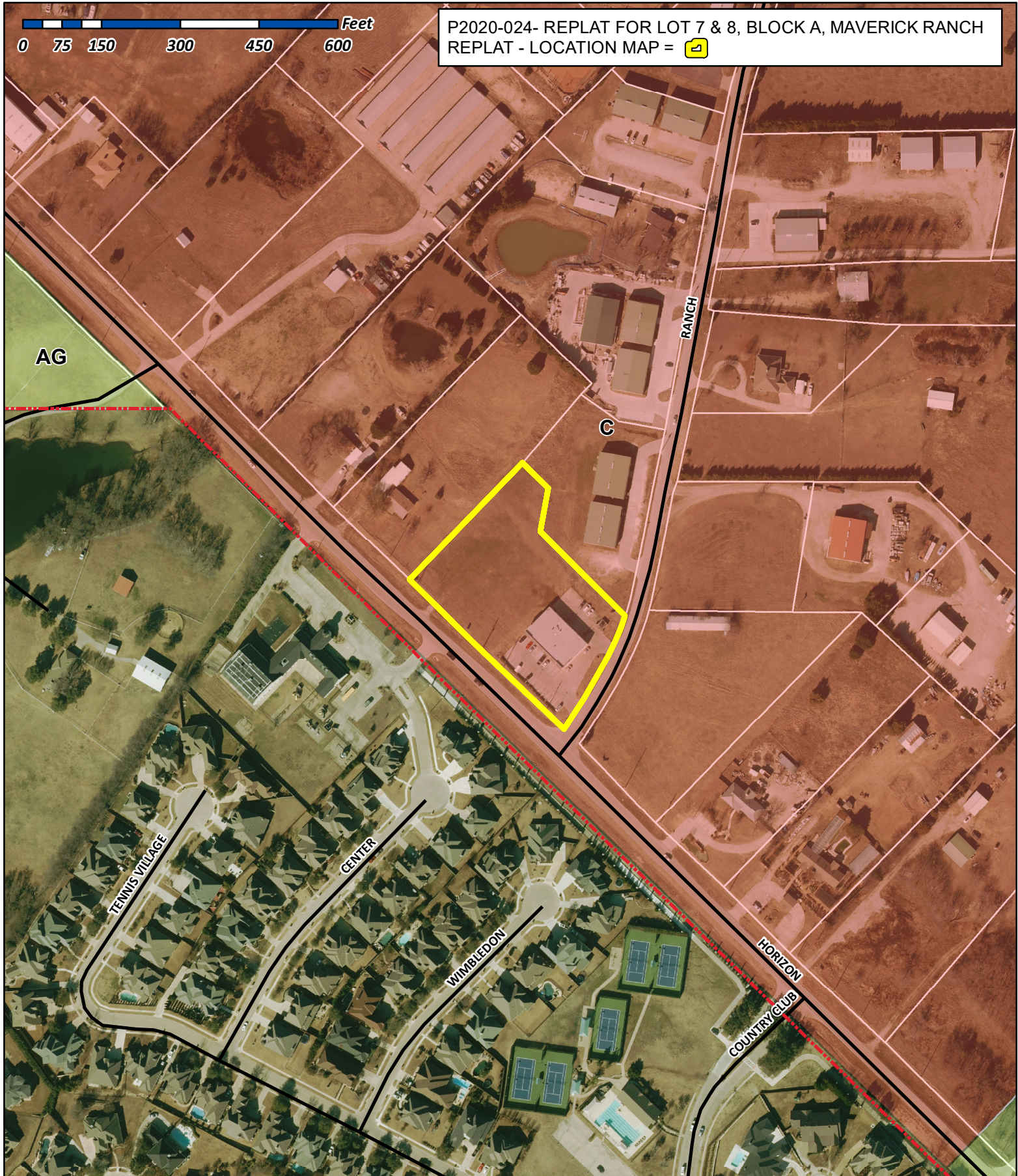
DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg



40 20 0 40 80
SCALE IN FEET
1" = 40'



City of Rockwall

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

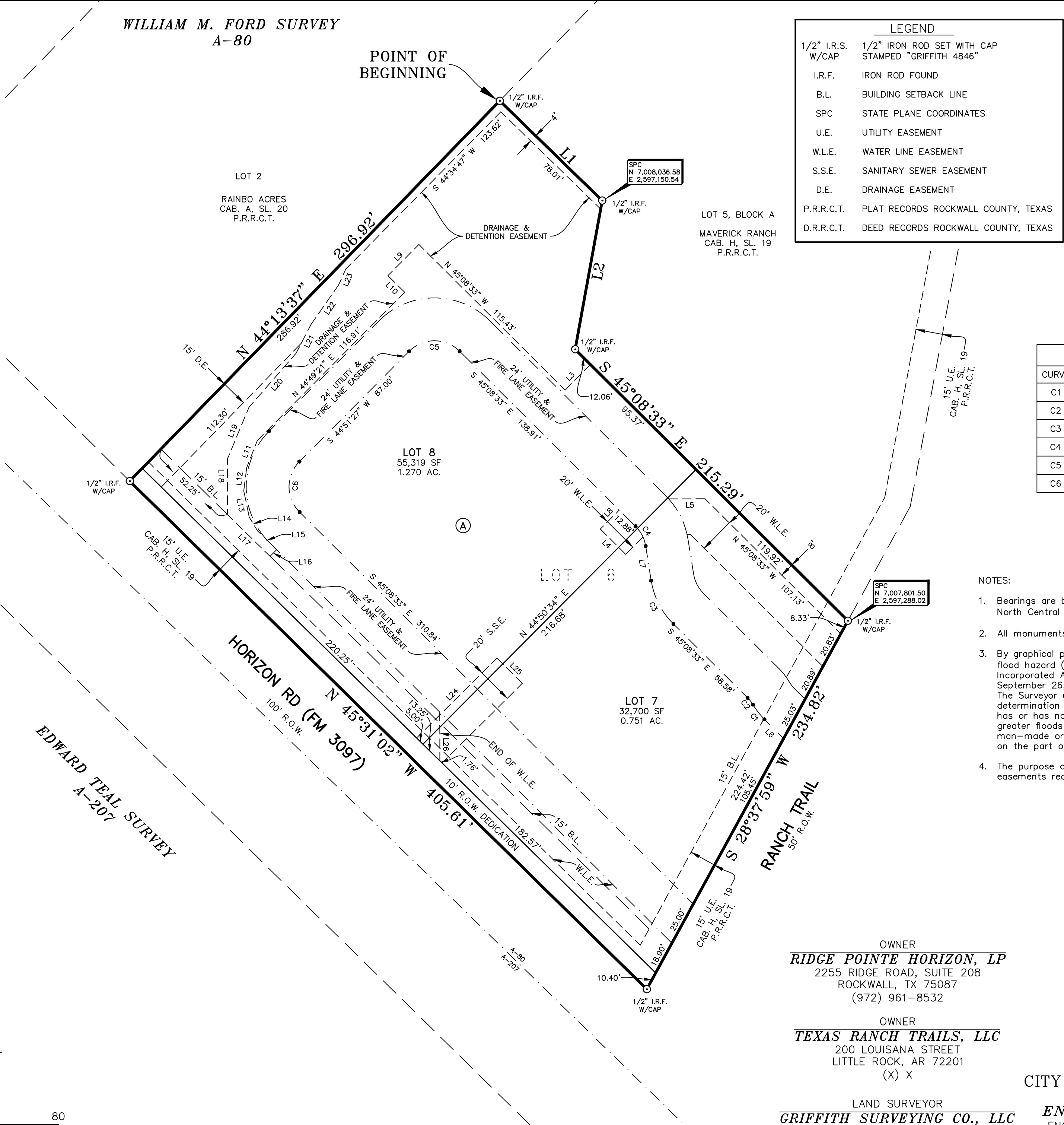
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



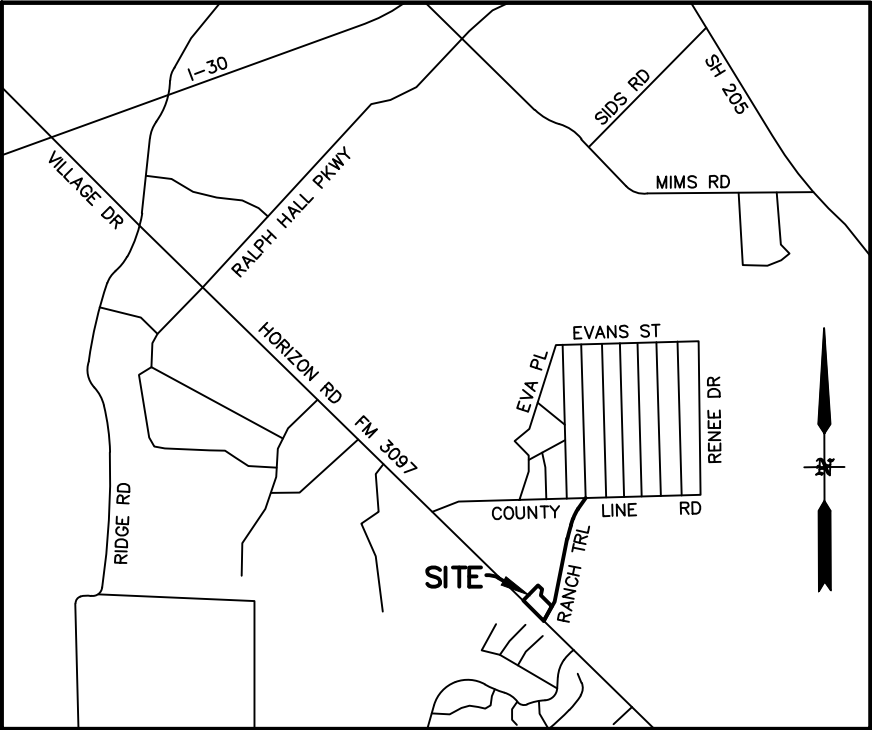
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WILLIAM M. FORD SURVEY
A-80

POINT OF
BEGINNING



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C5	090°00'00"	20.00'	20.00'	31.42'	S 89°51'27" W	28.28'
C6	090°00'00"	20.00'	20.00'	31.42'	S 0°08'33" E	28.28'

- NOTES:
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WILLIAM M. FORD SURVEY, A-80
CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
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TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TX 75098
(972) 941-8400 FAX (972) 941-8401

OWNER
RIDGE POINTE HORIZON, LP
2255 RIDGE ROAD, SUITE 208
ROCKWALL, TX 75087
(972) 961-8532

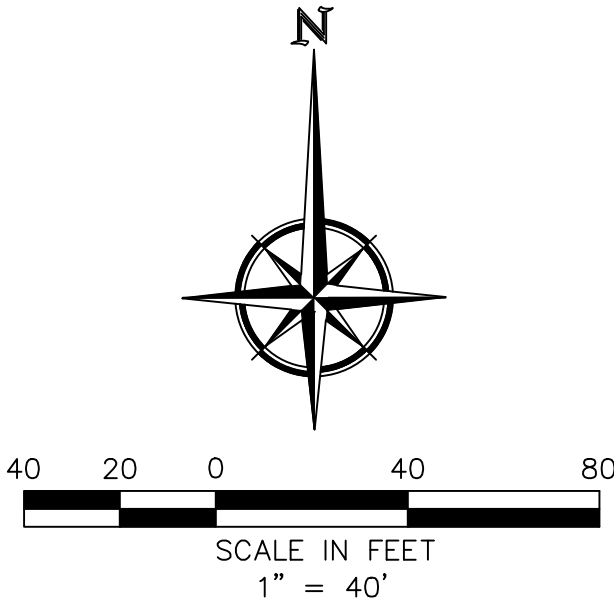
OWNER
TEXAS RANCH TRAILS, LLC
200 LOUISIANA STREET
LITTLE ROCK, AR 72201
(X) X

LAND SURVEYOR
GRIFFITH SURVEYING CO., LLC
605 AVENUE B, SUITE 115
LONGVIEW, TX 75604
(903) 295-1560
FAX (903) 295-1570
FIRM NO. 10083600 JOB NO. ____

DATE: MAY 11, 2020

SHEET 1 OF 2

05210/dwg/5210 Replat 2018.dwg



Parcel Map Check Report

Client:

Client

Client Company

Address 1

Date: 6/19/2020 8:04:18 AM

Prepared by:

Preparer

Your Company Name

123 Main Street

Parcel Name: Lots - Standard : 7**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,801.5029'

East: 2,597,288.0223'

Segment# 1: Line

Course: S28°37'59"W

Length: 224.42'

North: 7,007,604.5280'

East: 2,597,180.4806'

Segment# 2: Line

Course: N45°31'02"W

Length: 182.57'

North: 7,007,732.4538'

East: 2,597,050.2240'

Segment# 3: Line

Course: N44°50'34"E

Length: 216.68'

North: 7,007,886.0896'

East: 2,597,203.0189'

Segment# 4: Line

Course: S45°08'33"E

Length: 119.92'

North: 7,007,801.5045'

East: 2,597,288.0258'

Perimeter: 743.59'

Area: 32,700Sq.Ft.

Error Closure: 0.0038

Course: N65°28'01"E

Error North : 0.00159

East: 0.00349

Precision 1: 195,681.58

Parcel Name: Lots - Standard : 8**Description:**

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,007,953.3575'

East: 2,597,135.4104'

Segment# 1: Line

Course: S45°08'33"E

Length: 95.37'

North: 7,007,886.0886' East: 2,597,203.0147'

Segment# 2: Line

Course: S44°50'34"W Length: 216.68'
North: 7,007,732.4529' East: 2,597,050.2198'

Segment# 3: Line

Course: N45°31'02"W Length: 220.25'
North: 7,007,886.7809' East: 2,596,893.0800'

Segment# 4: Line

Course: N44°13'37"E Length: 286.92'
North: 7,008,092.3828' East: 2,597,093.2074'

Segment# 5: Line

Course: S45°46'23"E Length: 80.00'
North: 7,008,036.5827' East: 2,597,150.5340'

Segment# 6: Line

Course: S10°18'02"W Length: 84.59'
North: 7,007,953.3560' East: 2,597,135.4083'

Perimeter: 983.80' Area: 55,319Sq.Ft.
Error Closure: 0.0026 Course: S54°54'56"W
Error North : -0.00152 East: -0.00216

Precision 1: 378,388.46

Parcel Name: Overall - Standard : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:7,008,092.3811' East:2,597,093.2087'

Segment# 1: Line

Course: S45°46'23"E Length: 80.00'
North: 7,008,036.5809' East: 2,597,150.5353'

Segment# 2: Line

Course: S10°18'02"W Length: 84.59'
North: 7,007,953.3542' East: 2,597,135.4096'

Segment# 3: Line

Course: S45°08'33"E Length: 215.29'

North: 7,007,801.5003'

East: 2,597,288.0208'

Segment# 4: Line

Course: S28°37'59"W

Length: 234.82'

North: 7,007,595.3972'

East: 2,597,175.4955'

Segment# 5: Line

Course: N45°31'02"W

Length: 405.61'

North: 7,007,879.6061'

East: 2,596,886.1085'

Segment# 6: Line

Course: N44°13'37"E

Length: 296.92'

North: 7,008,092.3738'

East: 2,597,093.2108'

Perimeter: 1,317.22'

Area: 92,060Sq.Ft.

Error Closure: 0.0076

Course: S16°15'55"E

Error North : -0.00731

East: 0.00213

Precision 1: 173,319.74



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: June 30, 2020

APPLICANT: Zan Gates; *Eric L. Davis Engineering*

CASE NUMBER: P2020-025; *Lots 4 & 5, Block A, Washington Place Addition*

SUMMARY

Discuss and 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.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 0.987-acre tract of land (*i.e. Block 14, Lowe & Allen Addition*) for purpose of establishing two (2) lots (*i.e. Lots 4 & 5, Block A, Washington Place Addition*) for the purpose of constructing an office building. As part of the plat, an eight (8) foot sidewalk easement will be dedicated and the construction of a cross access driveway connecting Lots 4 & 5.
- ☑ On January 14, 2020, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-044*] for a ~16,502 SF office building. The approval included variances to the architectural requirements of the Downtown (DT) District.
- ☑ 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 4 & 5, Block A, Washington Place 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;
- (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.



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: *[Signature]*

CITY ENGINEER: *[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)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☒ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 409 West Washington
Subdivision Lowe & Allen Addition Lot 14
General Location Southeast Intersection of Washington St. & Third St.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Downtown District Current Use Vacant
Proposed Zoning Downtown District Proposed Use Commercial
Acreage 0.987 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 <u>Washington Place on Hwy. 66</u>	<input type="checkbox"/> Applicant <u>Eric L. Davis Engineering</u>
Contact Person <u>Jimmy McClintock</u>	Contact Person <u>Zan Gates</u>
Address <u>2850 Shoreline Trail</u>	Address <u>P.O. Box 2637</u>
<u>Suite 200</u>	
City, State & Zip <u>Rockwall, Texas 75082</u>	City, State & Zip <u>Forney, Texas 75126</u>
Phone <u>469-974-8889</u>	Phone <u>(472) 564-0592 ext. 132</u>
E-Mail <u>imgc.rw@gmail.com</u>	E-Mail <u>zgates@eldengineering.com</u>

NOTARY VERIFICATION [REQUIRED]

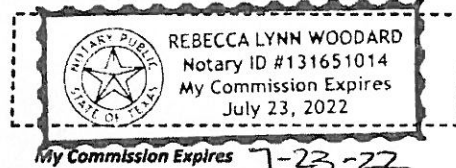
Before me, the undersigned authority, on this day personally appeared Jimmy McClintock [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 320.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 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 day of June, 2020.

Owner's Signature

Notary Public in and for the State of Texas



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: P2020-025
PROJECT NAME: Replat for Lot 4, Block A, Lowe and Allen
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and 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 Lot 4, Block A, Washington Place Addition being a 0.9835-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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-025; Replat for Lots 4 & 5, Block A, Lowe & Allen Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lots 4 & 5, Block A, Lowe and Allen Addition being a 1.267-acre tract of land identified as Block 14 and Lot 2, Block A, Lowe and Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown District (DT), situated along West Washington Street, addressed as 409 W. Washington Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-025) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Downtown District (DT) and the SH-66 Overlay (SH-66 OV) District.

M.5 Correct Title Block to read as follows:

Final Plat

Lots 2 & 4, Block A, Lowe and Allen Addition

Being a replat of Block 14, Lowe and Allen Addition

And Lot 2, Block A, Lowe and Allen Addition

Containing a total of 1.267-acres

And Situated in the B.F. Boydstun Survey

An Addition to the City of Rockwall, Rockwall County, Texas

M.6 Indicate Lot 4, Block A on the Plat. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.7 Correct the Boundary to include 'Lot 5', Block A, formerly 'Lot 2', Block A, Lowe and Allen Addition. (Chapter 38, Subdivision Regulations, Municipal Code of

Ordinances)

M.8 Correct the Acreage and Square Footage to reflect the inclusion of Lot 2, Block A, Lowe and Allen Addition. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Correct all Lot Designations on the Plat and Owners Certificate. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Relabel '24' Firelane & Utility Esmt. (By This Plat)' to '24" Firelane, Public Access, & Utility Esmt. (By This Plat)' (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.11 Heavier Line Weight on the Utility Easement, Access Easement, and Original Easement lines.

M.12 Include Centerlines on all roads.

M.13 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.14 Notary Certificate below Surveyor's Certificate is not necessary when stamped by Surveyor.

M.15 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.16 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.17 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.18 The Planning and Zoning Meeting will be held on July 14, 2020.

I.19 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review
06/25/2020: M - Include the detention pond easement for the Northwest corner of the property. M - Make all the easement lines match line type. M - Place the dimensions from the detention pond to the property lines. M - Must include an offsite easement for the fire lane. Offsite easement must be reviewed by the City Attorney and a Title Report is required. It would be much easier if you platted both lots at the same time.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved

No Comments

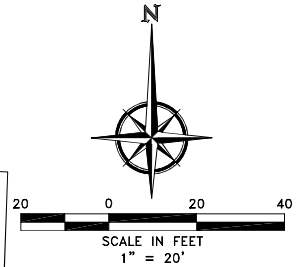
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*

SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)

- Must include an offsite
easement for the fire lane.
Offsite easement must be
reviewed by the City Attorney
and a Title Report is required.
- It would be much easier if you
platted both lots at the same
time.



CH MARKS USED:
R005-1 MONUMENT FOUND IN MEDIAN IN THE
CENTERLINE OF SUMMIT RIDGE DR. ON THE
WEST SIDE OF F.M. 740
ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE
MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN
AMESBURY AND STONEBROOK.
ELEV. 518.83

Missing Detention Pond
Easement for this corner.

Make all easement
Lines Dashed

Need to replat this lot with this
replat

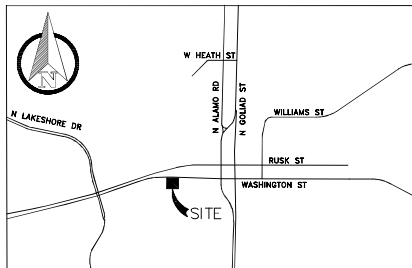
Parcel Line Table		
Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table						
Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E		16.34
C2	26.77	71.40	21.49	N12° 57' 09"E		26.62
C3	112.93	74.15	87.26	N45° 50' 53"W		102.33
C4	110.12	78.00	80.90	S48° 36' 10"W		101.20
C5	4.77	30.32	9.01	S20° 25' 07"W		4.76
C6	11.12	30.16	21.13	S11° 45' 42"E		11.06
C7	76.21	54.00	80.86	S48° 37' 07"W		70.04
C8	76.00	50.15	86.82	N45° 44' 54"W		68.93
C9	17.70	47.40	21.39	N13° 47' 17"E		17.59
C10	17.71	33.08	30.68	N9° 12' 47"E		17.50
C11	8.62	30.00	16.47	N7° 13' 41"E		8.59
C12	20.13	50.15	23.00	N29° 09' 06"W		20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and
bounds description, without a replat being approved by
the City of Rockwall, is a violation of City ordinance and state
law and is subject to fines and withholding of
utilities and building permits.

Dimension off Property Line

Dimension off Property Line



VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are based on Deed recorded as Instrument No. 201900000992 (DRRCT) as shown hereon.
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

REPLAT

WASHINGTON PLACE LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 20190000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston Street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____**NOTARY CERTIFICATE**

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature _____

Notary Stamp: _____

APPROVAL CERTIFICATE

Planning & Zoning Commission, Chairman _____ Date _____

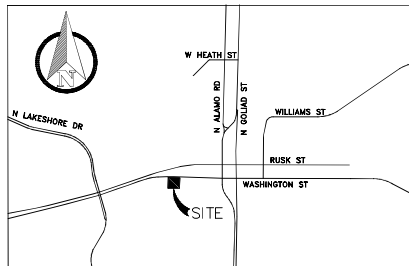
APPROVED:

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 _____, 2018.

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 _____, 2018.

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

VICINITY MAP
N.T.S.

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature _____

Notary Stamp: _____

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

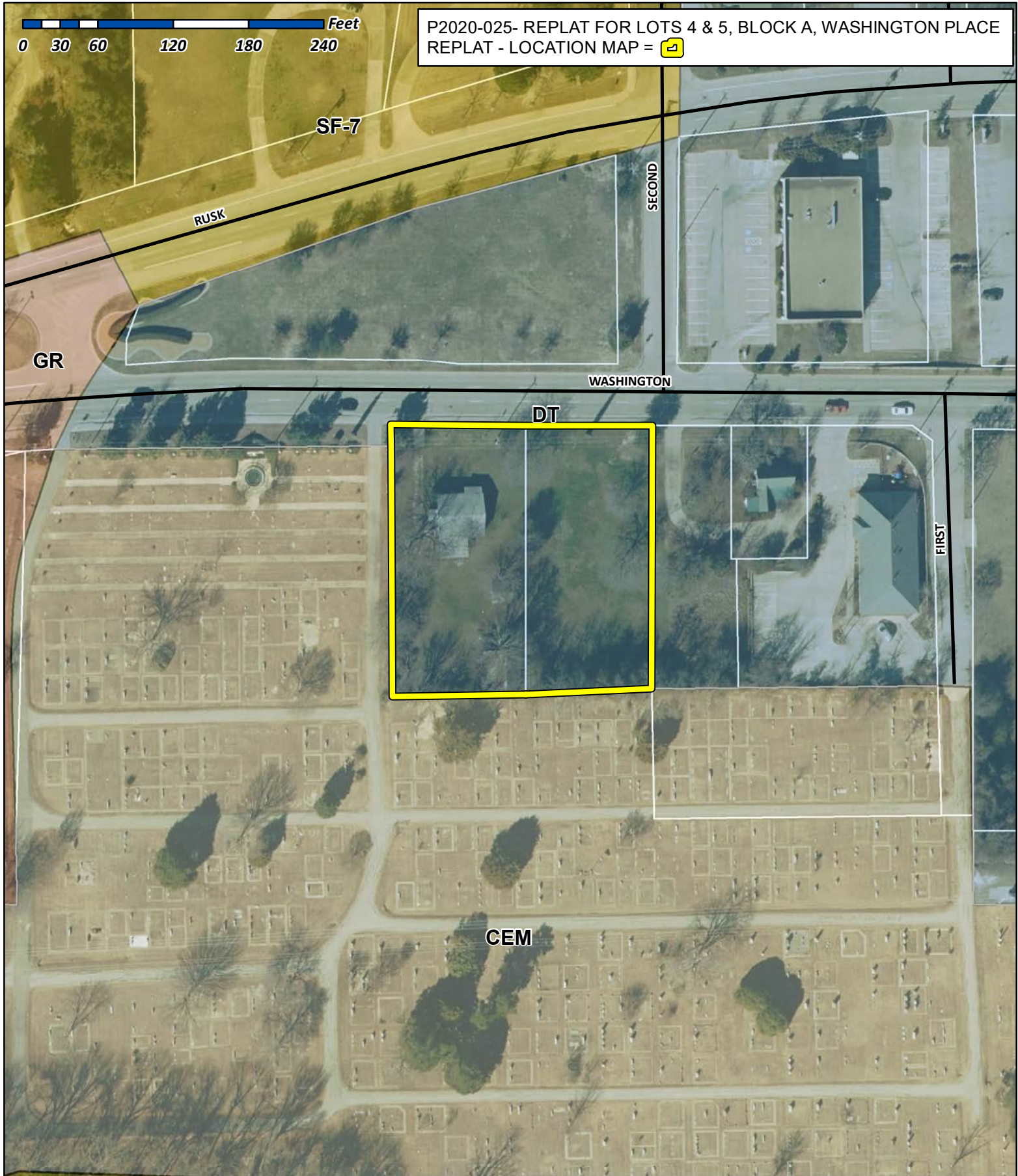
**REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A**

**A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES**

**CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS**

SITUATED IN THE

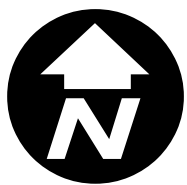
**B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS**



City of Rockwall

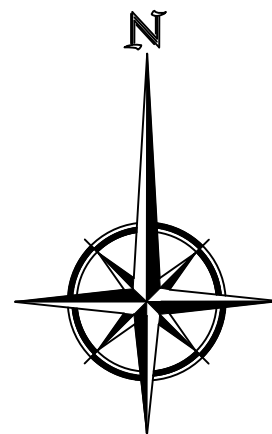
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.



SITE BENCH MARK:
CUT "X" ON WALK
ELEV. = 534.39

WASHINGTON STREET
S.H. HWY. 66
(50' RIGHT-OF-WAY PER PLAT)



20 0 20 40
SCALE IN FEET
1" = 20'

CITY OF ROCKWALL BENCH MARKS USED:
R005-1 MONUMENT FOUND IN THE CENTERLINE OF SUMMIT RIDGE DR. ON THE WEST SIDE OF F.M. 740 ELEV. 578.63
R011 MONUMENT FOUND IN THE CENTERLINE MEDIAN OF NORTH LAKESHORE DRIVE BETWEEN AMESBURY AND STONEBROOK. ELEV. 518.83

Parcel Line Table		
Line #	Length	Direction
L1	20.00	N60° 50' 53.68"E
L2	20.00	S29° 09' 06.32"E
L3	20.00	S60° 50' 53.68"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.46	39.63	23.79	N1° 59' 11"E	16.34
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C4	110.12	78.00	80.90	S48° 36' 10"W	101.20
C5	4.77	30.32	9.01	S20° 25' 07"W	4.76
C6	11.12	30.16	21.13	S11° 45' 42"E	11.06
C7	76.21	54.00	80.86	S48° 37' 07"W	70.04
C8	76.00	50.15	86.82	N45° 44' 54"W	68.93
C9	17.70	47.40	21.39	N13° 47' 17"E	17.59
C10	17.71	33.08	30.68	N9° 12' 47"E	17.50
C11	8.62	30.00	16.47	N7° 13' 41"E	8.59
C12	20.13	50.15	23.00	N29° 09' 06"W	20.00

STANDARD NOTE
1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

BLOCK 17

BLOCK 16

BLOCK 15
LOWE & ALLEN ADDITION
VOL. K, PG. 242
PRRCT

BLOCK 6
LOWE & ALLEN ADDITION
VOL. K, PG. 242
PRRCT

LEGEND

D.R.R.C.T.	DEED RECORDS OF ROCKWALL COUNTY, TEXAS
P.R.R.C.T.	PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
POB	POINT OF BEGINNING
PKF	P.K.NAIL FOUND
IRF	IRON ROD FOUND
CM	CONTROL MONUMENT
PFC	POINT FOR CORNER
PP	PER PLAT

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

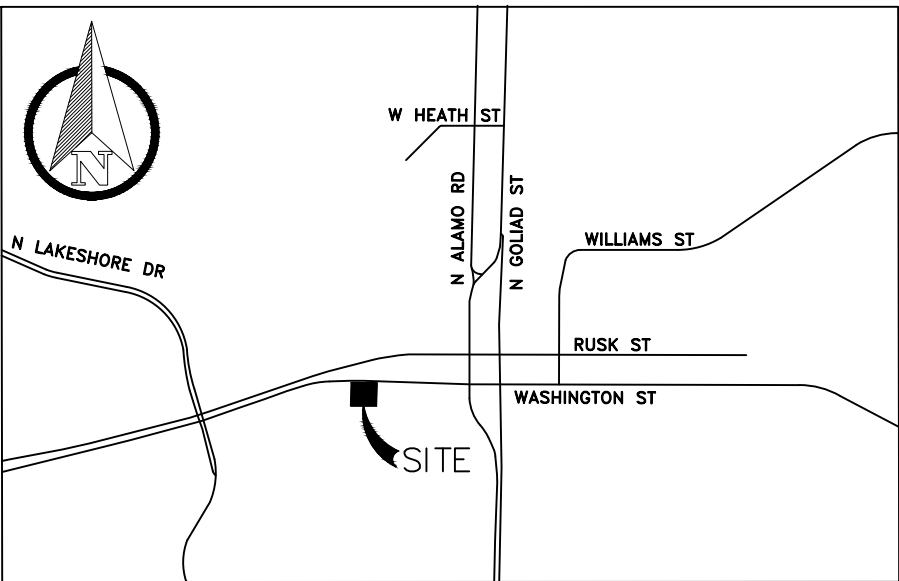
REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE
B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

GENERAL NOTES

- Bearings are based on Deed recorded as Instrument No. 2019000000992 (DRRCT) as shown hereon.
- Subject property is partially located within an area having a zone designation of "X" by the Secretary of Housing & Development on Flood Insurance Rate Map No. FEMA-MAP 48397C0040L, effective date of September 26, 2028, for Rockwall County, Texas.



VICINITY MAP
N.T.S.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP are the owner's of a 0.987 acre tract of land out of the B.F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, and being all of a called 0.99 acre tract of land described in a Deed to Washington Place On Hwy. 66, A Texas Limited Partnership, recorded as Instrument No. 20190000009972 of the Deed Records of Rockwall County, Texas (DRRCT), all of Block 14 of the Lowe and Allen Addition, an Addition to the City of Rockwall, recorded in Cabinet K, Slide 242 of the Plat Records of Rockwall County, Texas (PRRCT), and part of a tract of land platted as Second Street and described in a Quit Claim Deed from the City of Rockwall to Lee R. Booth, recorded as Instrument No. 2006000363257 (DRRCT), and this tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of Washington Street (Highway 66 [a 50' right-of-way per said Lowe and Allen Addition]) and the east right-of-way line of Third Street (a 30' right-of-way per last mentioned Addition) at the northwest corner of said 0.99 acre tract;

THENCE South 88°57'06" East, along the south right-of-way line of said Washington Street common to the north line of said 0.99 acre tract, a distance of 215.00 feet, to a 1/2" iron rod with a yellow cap found for corner in the south right-of-way line of said Washington Street at the northeast corner of said 0.99 acre tract common to the northwest corner of Lot 2-R, Block A of Washington Place Addition, an Addition to the City of Rockwall, recorded in Cabinet E, Slide 335 (PRRCT);

THENCE South 00°00'00" East, along the east line of said 0.99 acre tract common to the west line of said Lot 2-R, a distance of 199.50 feet, to a 1/2" iron rod found with a yellow cap (leaning) at the southeast corner of said 0.99 acre tract common to the southwest corner of said Lot 2-R;

THENCE South 89°08'15" West, along a south line of said 0.99 acre tract, a distance of 15.00 feet, to a 1/2" iron rod found for corner in the north right-of-way line of Houston Street (a 20' right-of-way per said Lowe and Allen Addition) at an angle point of said 0.99 acre tract;

THENCE North 88°57'06" West, along the north right-of-way line of said Houston Street common to the south line of said 0.99 acre tract, a distance of 200.00 feet, to a 1/2" iron rod with a yellow cap found for corner at the intersection of the north right-of-way line of said Houston street and the east right-of-way line of said Third Street at the southwest corner of said 0.99 acre tract;

THENCE North 00°00'00" West, along the east right-of-way line of said Third Street common to the west line of said 0.99 acre tract, a distance of 200.00 feet, to the POINT OF BEGINNING and containing 42,990 square feet, or 0.987 acres, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP, the undersigned owner of the land shown on this plat, and designated herein as WASHINGTON PLACE, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the WASHINGTON PLACE subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of 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.

7. Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.

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

FOR: WASHINGTON PLACE ON HWY. 66, A TEXAS LIMITED PARTNERSHIP
BY: JIMMY MCCLINTOCK, its general partner

BY: Jimmy McClintock

FOR: _____ (LIEN HOLDER)

BY: _____ NAME: _____
TITLE: _____

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

APPROVAL CERTIFICATE

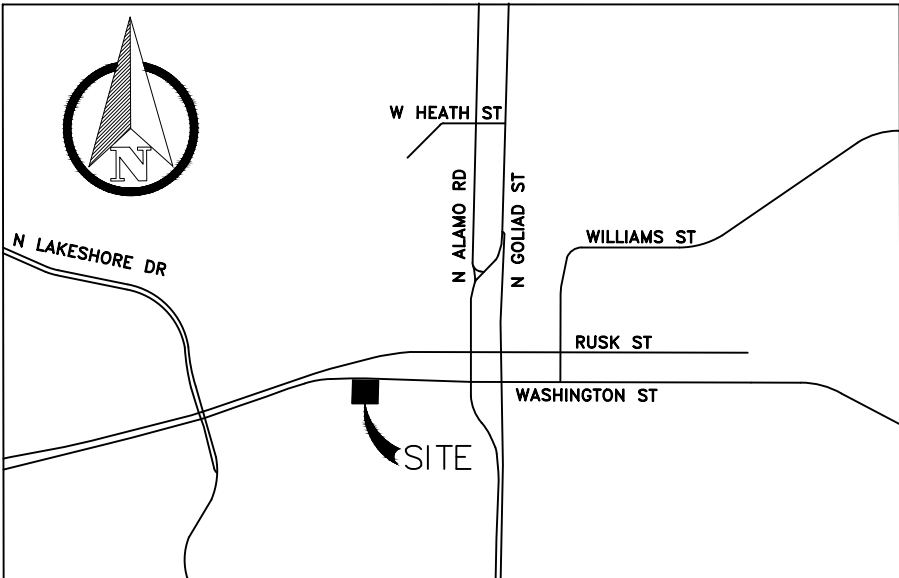
Planning & Zoning Commission, Chairman _____ Date _____

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 _____, 2018.

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 _____, 2018.

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



VICINITY MAP
N.T.S.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Tom Fidler, do hereby certify that this plat was prepared from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

TOM FIDLER
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3940

NOTARY CERTIFICATE

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the said County and State 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/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Signature

Notary Stamp:

STANDARD NOTE

1. Selling off a portion of this addition by metes and bounds description, without a replat being approved by the City of Rockwall, is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

REPLAT
WASHINGTON PLACE
LOT 4-R, BLOCK A

A REPLAT OF BLOCK 14
LOWE & ALLEN ADDITION
1 LOT PROPOSED
0.987 ACRES

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SITUATED IN THE

B.F. BOYDSTUN SURVEY,
ABSTRACT NO. 14
ROCKWALL COUNTY, TEXAS

SURVEYOR/ENGINEER:
TOM FIDLER (SURVEYOR)
MITCH LENAMOND (ENGINEER)
ERIC L. DAVIS ENGINEERING, INC.
P.O. BOX 2637
FORNEY, TX 75126
(972) 564-0592

OWNER:
WASHINGTON PLACE ON HWY. 66
JIMMY MCCLINTOCK
2850 SHORELINE TRAIL, SUITE 200
ROCKWALL, TEXAS 75032
(469) 974-8889

DATE PREPARED: 05/18/2020

409 West Washington Closure Report

Client: Jimmy McClintock Prepared by: Zan Gates

Date: 6/18/2020 9:53:53 AM

Parcel Name: Site 1 - Property : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North: 7,027,331.5889" "East: 2,594,104.5451"

Segment# 1: Line

"Course: N0° 00' 00""W" Length: 200.00'

"North: 7,027,531.5889" "East: 2,594,104.5451"

Segment# 2: Line

"Course: S88° 57' 06""E" Length: 215.00'

"North: 7,027,527.6553" "East: 2,594,319.5091"

Segment# 3: Line

"Course: S0° 00' 00""W" Length: 199.50'

"North: 7,027,328.1553" "East: 2,594,319.5091"

Segment# 4: Line

"Course: S89° 08' 15""W" Length: 15.00'

"North: 7,027,327.9295" "East: 2,594,304.5108"

Segment# 5: Line

"Course: N88° 57' 06""W" Length: 200.00'

"North: 7,027,331.5887" "East: 2,594,104.5443"

Perimeter: 829.50' "Area: 42,989.55Sq.Ft.", 0.987 Acres

Error Closure: 0.0008 "Course: S74° 05' 43""W"

Error North : -0.00023 East: -0.00081

"Precision 1: 1,036,875.00"



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: June 30, 2020

APPLICANT: Craig Smiley; *USA Professional Services Group, Inc.*

CASE NUMBER: P2020-026; *Lot 24, Block A, La Jolla Pointe Addition, Phase 2*

SUMMARY

Discuss and 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.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat of a 1.280-acre parcel of land (*i.e. Lot 21, Block A, La Jolla Pointe Addition, Phase 2*) for the purpose establishing one (1) lot (*i.e. Lot 24, Block A, La Jolla Pointe Addition, Phase 2*) to allow for the construction of a three (3) story office building and a one (1) story garage. The primary purpose of this replat is to indicate the stormwater, access, and retaining wall easements that need to be abandoned and dedicate a new drainage and access easements.
- ☑ On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property which indicated where the proposed three (3) story office building and one (1) story garage would be located. On December 3, 2018, the City Council approved a replat [*Case No. P2018-039*] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2.
- ☑ 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 Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 24, Block A, La Jolla Pointe Addition, Phase 2*, 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;
- (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.



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)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☒ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 1020 La Jolla Pointe Drive

Subdivision La Jolla Pointe Addition, Phase 2

Lot 21

Block A

General Location La Jolla Point Drive & Carmel Circle

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning C (Commercial)

Current Use N/A

Proposed Zoning C (Commercial)

Proposed Use Office Building

Acreage 1.28

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 Clay Shipman

☐ Applicant USA Professional Services Group, Inc.

Contact Person

Contact Person Craig Smiley

Address 7700 Cody Lane #2708

Address 1525 Viceroy Drive

City, State & Zip Sachse, TX 75048

City, State & Zip Dallas, TX 75235

Phone 469-853-0400

Phone 214-634-3300

E-Mail clay@shipman-fire.com

E-Mail csmiley@usaengineers.com

NOTARY VERIFICATION [REQUIRED]

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

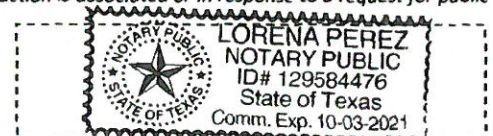
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 325.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 9th day of June, 20 20. By signing this application, 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 9th day of June, 20 20

Owner's Signature

Notary Public in and for the State of Texas

[Signature]
Lorena Perez



My Commission Expires

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: P2020-026
PROJECT NAME: Replat of Lot 21, Block A, La Jolla Pointe
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Henry Lee
CASE MANAGER PHONE: 972.772.6434
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and 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, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	06/24/2020	Needs Review

06/24/2020: P2020-026; Replat for Lots 24, Block A, La Jolla Pointe Addition, Phase 2

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 24, Block A, La Jolla Pointe Addition, Phase 2, being a 1.280-acre tract of land identified as Lot 21, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial, addressed as 1020 La Jolla Pointe Drive.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2020-026) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) that are applicable to the subject property. (§01.02(D), Art. 11, UDC)

M.5 Correct Title Block to read as follows:

Final Plat

Lot 24, Block A, La Jolla Pointe, Addition Phase 2

Being a replat of Lot 21, Block A, La Jolla Pointe Addition, Phase 2

Containing a total of 1.280-acres

Situated within the La Jolla Pointe Addition, Phase 2

An Addition to the City of Rockwall, Rockwall County, Texas

M.6 Verify the scale on the Plat, currently it does not scale to 50'. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M. 7 Indicate the buildings front setback. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.8 Indicate the centerlines for each road. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.9 Indicate all existing and proposed corner clips and any subsequent dedication. (Chapter 38, Subdivision Regulations, Municipal Code of Ordinances)

M.10 Within the Owner's Certificate include a number 7, that reads 'Property owners are responsible for maintenance, repair and replacement of all retaining walls and drainage and detention systems in easements.'

M.11 Notary Certificate below Surveyor's Certificate is not necessary when stamped by a Surveyor.

M.12 Remove the City Engineer signature located on the bottom-center of sheet 2.

M.13 Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff is requesting that you do not resubmit paper copies.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

M.15 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.16 The Planning and Zoning Meeting will be held on July 14, 2020.

I.17 The City Council meeting for this case is scheduled to be held on July 20, 2020.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review

06/25/2020: M - The sidewalk easement must be labeled as "Public Sidewalk..."

M - Hatch sidewalk easement differently than others, to better define limits.

M - Update note two to read, "Property owner shall be responsible for all maintenance, repair, and replacement of all drainage and detention easements on-site."

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved

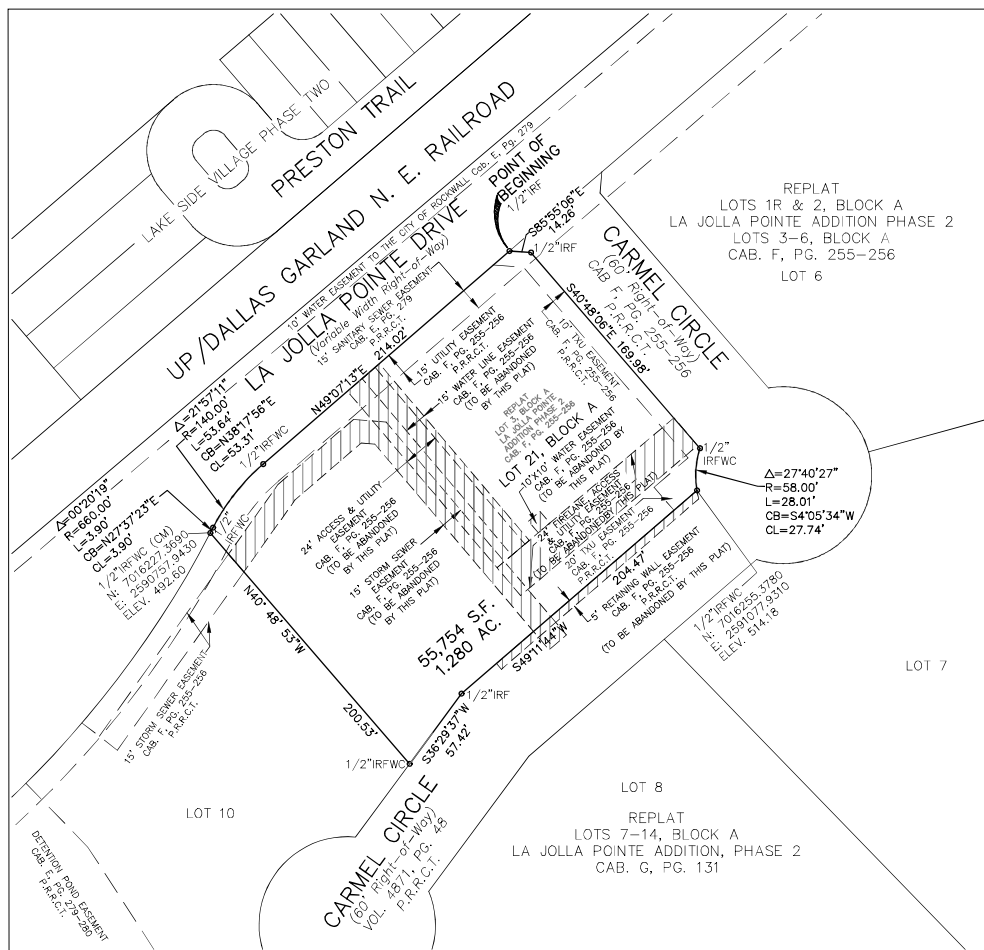
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved

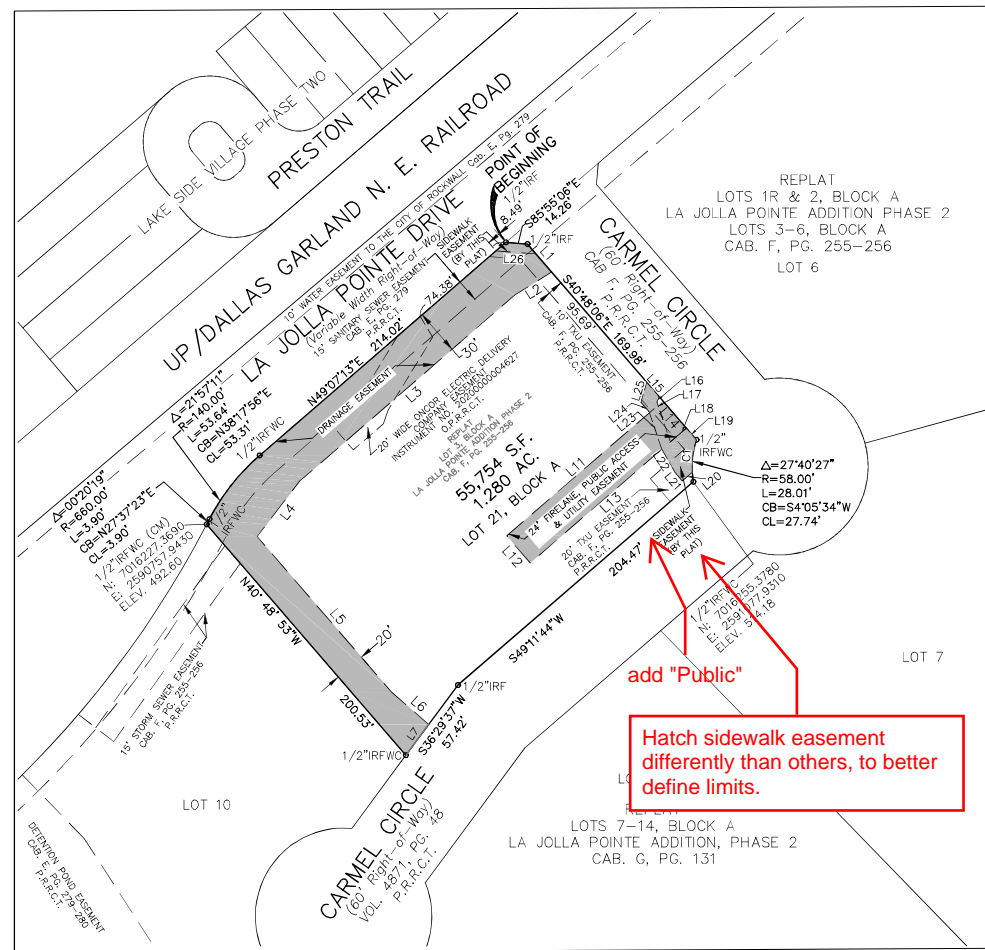
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

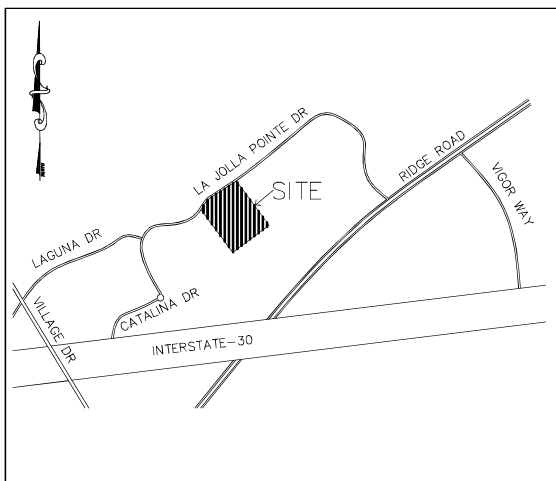
06/23/2020: No comments



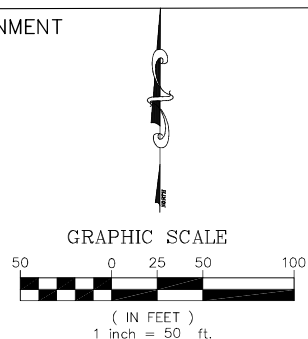
EASEMENT ABANDONMENT



EASEMENT DEDICATION



LOCATION MAP
NOT TO SCALE



LEGEND:

P.R.R.C.T.
IRF
P.O.B.
ROW
BL
SQ FT
IRFWC
VOL.
CAB.
PG.

PLAT RECORDS, ROCKWALL COUNTY, TEXAS
IRON ROD FOUND
POINT OF BEGINNING
RIGHT-OF-WAY
BUILDING LINE
SQUARE FEET
IRON ROD FOUND WITH CAP
VOULME
CABINET
PAGE



EASEMENT TO BE ABANDONED
EASEMENT TO BE DEDICATED

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS-SURVEYORS-PLANNERS-LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS - REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS - REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAPROFESGROUP.COM
USA 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

LINE TABLE		
Line #	Direction	Length
L1	S40°48'06"E	24.31'
L2	S57°55'27"W	28.68'
L3	S49°07'13"W	187.06'
L4	S37°30'05"W	45.65'
L5	S40°48'53"E	135.29'
L6	S49°01'37"E	32.29'
L7	S36°29'37"W	25.23'
L11	N49°11'07"E	135.58'
L12	N40°48'53"W	23.50'
L13	S49°11'07"W	135.58'
L14	S40°48'06"E	23.50'
L15	S40°48'06"E	12.66'
L16	S22°55'47"W	3.76'
L17	S18°41'03"E	27.57'
L18	N49°11'07"E	13.75'
L19	S40°48'06"E	10.11'
L20	S49°11'44"W	8.71'
L21	N40°48'16"W	7.50'
L22	N29°10'53"W	17.37'
L23	N18°41'03"W	26.15'
L24	N41°28'17"W	8.10'
L25	N15°53'16"E	13.73'
L26	S85°53'06"E	26.24'

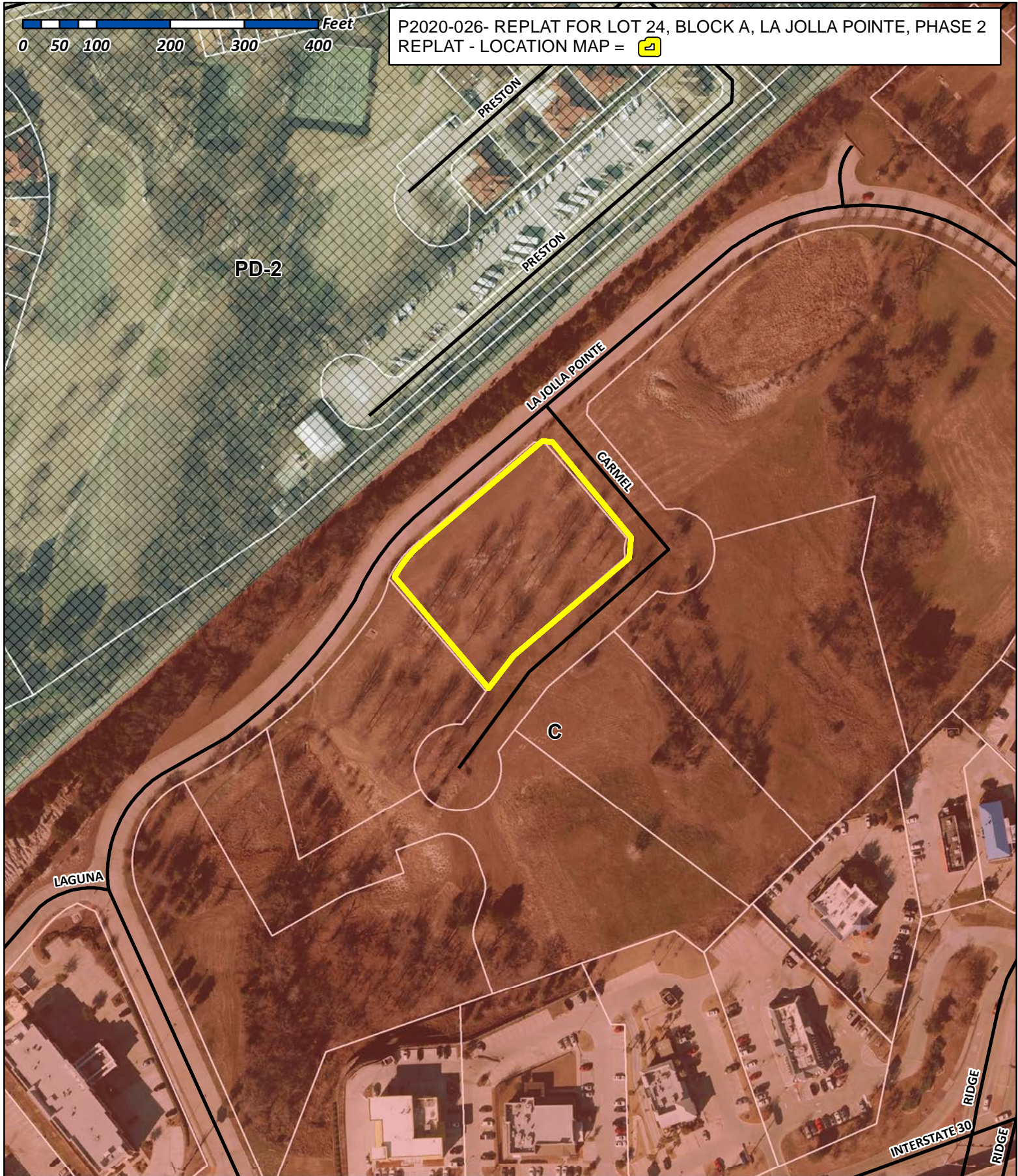
NOTES:

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholdings of utilities and building permits.
- Property owner is responsible for maintaining, repairing, and replacing all drainage systems on-site.

add "and drainage easements"

CURVE TABLE					
Curve #	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	21°24'02"	58.00'	21.66'	S07°13'46"W	21.54'

FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT - 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE
JUNE 9, 2020



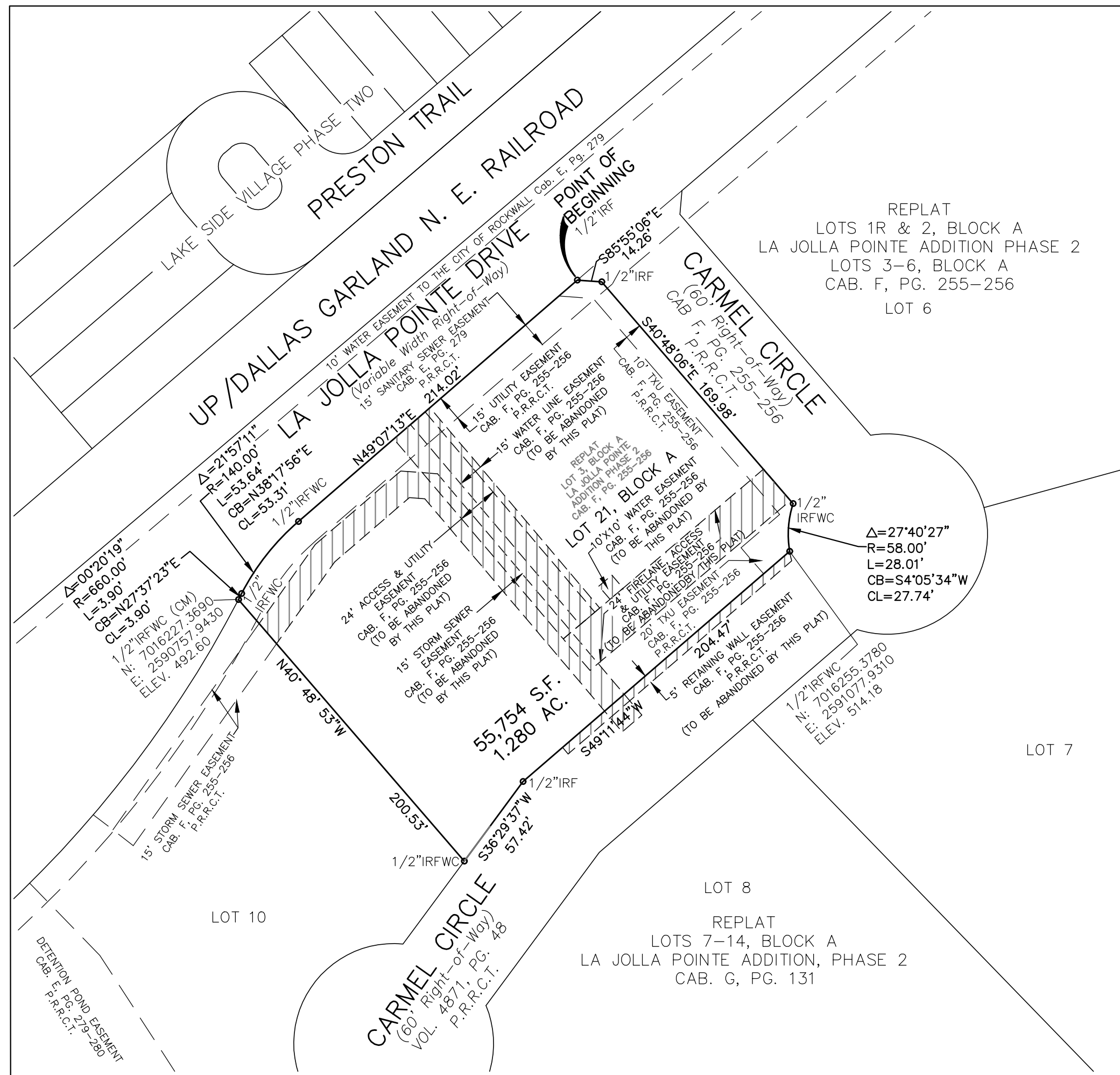
City of Rockwall

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

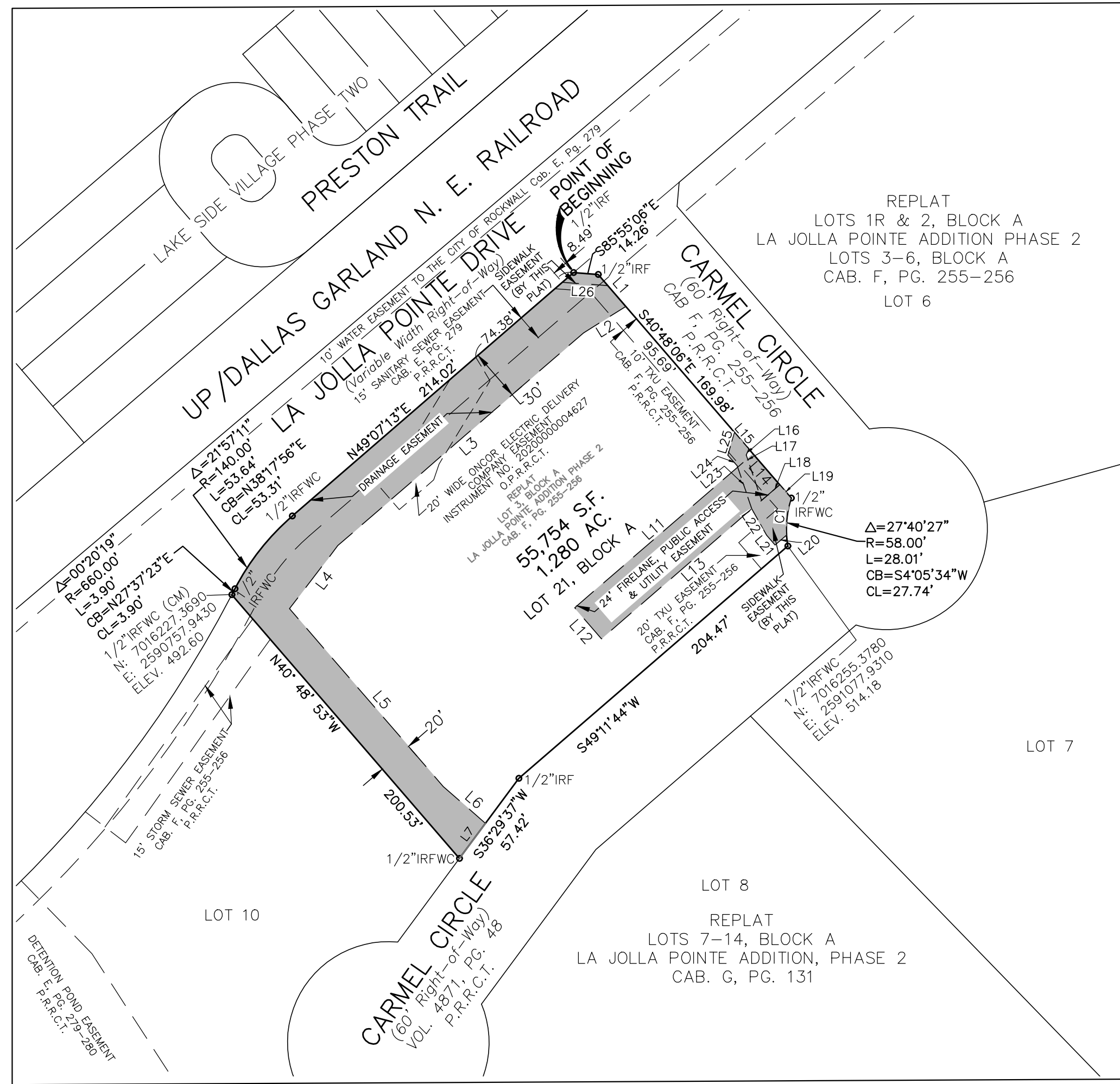
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



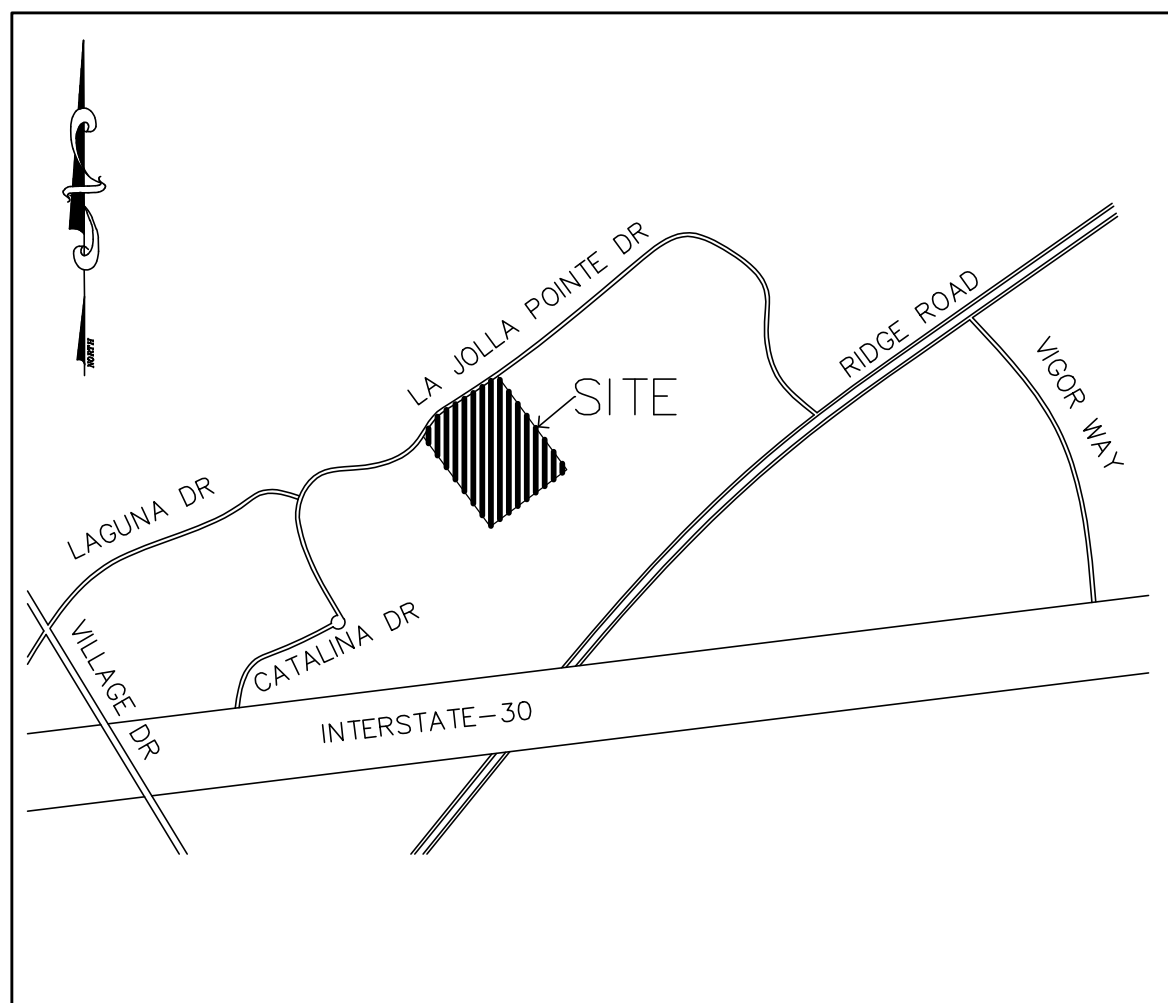
P:\Saskengn\2018006.00 Shipman Office Building\Wanda Williams\2020 06 07 Replat from Wanda\2018006.00 replat.dwg, Layout1, 6/9/2020 3:57:07 PM, Dylan Moore



EASEMENT ABANDONMENT



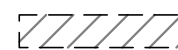
EASEMENT DEDICATION



LOCATION MAP
NOT TO SCALE

LEGEND:

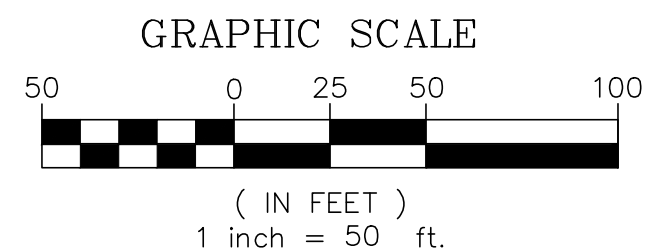
P.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS
IRF IRON ROD FOUND
P.O.B. POINT OF BEGINNING
ROW RIGHT-OF-WAY
BL BUILDING LINE
SQ FT SQUARE FEET
IRFWC IRON ROD FOUND WITH CAP
VOL. VOULME
CAB. CABINET
PG. PAGE



EASEMENT TO BE ABANDONED



EASEMENT TO BE DEDICATED



ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS—SURVEYORS—PLANNERS—LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS — REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS — REGISTERED FIRM 101074-00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM
USA 2018006.00

DEVELOPER:

CLAY SHIPMAN FIRE PROTECTION, LLC

7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853-0400

NOTES:

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FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT — 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE
JUNE 9, 2020

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

WHEREAS, CLAY SHIPMAN is the owner of a 1.280 acre tract or parcel of land situated in the W. Blevins Survey, Abstract No. 9, City of Rockwall, Rockwall County, Texas and all of Lot 3, Block A of the Replat of Lots 1R & 2, Block A La Jolla Pointe Addition, Phase 2, Lots 3–6, Block A as recorded in Cabinet F, Pages 255–256, of the Plat Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for a corner clip at the intersection of the Southerly right-of-way line of La Jolla Pointe Drive (a variable width right-of-way) and Carmel Circle (a 60’ right-of-way) as recorded in Cabinet F, Pages 255–256 of the Plat Records, Rockwall County, Texas;

THENCE South 85 degrees 55 minutes 06 seconds East, along said corner clip a distance of 14.26 feet to a 1/2 inch iron rod found in the Westerly right-of-way line of said Carmel Circle;

THENCE South 40 degrees 48 minutes 06 seconds East, along the Westerly right-of-way line of said Carmel Circle, a distance of 169.98 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a non-tangent curve to the left whose chord bears South 04 degrees 05 minutes 34 seconds West a chord distance of 27.74 feet;

THENCE in a Southwesterly direction along said non-tangent curve to the left, having a central angle of 27 degrees 40 minutes 27 seconds, a radius of 58.00 feet, an arc length of 28.01 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Northerly right-of-way line of Carmel Circle (a 60’ right-of-way) as recorded in Volume 4871, Page 48 of the Plat Records, Rockwall County, Texas;

THENCE South 49 degrees 11 minutes 44 seconds West, along the Northerly right-of-way line of said Carmel Circle, a distance of 204.47 feet to a 1/2 inch iron rod found for corner;

THENCE South 36 degrees 29 minutes 37 seconds West, continuing along the Northerly right-of-way line of said Carmel Circle, a distance of 57.42 feet to a 1/2 inch iron rod with cap found for corner, said point being the Southwesterly corner of said Lot 3, Block A and the Southeasterly corner of Lot 10, Block A of the Replat of Lots 7–14, Block A LaJolla Pointe Addition, Phase 2 as recorded in Cabinet G, Page 131 of the Plat Records, Rockwall County, Texas;

THENCE North 40 degrees 48 minutes 53 seconds West, along the Easterly line of said Lot 10, Block A and the Westerly line of said Lot 3, Block A, a distance of 200.53 feet to a 1/2 inch iron rod with cap found for corner, said point being in the Southerly right-of-way line of said La Jolla Pointe Drive, said point also being at the beginning of a non-tangent curve to the left whose chord bears North 27 degrees 37 minutes 23 seconds East a chord distance of 3.90 feet;

THENCE in a Northeasterly direction along said non-tangent curve to the left having a central angle of 00 degrees 20 minutes 19 seconds, a radius of 660.00 feet, an arc length of 3.90 feet to a 1/2 inch iron rod with cap found for corner, said point being at the beginning of a reverse curve to the right whose chord bears North 38 degrees 17 minutes 56 seconds East a chord distance of 53.31 feet;

THENCE in a Northeasterly direction along said reverse curve to the right having a central angle of 21 degrees 57 minutes 11 seconds, a radius of 140.00 feet, an arc length of 53.64 feet to a 1/2 inch iron rod with cap found for corner;

THENCE North 49 degrees 07 minutes 13 seconds East, a distance of 214.02 feet to the POINT OF BEGINNING and containing 55,754 square feet or 1.280 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owner of the land shown on this plat, and designated herein as LOT 21, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2 the 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 the Lot 21, Block A La Jolla Point Addition, Phase 2 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 Rockwal.

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.

CLAY SHIPMAN FIRE PROTECTION, LLC

By: _____
Owner Name
Title

Dated: _____

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority. On this day personal appeared_____, known to me to be the person whose name is subscribed to the forergoing instrument, and acknowledge to me that he executed the same for the purpose and consideration therein stated.

Give upon my hand and seal of office this _____ day of _____, _____.

Notary Public in and for the State of Texas

My Commission Expires On:

City Engineer Date

RECOMMENDED FOR FINAL APROVAL

Planning and Zoning Commisssion

Date

APPROVED:

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

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

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

Mayor, City of Rockwall

City Secretary, City of Rockwall

City Engineer, City of Rockwall

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, William V. Perry, 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

William V. Perry DATE
Registered Professional Land Surveyor Registration No. 4699
USA Professional Services Group, Inc.



STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William V. Perry, Land Surveyor, 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 considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires On:

FINAL PLAT
LOT 21, BLOCK A
LA JOLLA POINTE ADDITION, PHASE 2
BEING A REPLAT OF
LOT 3, BLOCK A, LA JOLLA POINTE ADDITION, PHASE 2
1 LOT – 1.280 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
1020 LA JOLLA POINTE DRIVE

JUNE 9, 2020

ENGINEERS/SURVEYORS:



USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS–SURVEYORS–PLANNERS–LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F–1845
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074–00
1525 VICEROY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634–3300 FAX: (214) 634–3338
WWW.USAENGINEERS.COM
USA! 2018006.00

DEVELOPER:
CLAY SHIPMAN FIRE PROTECTION, LLC
7700 CODY LANE, SUITE 2705
SACHSE, TEXAS 75048
(469) 853–0400

CLOSURE REPORT

SHIPMAN OFFICE BLDG

10/22/18

1/3

Name: Standard : 1

North: 7016121.7610' East: 2590923.1590'

Segment #1 : Line

Course: S36° 29' 37"W Length: 57.416'

North: 7016075.6029' East: 2590889.0118'

Segment #2 : Line

Course: N40° 48' 53"W Length: 200.529'

North: 7016227.3687' East: 2590757.9430'

Segment #3 : Curve

Length: 3.899' Radius: 660.000'

Delta: 0.3385 (d) Tangent: 1.950'

Chord: 3.899' Course: N27° 37' 23"E

Course In: N62° 12' 28"W Course Out: S62° 32' 46"E

RP North: 7016535.1047' East: 2590174.0778'

End North: 7016230.8233' East: 2590759.7508'

Segment #4 : Curve

Length: 53.641' Radius: 140.000'

Delta: 21.9530 (d) Tangent: 27.154'

Chord: 53.314' Course: N38° 17' 56"E

Course In: S62° 40' 39"E Course Out: N40° 43' 28"W

RP North: 7016166.5635' East: 2590884.1320'

CLOSURE REPORT

End North: 7016272.6635'

East: 2590792.7929'

SHIPMAN OFFICE BLDG

10/22/18

2/3

Segment #5 : Line

Course: N49° 07' 13"E Length: 214.024'

North: 7016412.7365' East: 2590954.6133'

Segment #6 : Line

Course: S85° 55' 06"E Length: 14.260'

North: 7016411.7215' East: 2590968.8371'

Segment #7 : Line

Course: S40° 48' 06"E Length: 169.981'

North: 7016283.0500' East: 2591079.9099'

Segment #8 : Curve

Length: 28.014' Radius: 58.000'

Delta: 27.6741 (d) Tangent: 14.286'

Chord: 27.743' Course: S4° 05' 34"W

Course In: S72° 04' 13"E Course Out: S80° 15' 20"W

RP North: 7016265.1946' East: 2591135.0931'

End North: 7016255.3777' East: 2591077.9299'

SHIRMAN OFFICE BLDG

10/22/18

3/3

CLOSURE REPORT

Segment #9 : Line

Course: S49° 11' 44"W Length: 204.470'
North: 7016121.7608' East: 2590923.1574'

Perimeter: 946.236' Area: 55754.06 Sq. Ft.
Error Closure: 0.0016 Course: S82° 32' 05"W
Error North: -0.00020 East: -0.00156

Precision 1: 591022.500



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-023
PROJECT NAME: SUP for 54 Shadydale Lane
SITE ADDRESS/LOCATIONS: 54 SHADYDALE LN

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-7745
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2020	Approved w/ Comments

06/23/2020: *Please address the following comments (M= Mandatory Comments; I = Informational Comments)*

I.1 This request is 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, and addressed as 54 Shadydale Lane.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-023) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that {1} consists of five (5) or more lots, {2} that is 90% or more developed, and {3} that has been in existence for more than ten (10) years. In this case, the subject property is located directly adjacent to Phase 1 of the Foxchase Subdivision, which consists of 32 developed single-family lots that were platted on January 16, 1989.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... (and) all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

I.6 Please review the attached Draft Ordinance prior to the June 30, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2020.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2020.

I.8 The projected City Council meeting dates for this case will be July 20, 2020 (1st Reading) and August 3, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved

06/25/2020: *Note: Water features that exceed 24" in depth are required to meet IRC pool barrier requirements! Home in excess of 5000 sq.ft. must be sprinkled.*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved w/ Comments

06/23/2020: *This residential home will require automatic fire sprinkler protection.*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/26/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*



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) ¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre) ¹
- ☐ Replat (\$300.00 + \$20.00 Acre) ¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) ¹
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

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

JAMES

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

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.

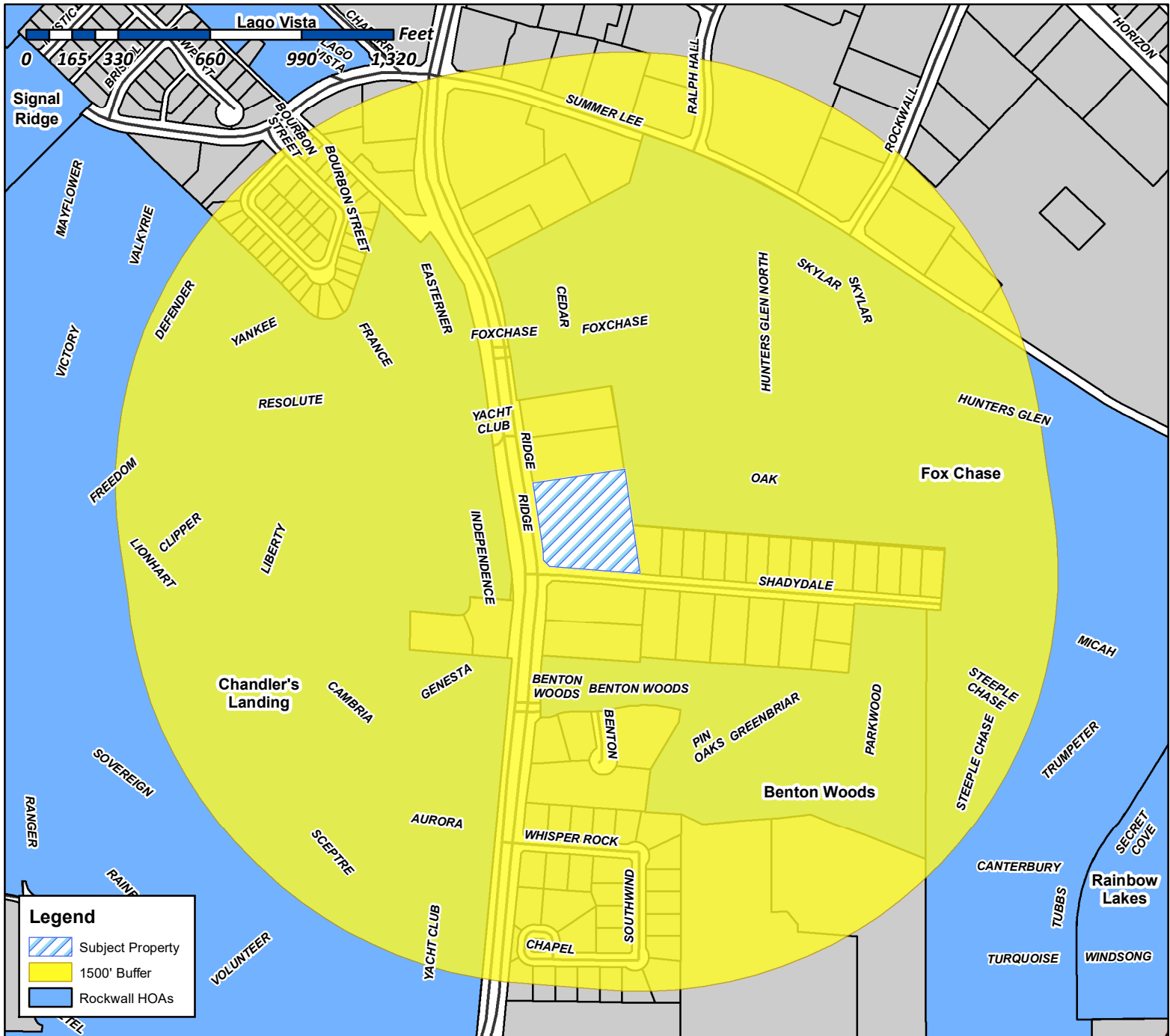




City of Rockwall

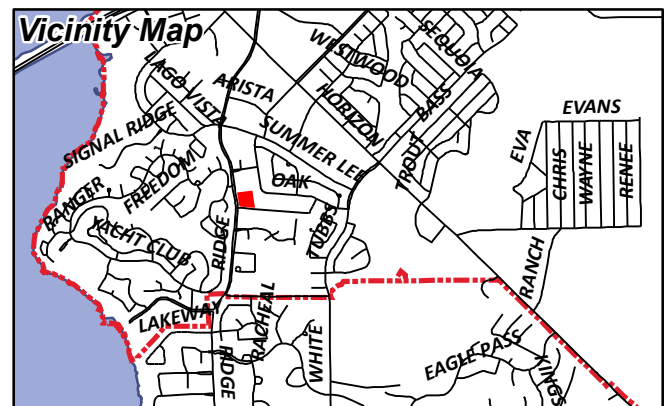
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-023
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

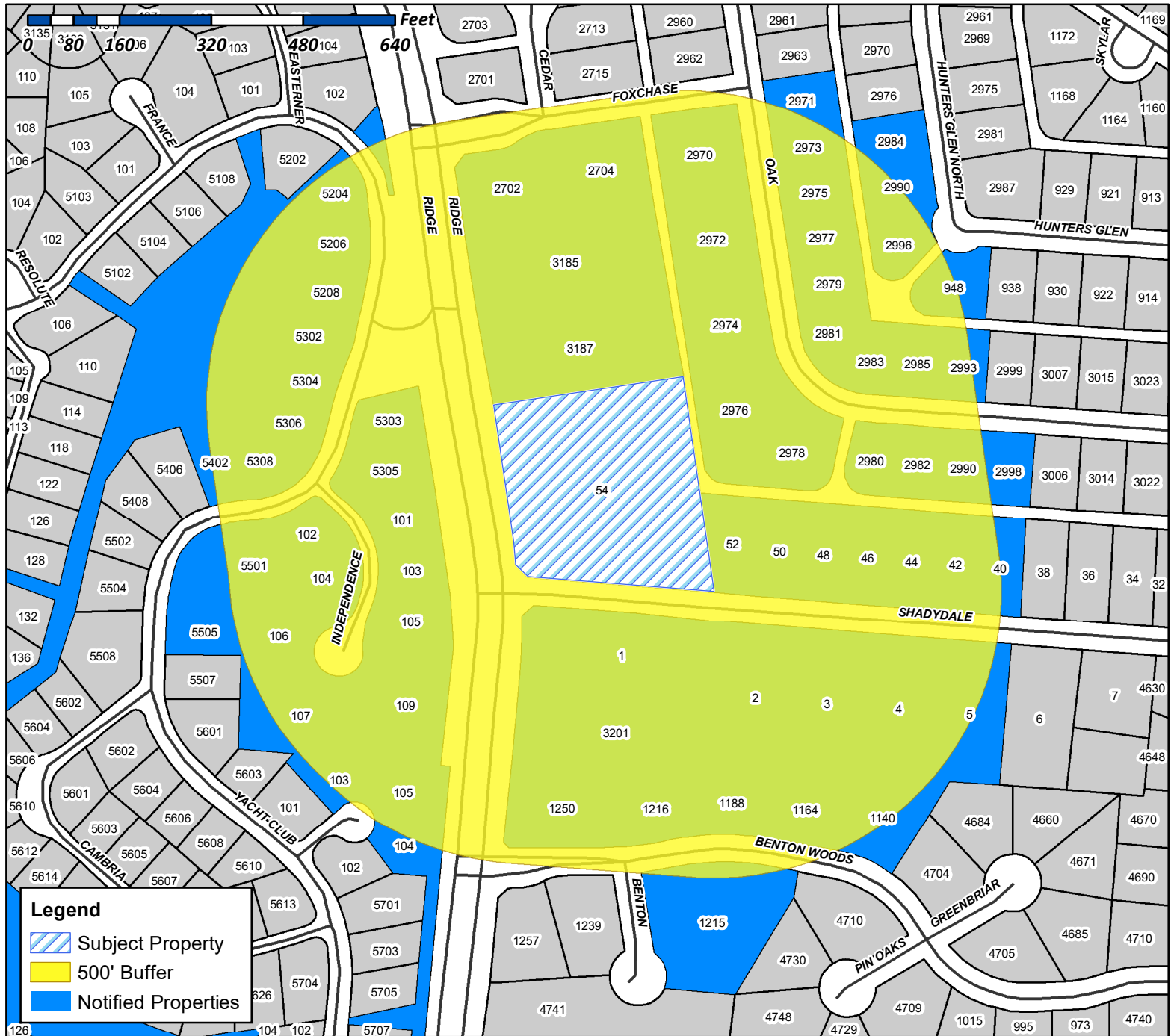




City of Rockwall

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

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Case Number: Z2020-023
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

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. 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:

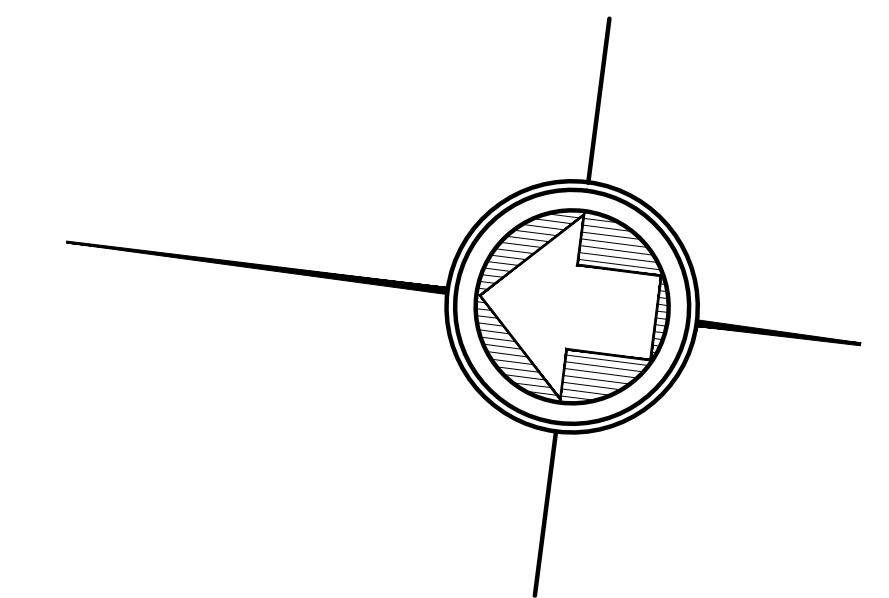
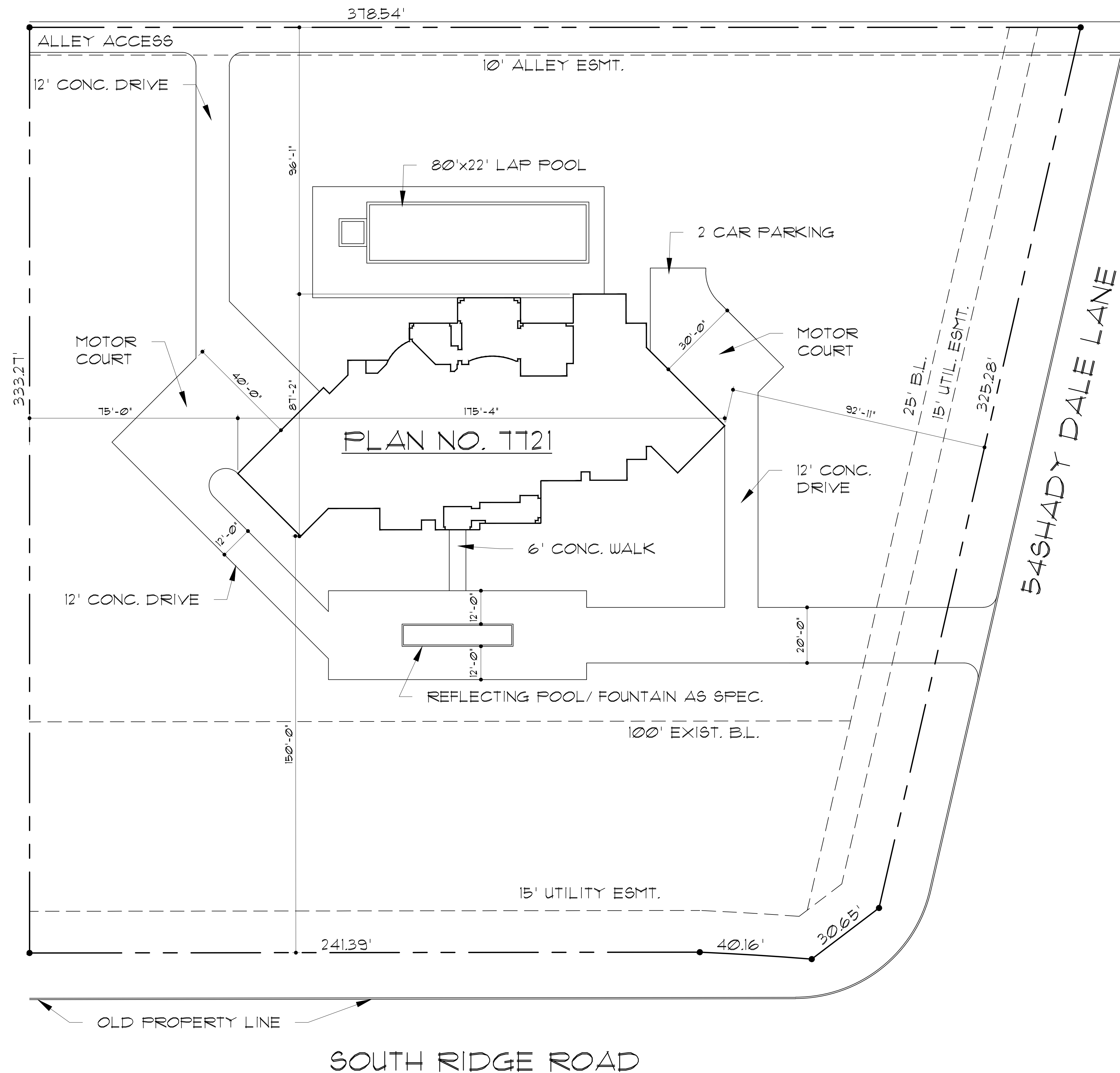
- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

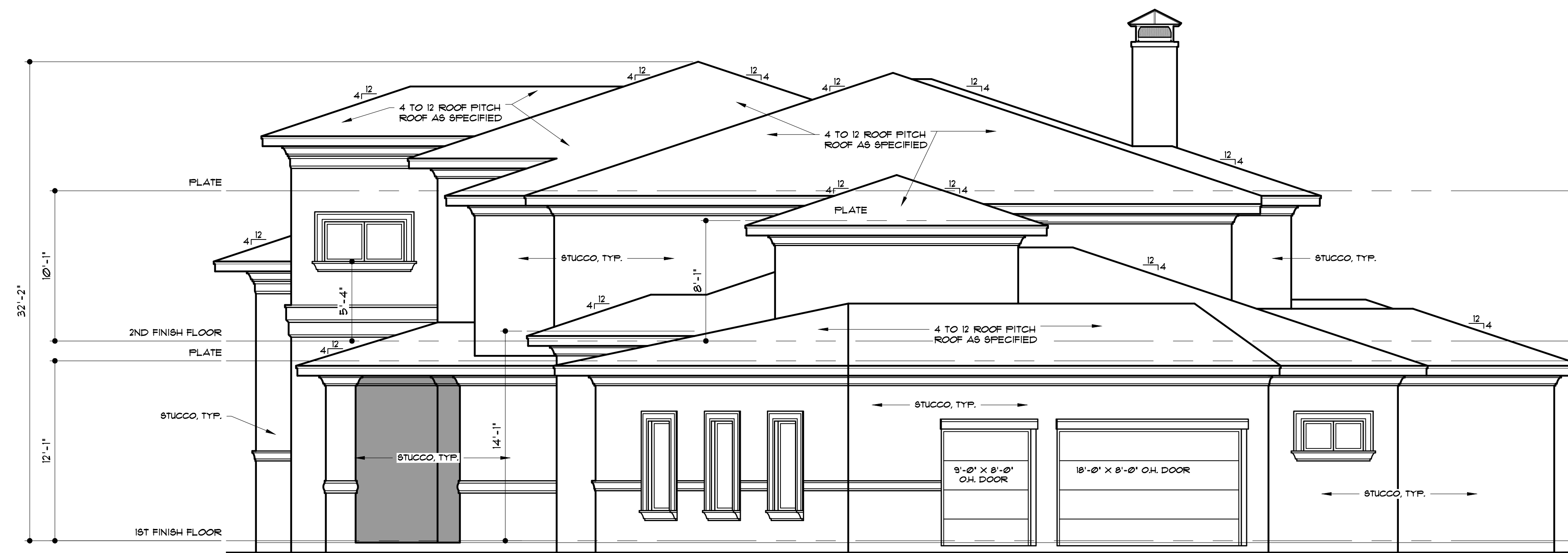
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written 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



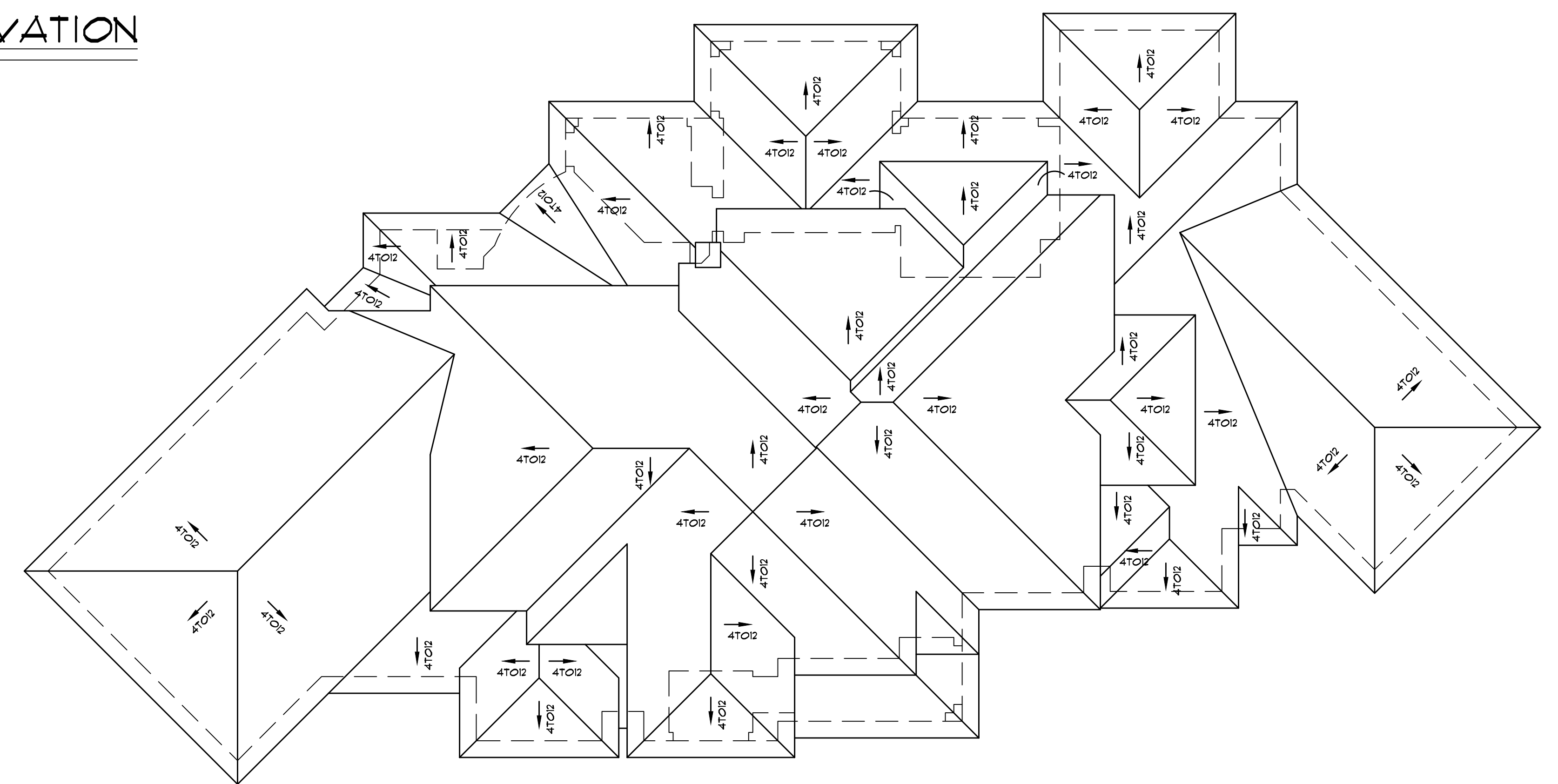
PLOT PLAN
SCALE: 1" = 20'-0"
LOT #1, BLK. "A"
BEST ESTATE ADDITION
ROCKWALL, TEXAS
PLAN NO. 7721

REVISIONS		BY
BEST RESIDENCE		
54 SHADY DALE LN. ROCKWALL, TX. 75032		
LOT #1, BLK "A" BEST ESTATE ADDITION		
RICK SHIPLEY		
CUSTOM HOMES		
DESIGN - BUILD - DEVELOP		
Since 1982 - www.RickShipley.com - Dallas Best Builder		
Date: 2-26-20		
Scale:		
Drawn: SEK		
Job:		
Sheet: PLOT		
Of 6 Sheets		



RIGHT SIDE ELEVATION

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



ROOF PLAN

SCALE: 3/32" = 1'-0"

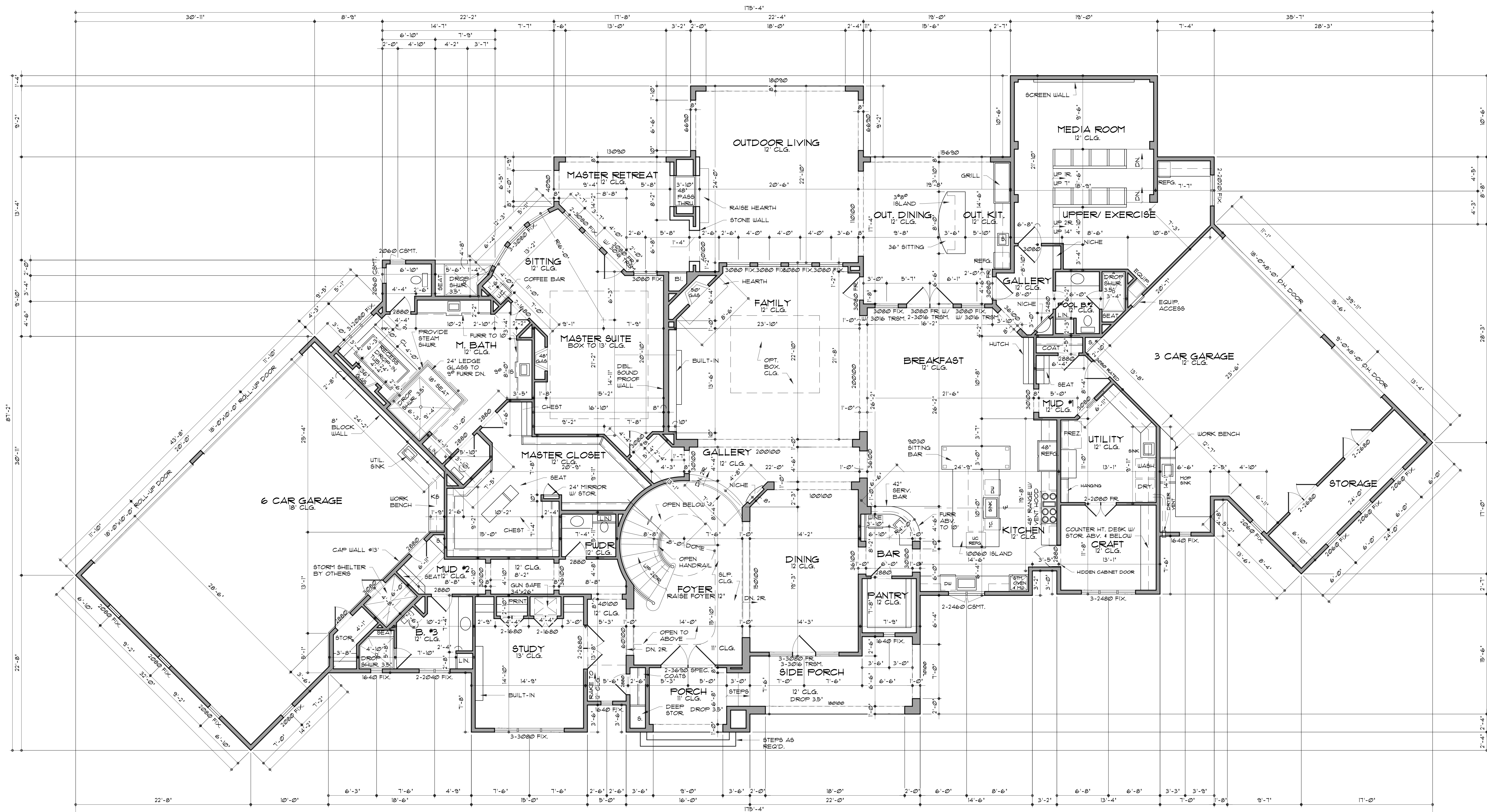


FRONT ELEVATION

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

PLAN NO. 7721

REVISIONS	BY
BEST RESIDENCE	
54 SHADY DALE LN. ROCKWALL, TX. 75032	
LOT #1, BLK "A" BEST ESTATE ADDITION	
RICK SHIPLEY	
CUSTOM HOMES	
DESIGN - BUILD - DEVELOP	
Since 1982 - www.RickShipley.com - Dallas Best Builder	
Date: 2-26-20	
Scale:	
Drawn: SEK	
Job:	
Sheet: 3	
Of 6 Sheets	



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



SECOND FLOOR PLAN

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

NOTE:
ALL PLUMBING WALLS TO BE 2X6.
ALL EXTERIOR WALLS WITH FLUTE HEIGHT HIGHER THAN 12'-0" AFF. TO BE 2X6.
TANKLESS WATER HEATERS
DROP ALL SHOWER FLOORS 3 1/2"
FOAM ENCAPSULATION PROJECT

PLAN NO. 7721

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 3RD DAY OF AUGUST, 2020.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A'
Location Map

Address: 54 Shadydale Lane

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

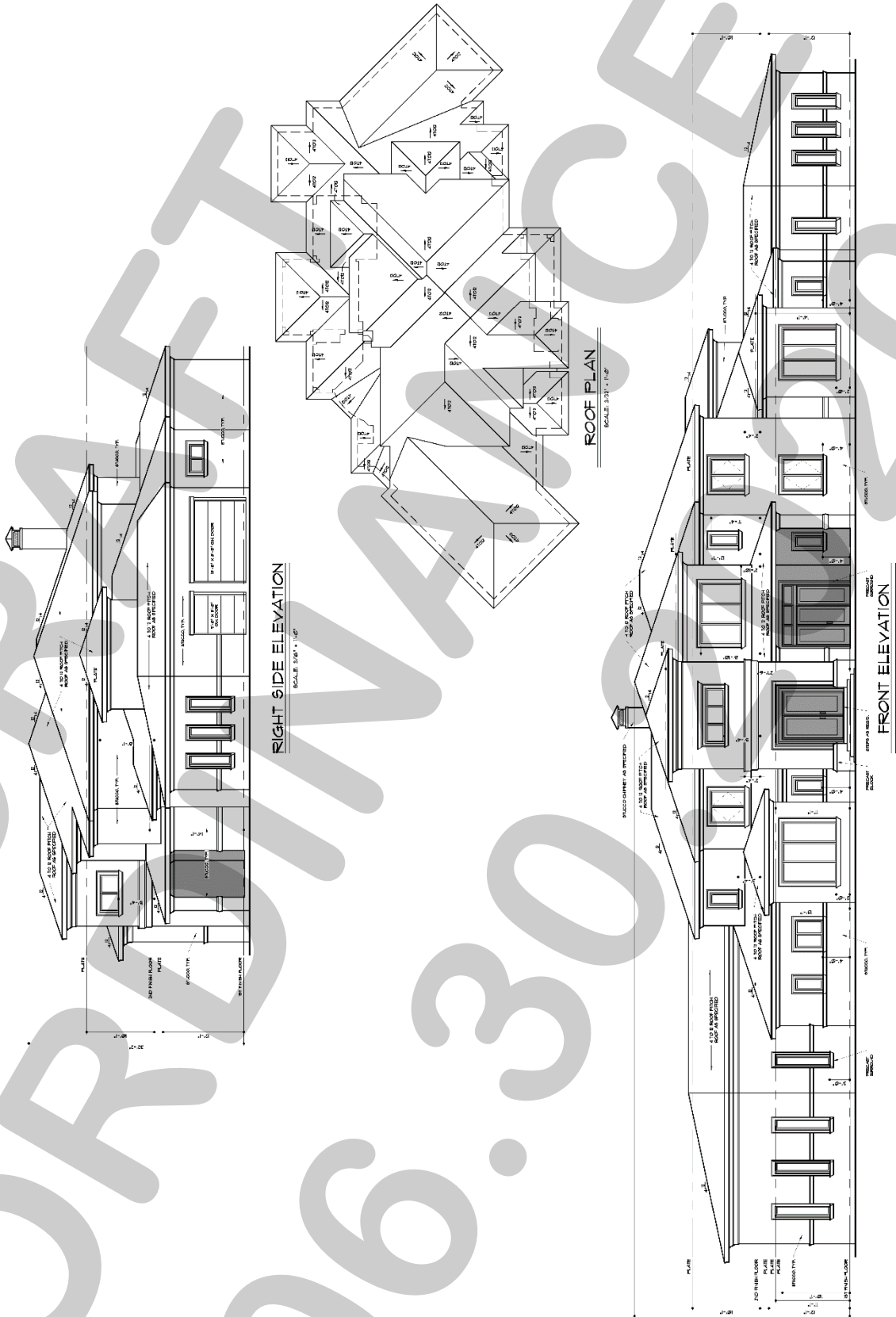


[illegible]

PLAN NO. 7721

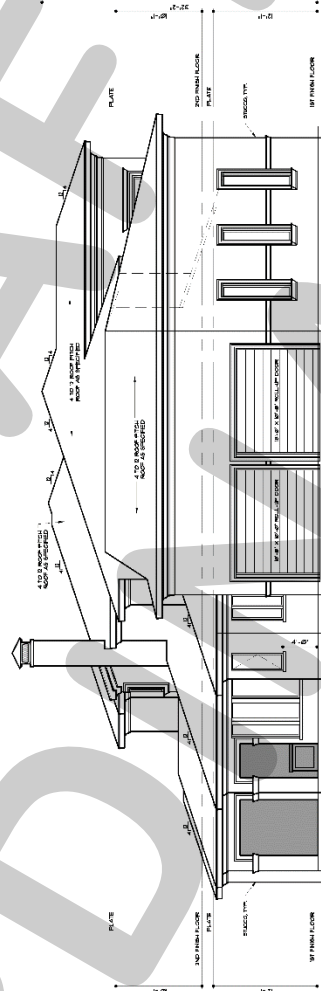
City of Rockwall, Texas

Exhibit 'C':
Building Elevations

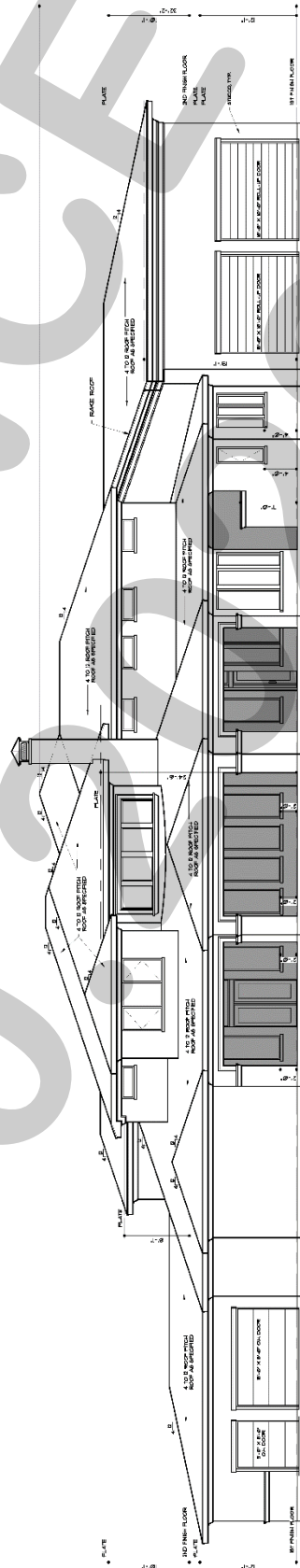


PLAN NO. TT21

Exhibit 'C':
Building Elevations



LEFT SIDE ELEVATION
 SCALE: 3/8" = 1'-0"



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

PLAN NO. T121

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-024
PROJECT NAME: Amendment to Planned Development District 78 (PD-78)
SITE ADDRESS/LOCATIONS:

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/26/2020	Approved w/ Comments

06/26/2020: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is 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, and generally located at the northeast corner of the intersection of SH-276 and Rochelle Road.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-024) in the lower right-hand corner of all pages on future submittals.

I.4 According to Section 44-243(c) of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acres, 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. Such exception shall be considered only after a public hearing is held by the City Council. At least ten (10) days prior to such public hearing, public notice of said public hearing shall be sent to all property owners within 200-feet of the applicant's property." In this case, the proposed zoning notification shall be sufficient notice for the applicant to request OSSF on lots less than 1½-acre.

I.5 Section 3.2.7, Erosion Hazard Setback, of the Engineering Department's Standards of Design and Construction Manual requires that the erosion hazard setback be in a separate lot. This will require the approval of a variance from the City Council.

I.6 Subsection 02.02, Minimum Standards for Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC) states "(f)loodplain areas shall be preserved and maintained as open space." This request does not comply with the PD standards stipulated by the Unified Development Code (UDC).

I.7 Any disturbance of floodplain areas will require a flood study to be submitted and approved by the Engineering Department. In addition, any non-defined floodplain will need to be studied to determine the location of the fully developed 100-year floodplain.

M.8 Based on the proposed changes staff made the following changes to the ordinance:

- (1) Staff removed the word permanent from note eight (8) on Table 2. This now reads that no structures are permitted within the floodplain or erosion control zone.
- (2) Staff omitted the proposed changes to the roof pitch. These requirements are not enforceable and violate the PD standards.
- (3) Staff omitted "... as approved by the developer ..." because this is a zoning ordinance and cannot extend powers to the developer like deed restrictions.
- (4) Staff changed the language from "... City provided sanitary sewer system, if and when it becomes available ..." to "... the future sanitary sewer system when it is made

available ...".

(5) Staff change the timing on the amenity center to be require construction upon the 201st lot or if additional Type 'A' lots are proposed.

M.9 Based on the proposed request staff would offer the following recommendations to the applicant to bring the Planned Development District ordinance into general compliance with the new OURHometown Comprehensive Plan:

- (1) The new anti-monotony requirements should be included into the PD ordinance (CH 8).
- (2) Flat front entry garage should require a 25-foot building setback (CH 8).
- (3) The lots proposed along the remaining boulevard should all be single loaded and front onto the boulevard (CH 8).
- (4) Remove all lots from the floodplain (CH 2).
- (5) The fence standards should be upgraded to meet the current standards (Article 8, UDC).

I.10 Please review the attached Draft Ordinance prior to the June 30, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2020.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2020.

I.12 The projected City Council meeting dates for this case will be July 20, 2020 (1st Reading) and August 3, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review

06/25/2020: See Comments attached.

General Items:

- 4% Engineering Inspection Fees
- Impact Fees
- Engineering plan review fees apply.
- No structures in easements. Min. easement width is 20'.
- Required 10' utility easement required along all street frontage.
- Must meet City of Rockwall Standards of Design.
- Retaining walls 3' and taller must be designed by a structural engineer.
- All walls must be rock or stone face. No smooth concrete walls.

Streets/Paving:

- All streets to be concrete. Min. 50' ROW, 29' back-to-back paving. Streets must be curb and gutter style. No asphalt or rock streets.
- Alleys to be 20' ROW, 12' wide paving.
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Must verify there is 85' of dedicated ROW for Rochell Rd. You must dedicate 42.5' from the CL.
- Discovery Blvd to be 65' ROW - 45' back-to back.
- Must meet driveway spacing requirements.
- All street trees if approved by Zoning shall have root barriers.
- All streets to be 1-ft above the 100 YR floodplain WSEL.

Water/Wastewater:

- Must have 8" sewer line minimum through the property.
- Must install a 18" and 10" gravity trunk sewer lines per WW Master plan.
- Must install Build Out size Lift Station and Force Main per WW Master Plan for Brushy Creek. Lift Station Includes wet well, valve vault, all size items, generator, electrical, SCADA,

etc.

- Min Lot Size per Septic Systems is 1.5 acres per County Requirements.
- Must loop 8" water line on site. No dead-end lines allowed.
- Per the Master Water Plan must install a 12" water line along Rochell Rd and Discovery Blvd. Install 16" WL along SH 276.
- Dedicate 20' waterline easement for future 36" NTMWD water transmission line along Rochell Rd. and SH 276.
- No trees within 10' of non-steel encased public utilities.

Drainage/Floodplain/Lakes:

- Detention is required if you increase the flow off the property. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention must be above the floodplain elevation where adjacent.
- Detention required for all commercial areas.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Area adjacent to SH 276 is WOTUS.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- No vertical walls are allowed in detention easements.
- Must have written permission release from NRCS regarding their easement around the lakes and possible construction encroachment.
- No trails on NRCS dam and within easements without permission.
- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/26/2020	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	N/A

06/23/2020: Submit Landscape Plans for amenities and common areas
Submit tree Mitigation plan as needed
Park District 30
Cash in lieu of land: 428 lots x \$383.00 = \$163,924.00
Pro rata Equipment fees: 428 lots x \$363.00 = \$155,364.00

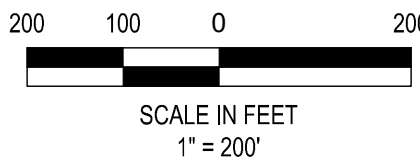
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tnp

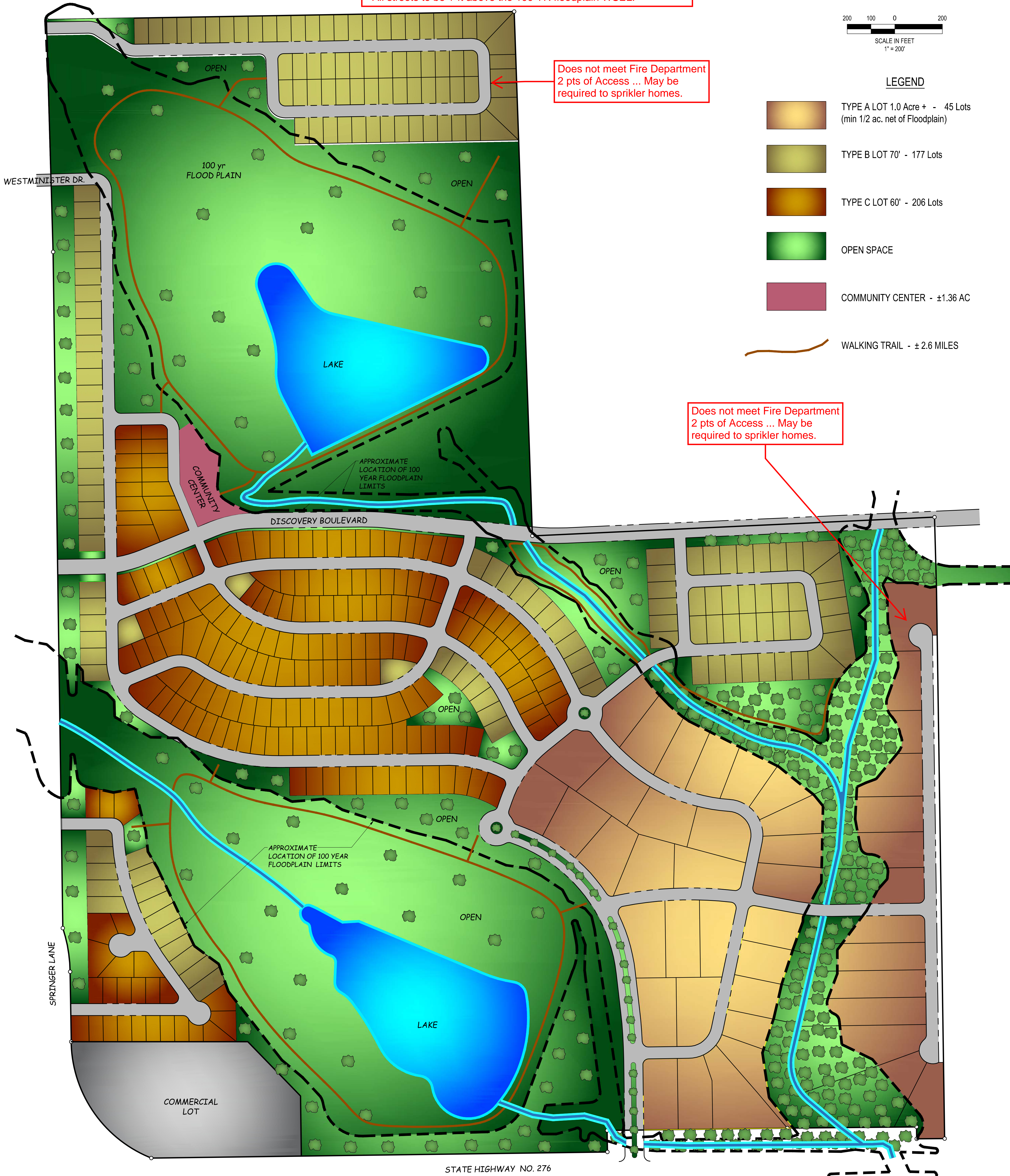


LEGEND

- 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

Does not meet Fire Department 2 pts of Access ... May be required to sprinkler homes.

Does not meet Fire Department 2 pts of Access ... May be required to sprinkler homes.



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- Must show and meet erosion hazard setback for all creeks/streams. Drainage easement/erosion hazard setback easement shall be in its own separate lot owned by the HOA.

428 Lots
(Existing Zoning 507 Lots)
Concept Plan

Discovery Lakes
307 Acre Tract in Rockwall, Texas



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

Planned Development (PD-78) City ordinance 15-24 - Discovery Lakes

Proposed Zoning Changes

Background:

Discovery Lakes, LLC (Owner) received approval from the City of Rockwall (City) for PD-78 on August 17, 2015. Since that time, the costs for bringing utilities to the site, specifically sanitary sewer, have increased dramatically from what the Owner understood would be required and have proven to be cost prohibitive. Since the fall of 2019 the Owner and the City have been working on plans to provide sanitary sewer service to the site by constructing a line and necessary lift stations and force mains to the Sabine Creek WWTP owned and operated by NTMWD and located in the city of Fate. This system will ultimately provide sewer capacity for the entire development and other unserved areas in the City of Rockwall and Rockwall's ETJ. Studies by NTMWD are underway to determine the ultimate route, size and preliminary cost. Cost participation by the City and the Owner will be negotiated at the conclusion of the NTMWD studies.

Since the period between the approval of PD-78 and now, the Owner has incurred significant expenses including property taxes, finance and interest costs, and maintenance and operation expenses on the property. The Owner is seeking ways to help offset these recurring costs as well as to provide a benefit to the City of Rockwall. These benefits would include developing a unique phase of the development that is currently not provided for in PD-78 but will provide overall lower density, a more timely development and the associated higher ad valorem property tax base on a higher end custom home product we believe the city will find desirable. This zoning change, when approved, would allow the development of this phase to proceed immediately following the appropriate approvals of plats and engineering. This would allow the project to begin and move forward with a smaller initial phase while the NTMWD study is completed and plans and ultimate construction of the sewer system takes place.

Proposed Zoning Change Highlights:

The Owner is seeking a zoning change that would increase the size of the Type "A" lots from 9,600 square feet to 43,560 square feet (one acre) and provide a location for this revised category of lot in the southeastern portion of the project which would contain up to 50 one-acre minimum lots. These lots would be located along the Brushy Creek floodplain and would not encroach or allow development into the floodplain boundaries or erosion hazard setback areas. The total number of lots would decrease from 507 to 428 and density per acre would decrease from 1.65 lots per acre to 1.39 lots per acre.

The one-acre lots in this phase would have separate faux guard gated entry features. These entry features would be unmanned but may contain video equipment to record traffic in and out of this phase. These entry features would not have actual gates or traffic control devices. These lots would be marketed and sold to custom builders with prices averaging in the \$200,000.00 range with home values expected to be in the \$750,000.00 to \$1.0 Million + range. These lots would have a minimum of ½ acre (22,000 sf) of land located outside of any Floodplain boundary and erosion hazard setback line, but would be deeded/platted to allow use of the floodplain per individual resident for open space, recreation. No construction or permanent improvements would be permitted in this area.

Commented [WJ1]: The study by NTMWD is only for the Sabine WWTP. NTMWD is not looking at Routes or location of Force mains and Lift Stations.

Commented [WJ2]: Per the Engineering Standards the Erosion hazard Setback and its drainage easement have to be in its own separate lot that is owned by the HOA.

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Commented [WJ3]: Per the Engineering Standards the Erosion hazard Setback and its drainage easement have to be in its own separate lot that is owned by the HOA.

Sewer Service Would Be Provided In A Two-Stage Process:

- Stage 1 consists of construction of individual onsite sanitary sewer systems (OSSF's) that would be aerobic systems with drip irrigation versus spray systems. The drip systems require less land for the lines and drastically reduce potential odors and issues associated with spray (sprinkler) type systems. Our engineer has used these on multiple projects throughout Rockwall County and Texas. All systems would be designed by a State of Texas licensed Professional Engineer to Texas Commission on Environmental Quality (TCEQ) standards and oversight of installation would be arranged by a third party instead of the County's inspectors if required or desired by the City of Rockwall. The land area outside of any floodplain boundary necessary for these in ground drip irrigation systems is typically 0.5 acres or less. During the engineering design phase and prior to submission of the preliminary plat, site specific engineering, and soil investigation of this proposed phase will be conducted and results submitted to the City's engineering department for review. In addition to these OSSF's for each lot, the Owner will install appropriately sized sewer mains and lateral services at the time of development of this phase to allow the homes within this phase to connect to the City sewer system when it is ultimately constructed and brought to the development.
- Stage 2 includes the connection to the sanitary sewer system by each resident and abandonment in place of the OSSF's as per the city of Rockwall's ordinance requiring connection to City Sewer when it becomes available. The cost to disconnect from the OSSF and connect to the City's system shall be at the sole cost of the homeowner, and an appropriate disclosure regarding this potential obligation and cost shall be a part of all real-estate contracts between developer, homebuilder and homeowner.

Commented [WJ4]: Min 1.5 Acres for Septic System per County.

The Proposed PD 78 Language and concept plan revisions are attached on the following pages:

The remaining sections of this page were intentionally left blank

Exhibit 'D':
PD Development Standards

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.

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. All Type "A" lots shall have a minimum of 22,000 SF outside the limits of the 100 year Floodplain and the city's erosion hazard setback. Area within the floodplain that is contiguous to the 22,000 sf lot area and extends along the projected property line boundaries to the centerline of the floodplain area shall be restricted to recreational use only and no permanent structures, improvements, excavation or placement of fill are allowed in the floodplain or erosion hazard setback area. Trees in the designated flood area are to be left in a natural state and can only be removed if disease or significant damage has occurred to the trees.

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Commented [WJ5]: Per the Engineering Standards the Erosion hazard Setback and its drainage easement have to be in its own separate lot that is owned by the HOA.

(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 for all Type B&C Lots. Type A lots may have variable pitch roofs that may vary from the minimum standards if they conform to a specific architectural theme as submitted and approved by the developer and or the HOA.

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- (3) **Garage Orientation.** Garages shall be provided as stipulated by Table 2: Lot Dimensional Requirements. Garages permitted for front entry maybe oriented 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.

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- (3)(4) **Onsite Sanitary Sewer Facilities (OSSF's).** OSSF's shall be allowed on Type "A" lots only, and must contain a minimum of 22,000 SF outside of any floodplain boundary and City of Rockwall's erosion hazard setback line. 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 systems. All systems shall meet the standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected and by a third party licensed Inspector and paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the homeowner and the city shall take no responsibility whatsoever as to the proper design, installation, operation and maintenance of the system. In addition to the installation of OSSF's for the Type "A" lots, each constructed home must provide a secondary connection that will

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Commented [WJ6]: Min 1.5 Acres for Septic System per County.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre) ¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre) ¹
- ☐ Replat (\$300.00 + \$20.00 Acre) ¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☒ Zoning Change (\$200.00 + \$15.00 Acre) ¹ (\$4,940.00)
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	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:

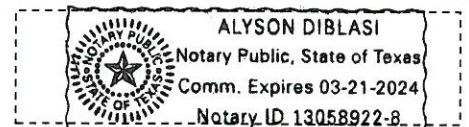
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$4,940.00 to cover the cost of this application, has been paid to the City of Rockwall on this the 18th day of June, 2020. By signing this application,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

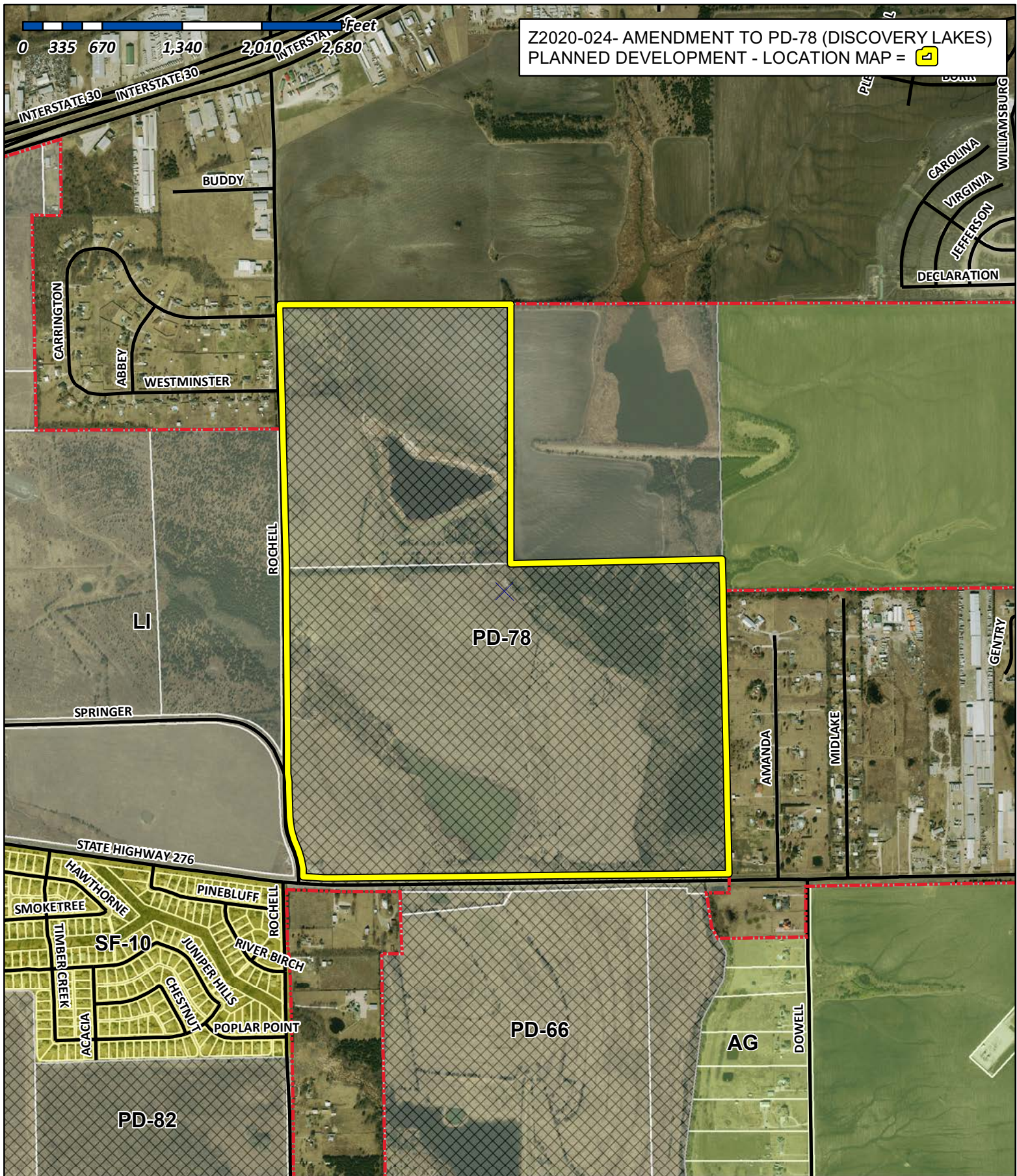
Owner's Signature

Notary Public in and for the State of Texas

Alyson DiBlasi



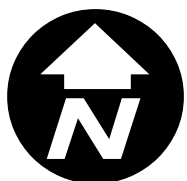
My Commission Expires 03-21-2024



City of Rockwall

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

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.

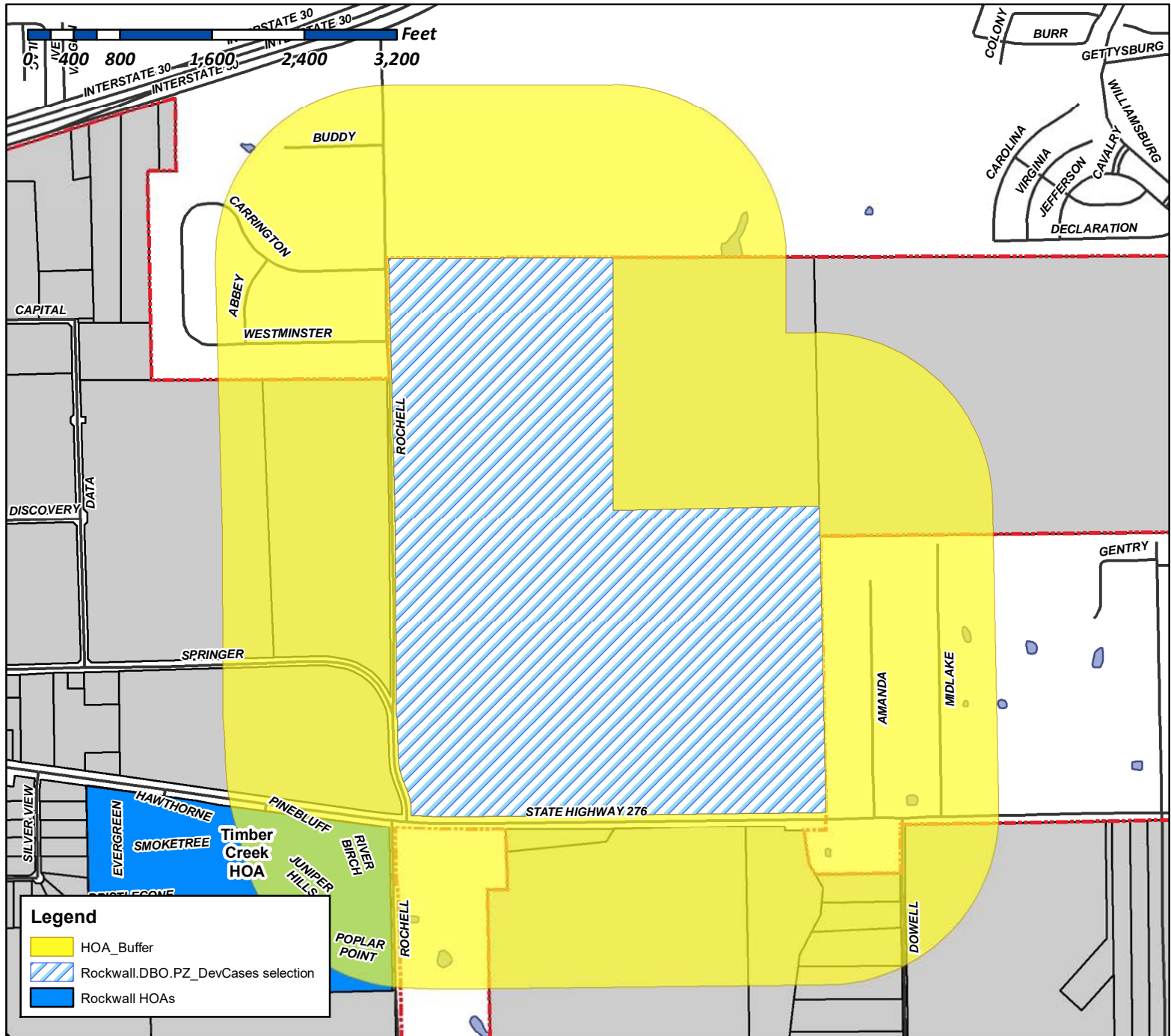




City of Rockwall

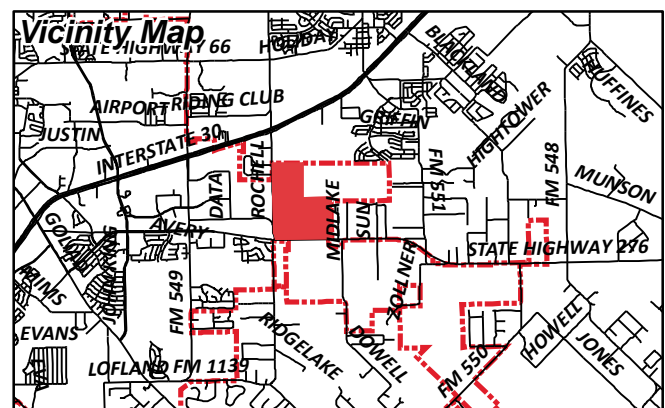
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Rockwall, Texas 75087
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(W): www.rockwall.com

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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

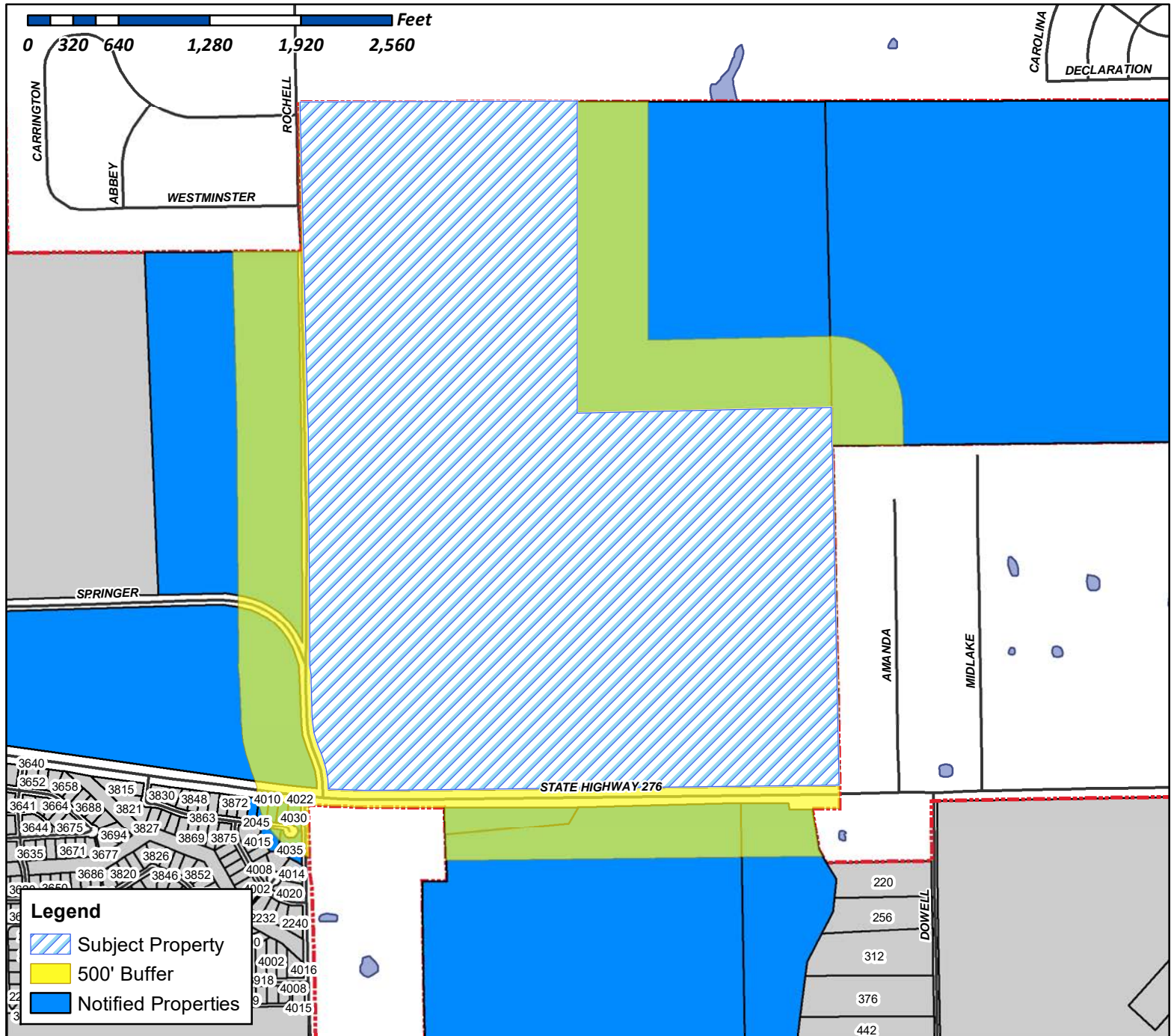
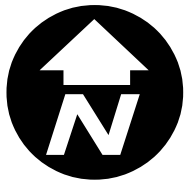
Date Created: 6/19/2020
For Questions on this Case Call (972) 771-7745



City of Rockwall

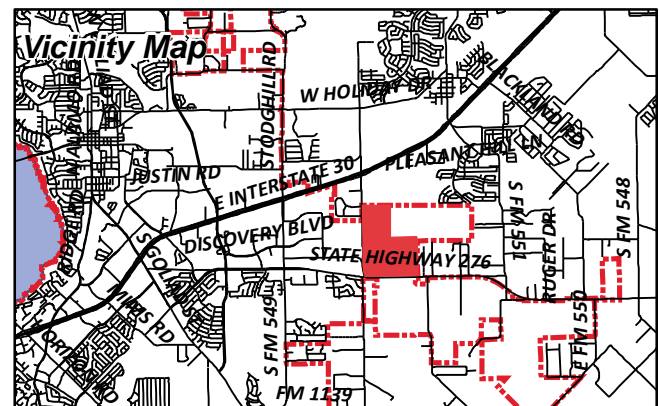
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Case Number: Z2020-024
Case Name: Amendment to PD-78
Case Type: Zoning
Zoning: PD-78
Case Address: NEC of Rochelle Road & SH-276

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



PUBLIC NOTICE



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

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

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

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. 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.

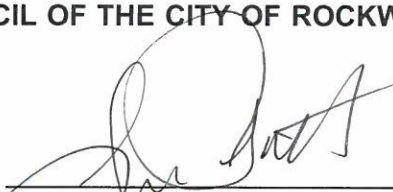
Section 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such 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 17TH DAY OF AUGUST, 2015.**



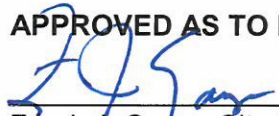
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 08-03-2015

2nd 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 coiled 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 on 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

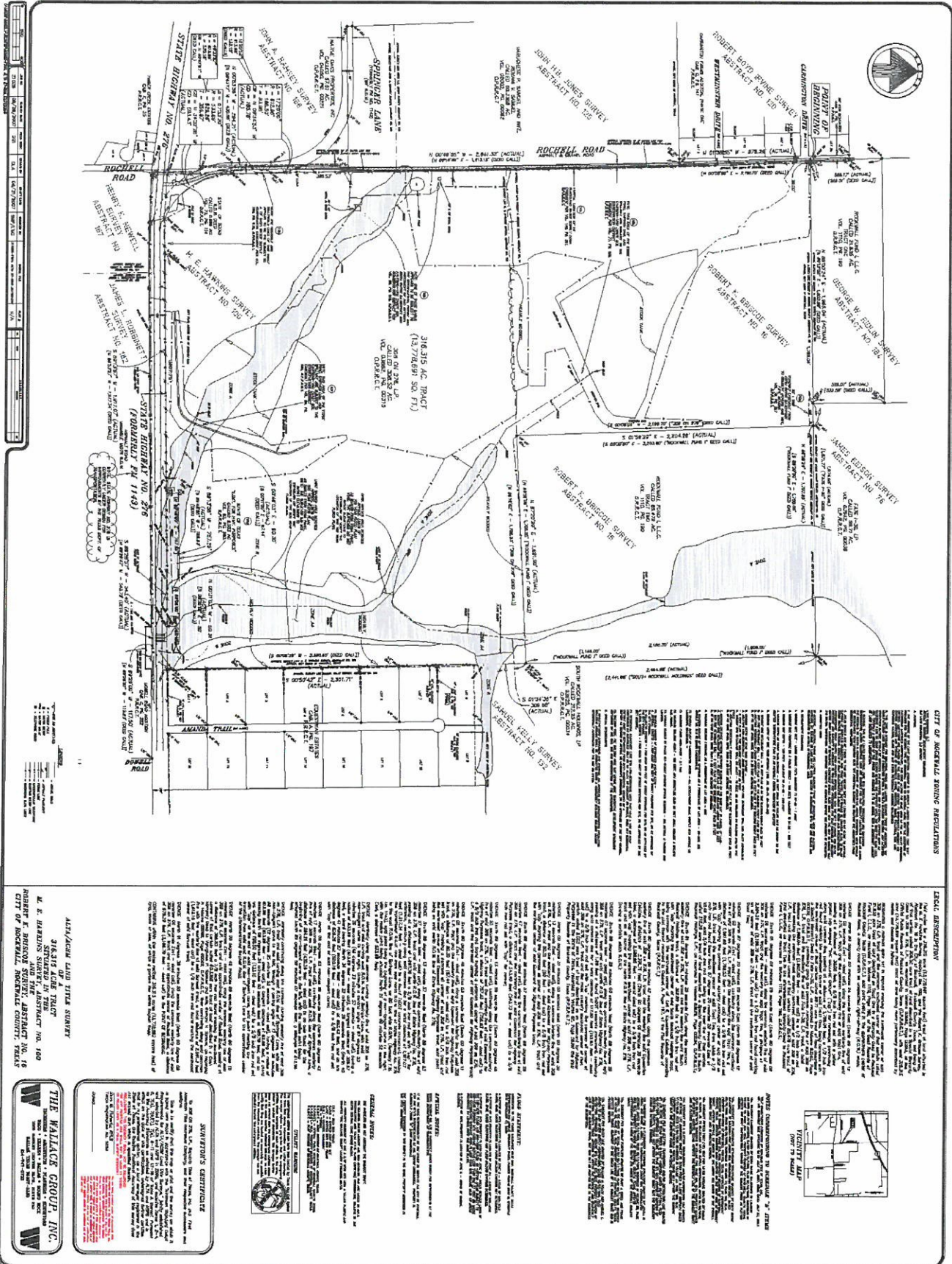
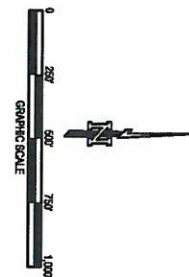


Exhibit 'C': Concept Plan



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 - 259 LOTS - 80'x110' (MIN) - 6,800 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 BASED ON FINAL ACTS OF TOWN/CITY/STATE JURISDICTION. LOT POSITIONING MAY VARY AS PLAN IS REFINED. PLAN WILL NOT EXCEED 507 LOTS. IT SHOULD NOT BE USED FOR LEASE AGREEMENTS, 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*) ¹
- ☒ Restaurant (*with Drive-Through or Drive-In*) ²
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: 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.

²: 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 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 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':
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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':
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- (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

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

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single family home.
- ⁴: As measured from the rear yard property line.
- ⁵: Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows 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.

- (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':
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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.

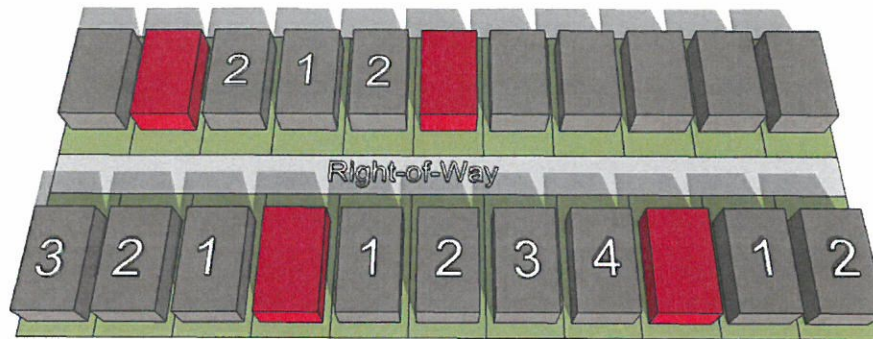
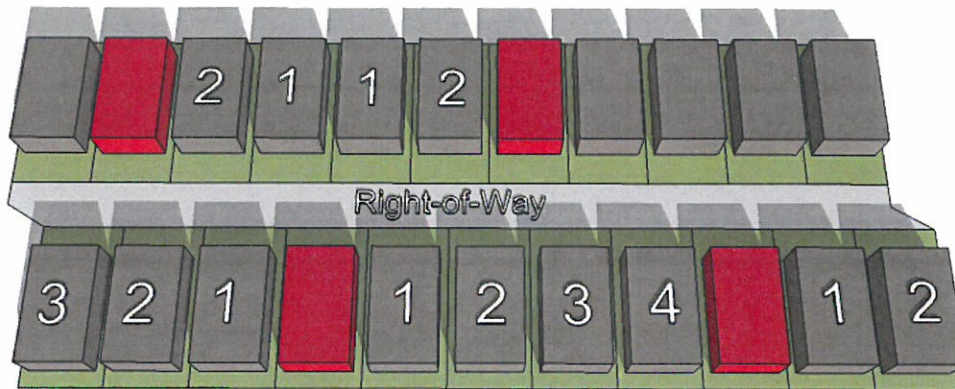


Illustration 2: Properties do not line up on opposite side of the street. Where RED are the same.



(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.

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(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.

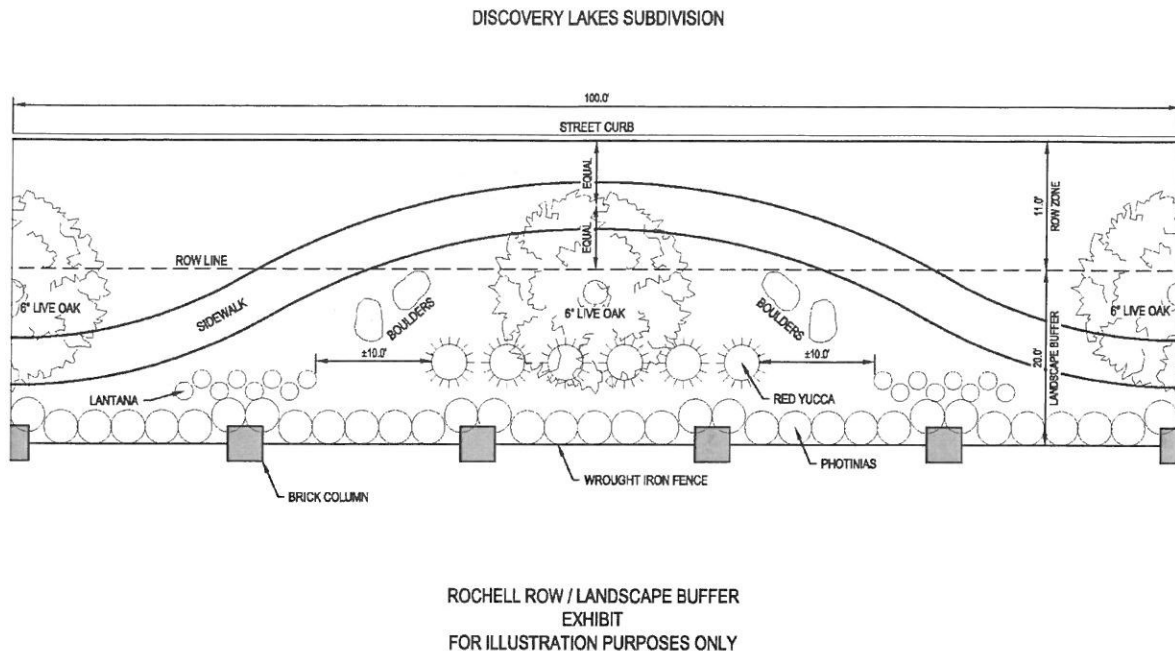
- (3) *Landscape Buffers.* All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).

- (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*].

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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. 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. 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.

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- 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.

Planned Development (PD-78) City ordinance 15-24 - Discovery Lakes

Proposed Zoning Changes

Background:

Discovery Lakes, LLC (Owner) received approval from the City of Rockwall (City) for PD-78 on August 17, 2015. Since that time, the costs for bringing utilities to the site, specifically sanitary sewer, have increased dramatically from what the Owner understood would be required and have proven to be cost prohibitive. Since the fall of 2019 the Owner and the City have been working on plans to provide sanitary sewer service to the site by constructing a line and necessary lift stations and force mains to the Sabine Creek WWTP owned and operated by NTMWD and located in the city of Fate. This system will ultimately provide sewer capacity for the entire development and other unserved areas in the City of Rockwall and Rockwall's ETJ. Studies by NTMWD are underway to determine the ultimate route, size and preliminary cost. Cost participation by the City and the Owner will be negotiated at the conclusion of the NTMWD studies.

Since the period between the approval of PD-78 and now, the Owner has incurred significant expenses including property taxes, finance and interest costs, and maintenance and operation expenses on the property. The Owner is seeking ways to help offset these recurring costs as well as to provide a benefit to the City of Rockwall. These benefits would include developing a unique phase of the development that is currently not provided for in PD-78 but will provide overall lower density, a more timely development and the associated higher ad valorem property tax base on a higher end custom home product we believe the city will find desirable. This zoning change, when approved, would allow the development of this phase to proceed immediately following the appropriate approvals of plats and engineering. This would allow the project to begin and move forward with a smaller initial phase while the NTMWD study is completed and plans and ultimate construction of the sewer system takes place.

Proposed Zoning Change Highlights:

The Owner is seeking a zoning change that would increase the size of the Type "A" lots from 9,600 square feet to 43,560 square feet (one acre) and provide a location for this revised category of lot in the southeastern portion of the project which would contain up to 50 one-acre minimum lots. These lots would be located along the Brushy Creek floodplain and would not encroach or allow development into the floodplain boundaries or erosion hazard setback areas. The total number of lots would decrease from 507 to 428 and density per acre would decrease from 1.65 lots per acre to 1.39 lots per acre.

The one-acre lots in this phase would have separate faux guard gated entry features. These entry features would be unmanned but may contain video equipment to record traffic in and out of this phase. These entry features would not have actual gates or traffic control devices. These lots would be marketed and sold to custom builders with prices averaging in the \$200,000.00 range with home values expected to be in the \$750,000.00 to \$1.0 Million + range. These lots would have a minimum of ½ acre (22,000 sf) of land located outside of any Floodplain boundary and erosion hazard setback line, but would be deeded/platted to allow use of the floodplain per individual resident for open space, recreation. No construction or permanent improvements would be permitted in this area.

Sewer Service Would Be Provided In A Two-Stage Process:

- Stage 1 consists of construction of individual onsite sanitary sewer systems (OSSF's) that would be aerobic systems with drip irrigation versus spray systems. The drip systems require less land for the lines and drastically reduce potential odors and issues associated with spray (sprinkler) type systems. Our engineer has used these on multiple projects throughout Rockwall County and Texas. All systems would be designed by a State of Texas licensed Professional Engineer to Texas Commission on Environmental Quality (TCEQ) standards and oversight of installation would be arranged by a third party instead of the County's inspectors if required or desired by the City of Rockwall. The land area outside of any floodplain boundary necessary for these in ground drip irrigation systems is typically 0.5 acres or less. During the engineering design phase and prior to submission of the preliminary plat, site specific engineering, and soil investigation of this proposed phase will be conducted and results submitted to the City's engineering department for review. In addition to these OSSF's for each lot, the Owner will install appropriately sized sewer mains and lateral services at the time of development of this phase to allow the homes within this phase to connect to the City sewer system when it is ultimately constructed and brought to the development.
- Stage 2 includes the connection to the sanitary sewer system by each resident and abandonment in place of the OSSF's as per the city of Rockwall's ordinance requiring connection to City Sewer when it becomes available. The cost to disconnect from the OSSF and connect to the City's system shall be at the sole cost of the homeowner, and an appropriate disclosure regarding this potential obligation and cost shall be a part of all real-estate contracts between developer, homebuilder and homeowner.

The Proposed PD 78 Language and concept plan revisions are attached on the following pages:

The remaining sections of this page were intentionally left blank

~~CITY OF ROCKWALL~~

~~ORDINANCE NO. 15-XX~~

~~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 20TH DAY OF JULY, 2015.**~~

Jim Pruitt, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: _____ July 20, 2015

2nd Reading: _____ August 3, 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.

[illegible]



Exhibit 'C' **Existing and Proposed** ¹/₂
Concept Plan

Proposed Concept Plan



Exhibit 'D':
PD 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 acre lot type throughout future phases of the development, without the need to re-zone the PD 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.

A.

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 ~3.82.6-miles of hiking/jogging/biking trails. The master plan calls for 507428 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 acre lot phase 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. Commencement of the construction of the Community Center and pool will take place at or before the final platting of the 201st residential lot. 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 Revised 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*.

Exhibit 'D':
PD Development Standards

(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*) ¹
- ☑ Restaurant (*with Drive-Through or Drive-In*) ²
- ☑ Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: 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.

²: 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 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 **Revised** *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:

Exhibit 'D':
PD Development 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, *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 Revised *Concept Plan* depicted in *Exhibit 'C'* and stated in

Exhibit 'D':
PD Development Standards

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 ~~435507~~ units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size Dimensions (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 200 120'	9,600 43,560 SF	42 145	23.87 10.51%
B	70' x 110'	7,700 SF	42 7177	25.05 41.36%
C	60' x 110'	6,600 SF	259 206	51.08 48.13%

Maximum Permitted Units: ~~507~~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 ~~4355~~25 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~~40 lots; and,
- (4) Lot Type "B" shall not be decreased below ~~38~~23% of the total ~~428~~507 lots; and,
- ~~(5)~~ Lot Type "C" shall not be increased beyond 55% of the total ~~507~~428 lots.

- (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~~435 units. All lots shall conform to the standards depicted in Table 2 below and generally conform to the Revised Exhibit 'C' of this ordinance.

Table 2: Lot Dimensional Requirements

Lot Type (see Concept Plan) ►	A	B	C
Minimum Lot Width ⁽¹⁾ & ⁽⁵⁾ & ⁽⁷⁾	80'	70'	60'
Minimum Lot Depth	120 200'	110'	110'
Minimum Lot Area ⁽⁸⁾	9,600 43,560 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback ⁽²⁾ & ⁽⁶⁾	20 25'	20'	20'
Minimum Side Yard Setback	6 10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) ⁽²⁾	15 20'	15'	15'
Minimum Length of Driveway Pavement	20 25'	20'	20'
Maximum Height ⁽³⁾	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10 20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,800 3,200 SF	2,250 SF	2,000 SF
Garage Orientation	J-Swing or Front	J-Swing or Front	J-Swing or Front
Maximum Number of Front Entry Garages Permitted	48 15	42	173
Maximum Lot Coverage	65%	65%	65%

General Notes:

1. The minimum lot width shall be measured at the Front Yard Building Setback.
2. The location of the Front Yard Building Setback as measured from the front property line.
3. The Maximum Height shall be measured to the eave or top plate (whichever is greater) of the single family home.
4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to

Exhibit 'D':
PD Development Standards

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.

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. All Type "A" lots shall have a minimum of 22,000 SF outside the limits of the 100 year Floodplain and the city's erosion hazard setback. Area within the floodplain that is contiguous to the 22,000 sf lot area and extends along the projected property line boundaries to the centerline of the floodplain area shall be restricted to recreational use only and no permanent structures, improvements, excavation or placement of fill are allowed in the floodplain or erosion hazard setback area. Trees in the designated flood area are to be left in a natural state and can only be removed if disease or significant damage has occurred to the trees.

(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 for all Type B&C Lots.- Type A lots may have variable pitch roofs that may vary from the minimum standards if they conform to a specific architectural theme as submitted and approved by the developer and or the HOA.
- (3) *Garage Orientation.* Garages shall be provided as stipulated by *Table 2: Lot Dimensional Requirements*. Garages permitted for front entry maybe oriented 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.
- ~~(3)~~(4) *Onsite Sanitary Sewer Facilities (OSSF's).* OSSF's shall be allowed on Type "A" lots only, and must contain a minimum of 22,000 SF outside of any floodplain boundary and City of Rockwall's erosion hazard setback line. 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 systems. All systems shall meet the standards of the Texas Commission on Environmental Quality (TCEQ) and each installed system shall be inspected and by a third party licensed Inspector and paid for by the developer. Operation and maintenance of each individual OSSF shall be the responsibility of the homeowner and the city shall take no responsibility whatsoever as to the proper design, installation, operation and maintenance of the system. In addition to the installation of OSSF's for the Type "A" lots, each constructed home must provide a secondary connection that will

Exhibit 'D':
PD Development Standards

allow the resident to disconnect and abandon the OSSF and connect to the City provided sanitary sewer system, if and when it becomes available. The Developer, during the development of any phase that contains any Type "A" lots will be responsible to construct properly sized underground sanitary sewer mains with appropriate sewer laterals to allow for connection to Type "A" homes when and if the City provides City Sanitary Sewer service to the development. The cost to disconnect from the OSSF and connect to the City's system shall be at the sole cost of the homeowner, and an appropriate disclosure regarding this potential obligation and cost shall be a part of all real-estate contracts between developer, homebuilder and homeowner.

- (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 200 120'	(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*). Type A lots may use slate, imitation slate, tile, concrete tile or other imitation tile, standing seam metal, or other high-end type roof materials as approved by the developer.

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.

Exhibit 'D':
PD Development Standards

- (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.

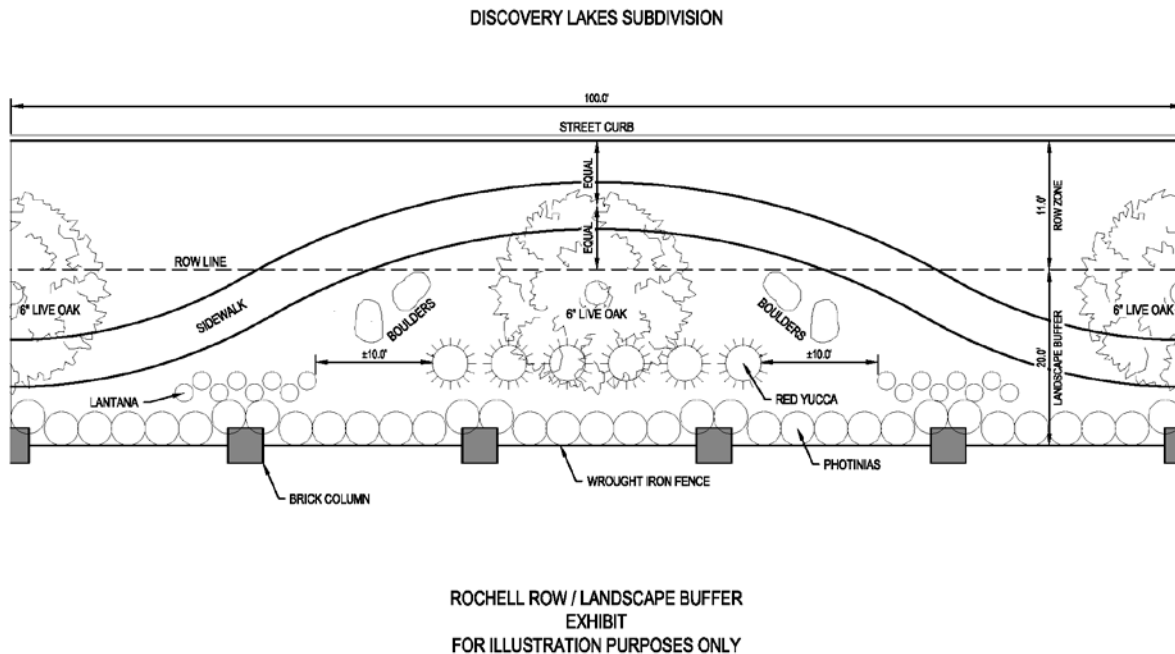
Note: For the purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- 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 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*

Exhibit 'D':
PD Development Standards

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. Shrubberty 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 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. Shrubberty 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.

Exhibit 'D':
PD Development Standards

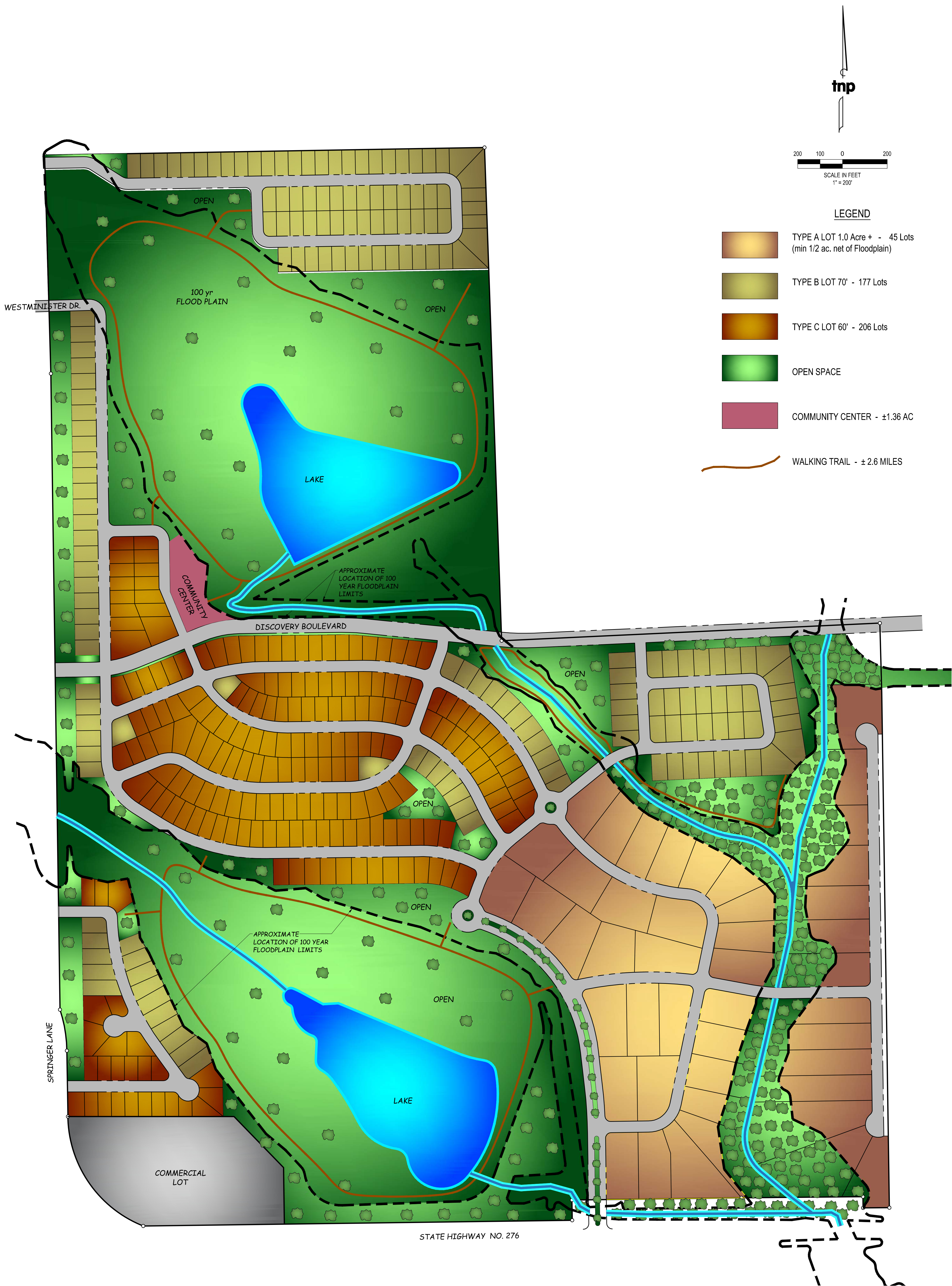
- ~~(5)~~(6) Faux Guard entry feature for Type "A" lot Phase. A faux guard entry with video monitoring shall be allowed at one or more of the entrances of the Type "A" lot phase. These guard entry features will be unmanned but may contain a video recording device of traffic into and out of this phase. Guard entry feature plans and associated landscaping 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 the Revised 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. Commencement of the construction of the Community Center and pool will take place at or before the final platting of the 201st residential lot.
- (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

Exhibit 'D':
PD Development Standards

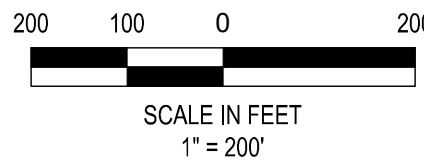
considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and 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.

Drawing: P:\PROJECTS\SDO 2020\0401\Conceptual Planning\2020_06_02_SDO_2020 - Concept Plan.dwg at Jun 05, 2020 - 10:55am by gshiner



tnp



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

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)

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

"THIS SITEPLAN SHOULD BE CONSIDERED PRELIMINARY AND CONCEPTUAL AND IS NOT BASED ON FINAL ALTA OR TOPOGRAPHIC SURVEY OF COMPLETE DUE DILIGENCE INFORMATION FROM THE GOVERNING JURISDICTION. LOT POSITION MAY VARY AS PLAN REFINED. PLAN WILL NOT EXCEED 507 LOTS. IT SHOULD NOT BE USED FOR LEASE EXHIBITS, PERMIT APPROVAL OR ANY OTHER BINDING AGREEMENTS."

JUNE 4, 2020



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TBPE Registration No. F-230
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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 3RD DAY OF AUGUST, 2020.**

ATTEST:

Jim Pruitt, *Mayor*

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd 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 t, 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 coiled 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 t (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 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 1,667.76-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

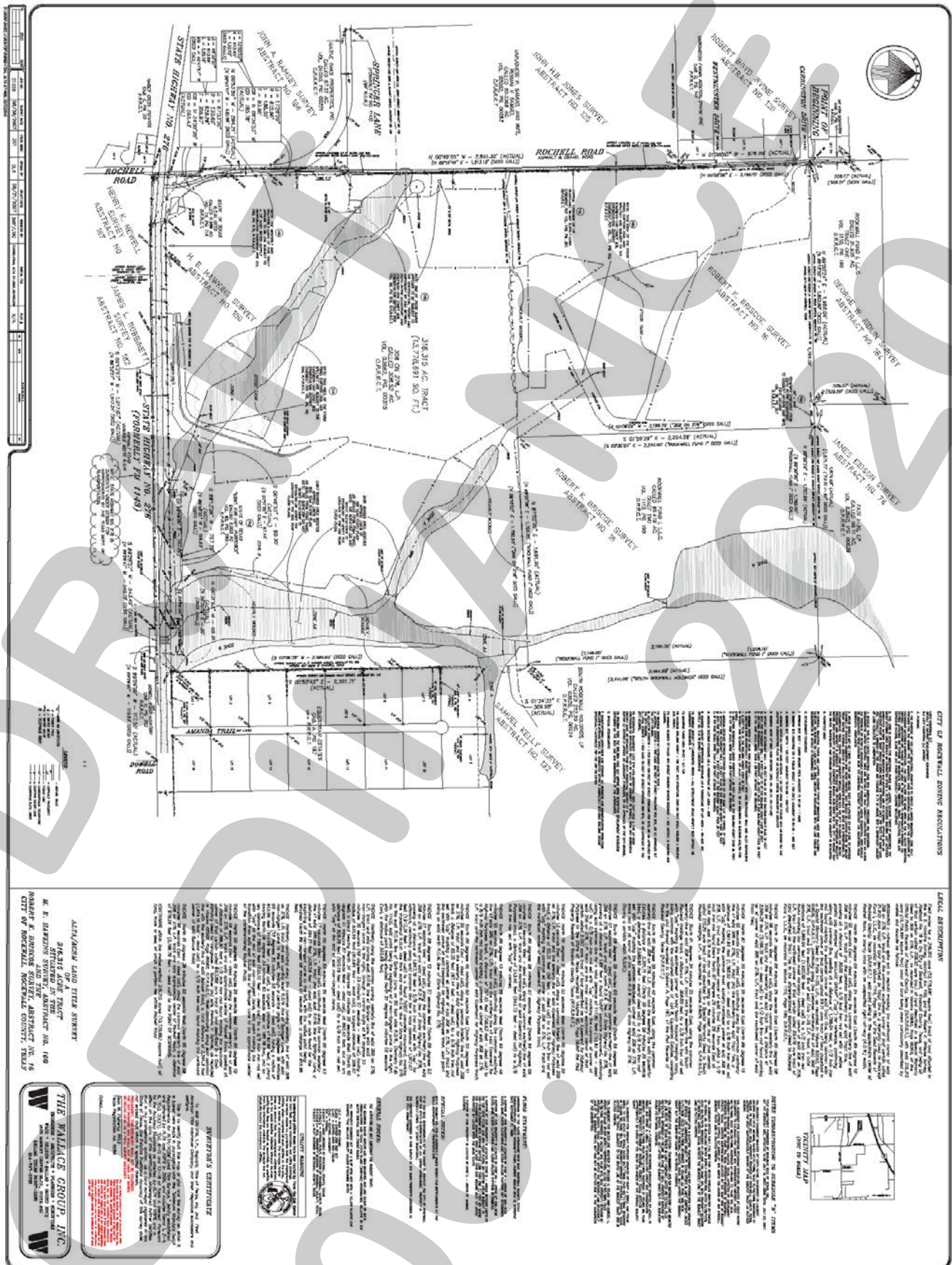


Exhibit 'C':
Area Map

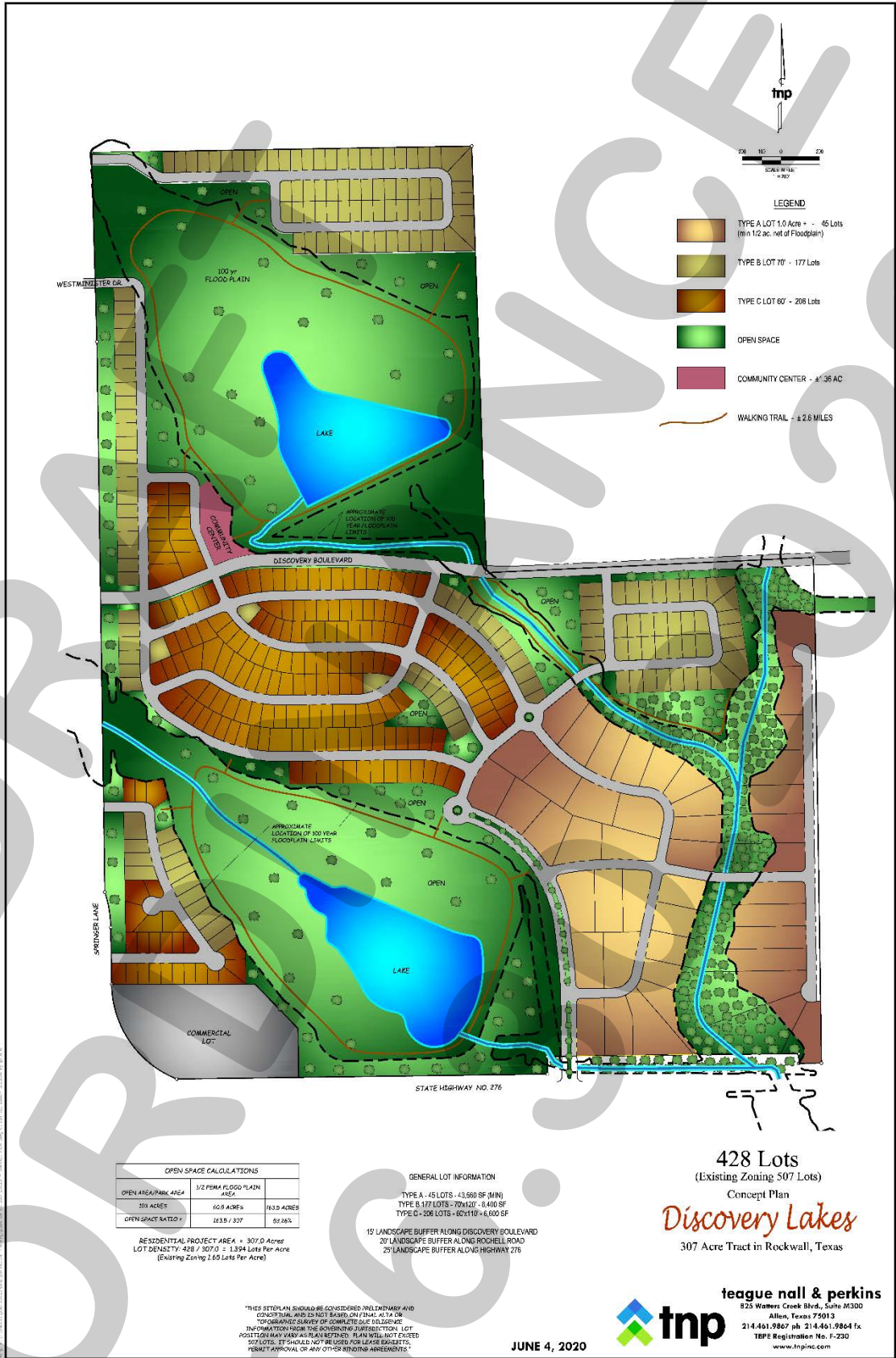


Exhibit 'D':
Permitted Land Uses and Development Standards

(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 ~~~3.82.6~~-miles of hiking/jogging/biking trails. The master plan calls for ~~507~~ 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 ~~Discovery Boulevard~~ 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':
Permitted Land Uses and Development Standards

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*) ¹
- ☒ Restaurant (*with Drive-Through or Drive-In*) ²
- ☒ Retail Store (*with more than two [2] Gasoline Dispensers*)

Notes:

¹: 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.

²: 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 **507-435** units.

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	80' x 420-200'	9,600 43,560 SF	42 145	23.87 10.51%
B	70' x 110'	7,700 SF	42 7177	25.05 41.36%
C	60' x 110'	6,600 SF	25 9206	51.08 48.13%
Maximum Permitted Units:			507 428	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 **525-435** 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 **415-40** lots; and,
- (4) Lot Type "B" shall not be decreased below **2338**% of the total **507-428** lots; and,
- (5) Lot Type "C" shall not be increased beyond 55% of the total **507-428** lots.

- (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 **507-435** 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 ^{(1) & (5) & (7)}	80'	70'	60'
Minimum Lot Depth	420-200'	110'	110'
Minimum Lot Area ⁽⁸⁾	9,600 43,560 SF	7,700 SF	6,600 SF
Minimum Front Yard Setback ^{(2) & (6)}	20-25'	20'	20'
Minimum Side Yard Setback	6-10'	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) ⁽²⁾	45-20'	15'	15'
Minimum Length of Driveway Pavement	20-25'	20'	20'
Maximum Height ⁽³⁾	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	45-20'	10'	10'
Minimum Area/Dwelling Unit (SF) [Air Conditioned Space]	2,800 3,200 SF	2,250 SF	2,000 SF
Garage Orientation	J-Swing or Front	J-Swing or Front	J-Swing or Front
Maximum Number of Front Entry Garages Permitted	48 15	42	173
Maximum Lot Coverage	65%	65%	65%

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.

Exhibit 'D':
Permitted Land Uses and Development Standards

3. The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the ~~single family~~single-family home.
4. As measured from the rear yard property line.
5. Lots fronting onto a curvilinear street, cul-de-sac or eyebrow may have the lot width reduced by up to 20% as measured at the front property line provided that the lot width is met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows maybe reduced by up to ten (10%) percent, but shall meet the minimum lot size for each lot type.
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. All Type 'A' lots shall have a minimum of 22,000 SF outside the limits of the 100-year floodplain and the City's erosion hazard setback. The area within the floodplain that is contiguous to the 22,000 SF lot area and that extends along the projected property line boundaries to the centerline of the floodplain area shall be restricted to recreational use only and no structures, improvements, evacuation or placement of fill is permitted in the floodplain or erosion hazard setback area. Trees in the designated floodplain are to be left in a natural state and can only be removed if disease or significant damage occurred to the trees.

(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 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 3-3: Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
A	80' x 420' <u>200'</u>	(1), (2), (3)
B	70' x 110'	(1), (2), (3)
C	60' x 110'	(1), (2), (3)

Exhibit 'D':
Permitted Land Uses and Development Standards

- (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*). Type 'A' lots may use slate, imitation slate, tile, concrete tile, imitation tile, standing seam metal, or other high-end type roof materials.

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.



Exhibit 'D':
Permitted Land Uses and Development Standards

(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.

(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*

Exhibit 'D':
Permitted Land Uses and Development Standards

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*].

Illustration 3: Landscape Buffer along Rochell Road.

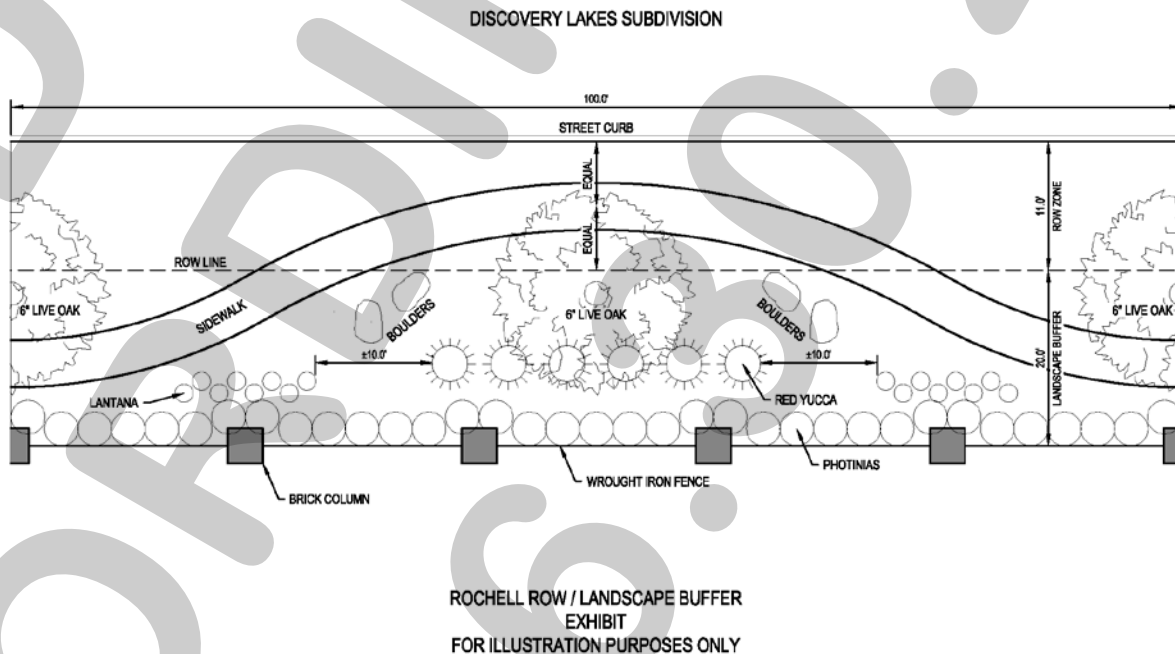


Exhibit 'D':
Permitted Land Uses and Development Standards

- (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.
 - 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) *On-Site Sanitary Sewer (OSSF)*. On-Site Sanitary Sewer (OSSF) systems shall only be allowed on Type 'A' lots that contain a minimum of 22,000 SF outside of any floodplain boundary and erosion hazard setback line. 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 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

Exhibit 'D':
Permitted Land Uses and Development Standards

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 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*.

(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.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-025
PROJECT NAME: SUP for 507 N. Goliad Street for a General Retail Store
SITE ADDRESS/LOCATIONS: 507 N GOLIAD ST

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Hallie Fleming for the approval of a Specific Use Permit (SUP) for 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2020	Approved w/ Comments

06/23/2020: *Please address the following comments (M= Mandatory Comments; I = Informational Comments)*

I.1 This request is for the approval of a Specific Use Permit (SUP) for General Retail Store 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, and addressed as 507 N. Goliad Street.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-025) in the lower right-hand corner of all pages on future submittals.

I.4 According to Ordinance No. 17-19, "(u)nless specifically provided by this Planned Development District ordinance (Ordinance No. 17-19) only those land uses permitted within the Residential-Office (RO) District ... are allowed on the Subject Property." In addition, the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) state that a General Retail Store and a Hair Salon and/or Manicurist require a Specific Use Permit (SUP) in a Residential-Office (RO) District.

I.5 The current Specific Use Permit (SUP) (i.e. Ordinance No. 13-01; S-101) allows for a photography studio with limited general retail sales subject to the following restrictions:

- (1) The retail use shall not exceed 250 SF in area in accordance with the exhibit contained in the ordinance.
- (2) All business operations shall be limited to the hours of 7:00 AM to 8:00 PM.
- (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 Town Rockwall Historic Guidelines contained in Exhibit 'B' of Ordinance No. 02-46 (i.e. PD-50) and to the North Goliad Corridor Overlay (NGC OV) District.

I.6 Ordinance No. 13-01 will be superseded by the proposed Specific Use Permit (SUP) request.

M.7 According to the submitted materials, staff will be requiring the following operational conditions:

- (1) Any expansion of the existing building will require additional parking to be provided.
- (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.

I.8 If this Specific Use Permit (SUP) request is approved, the current Certificate of Occupancy (CO) will need to be amended to reflect the change in land use on the subject property.

I.9 Please review the attached Draft Ordinance prior to the June 30, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2020.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2020.

I.11 The projected City Council meeting dates for this case will be July 20, 2020 (1st Reading) and August 3, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Approved

06/25/2020: *The site is already developed. Any new improvements will need to meet the current engineering standards of design.*

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/26/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: *No comments*



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) ¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre) ¹
- ☐ Replat (\$300.00 + \$20.00 Acre) ¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) ¹
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 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@THEBERRYSHOP.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:

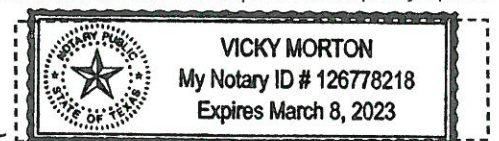
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of JUNE, 2020. By signing this application, 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.

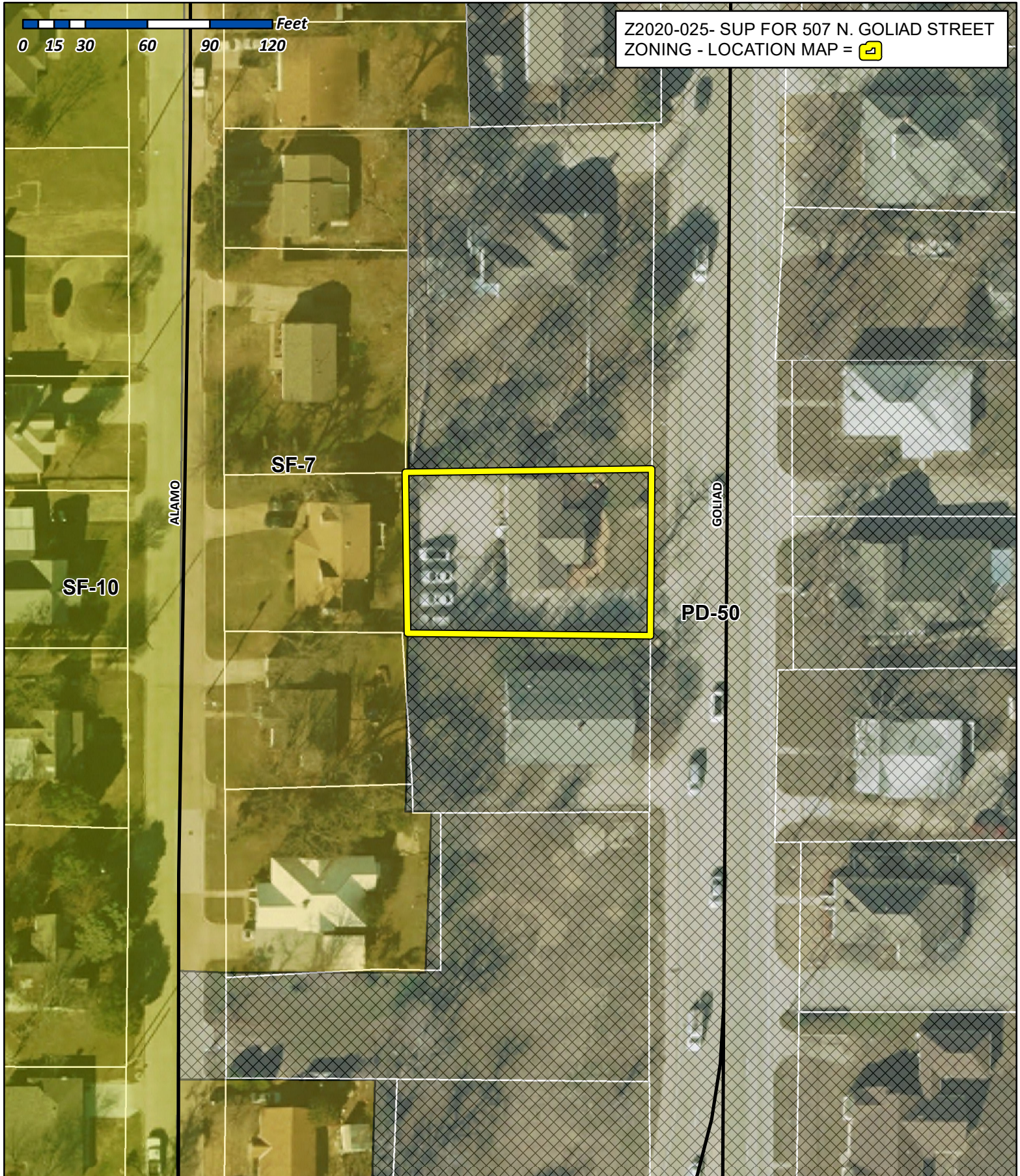
Owner's Signature

Hallie Fleming
Vicky Morton

Notary Public in and for the State of Texas



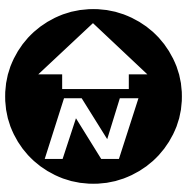
My Commission Expires 3-8-2023



City of Rockwall

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

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.

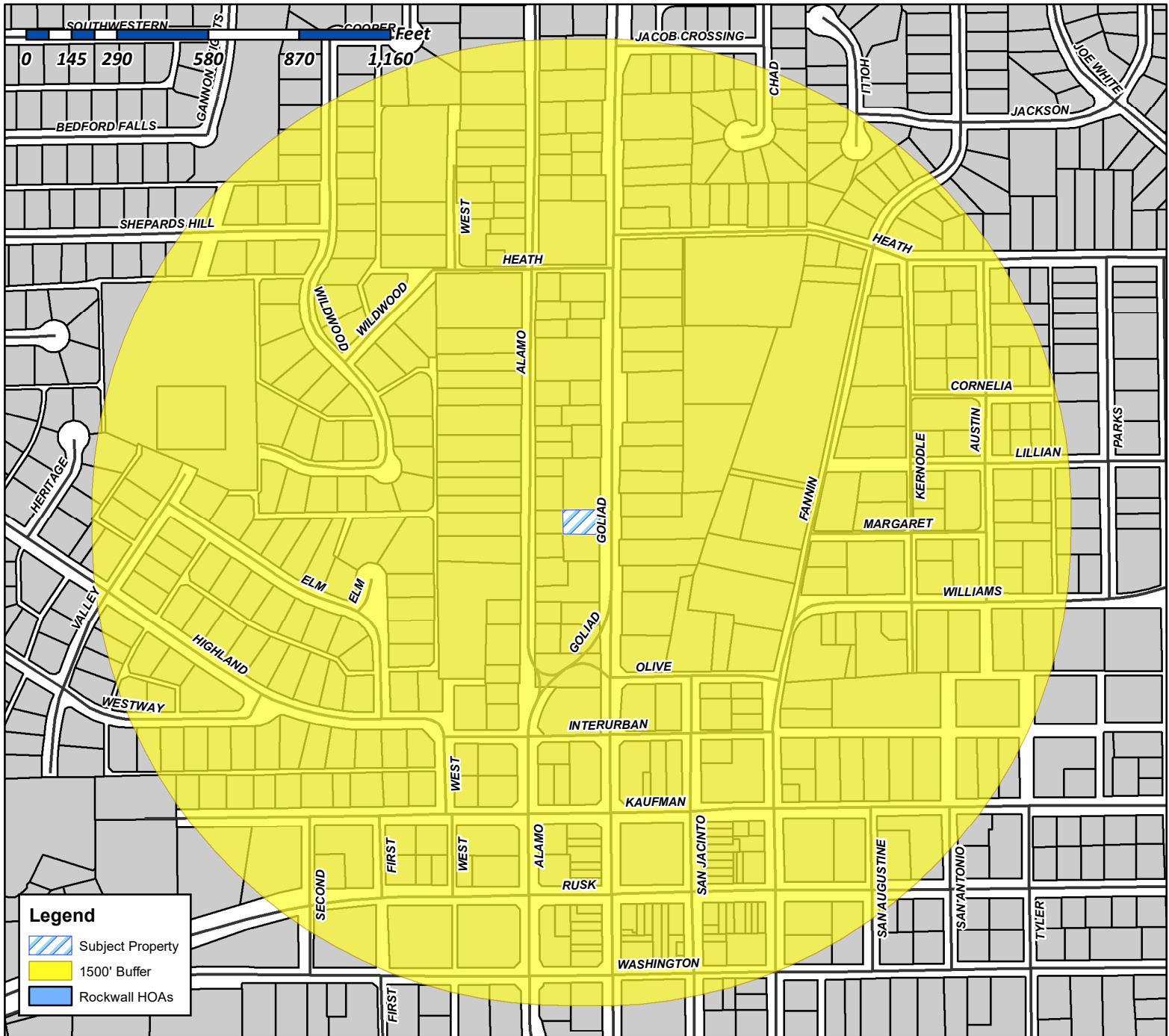




City of Rockwall

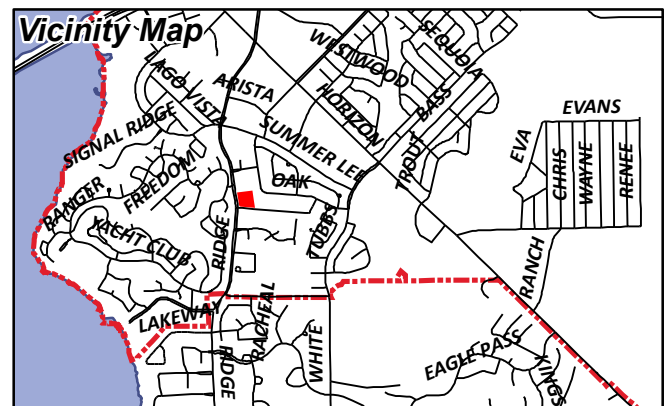
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-025
Case Name: SUP for 507 N. Goliad Street
Case Type: Specific Use Permit
Zoning: PD-50
Case Address: 507 N. Goliad Street

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

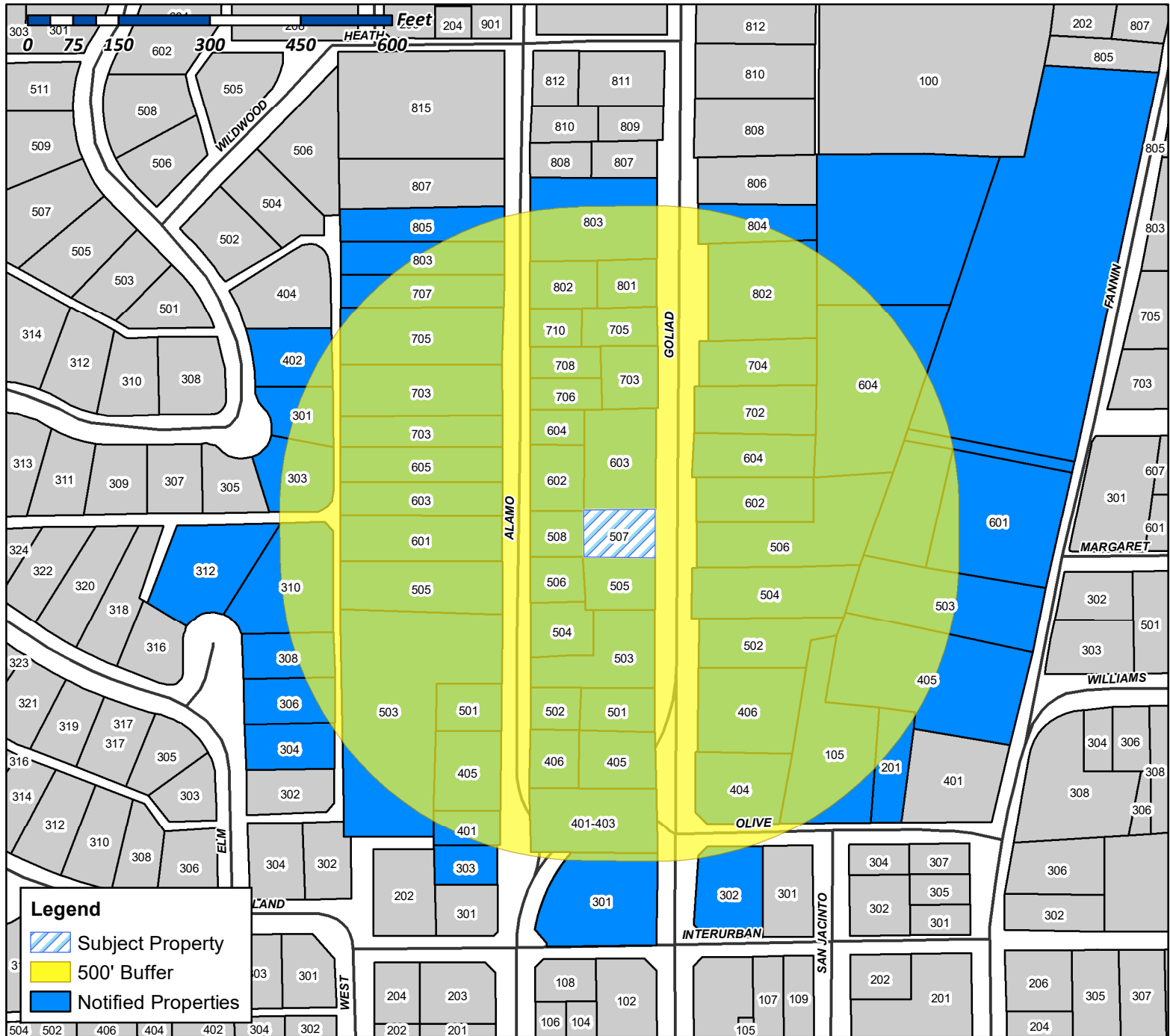




City of Rockwall

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

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Case 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

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. 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:

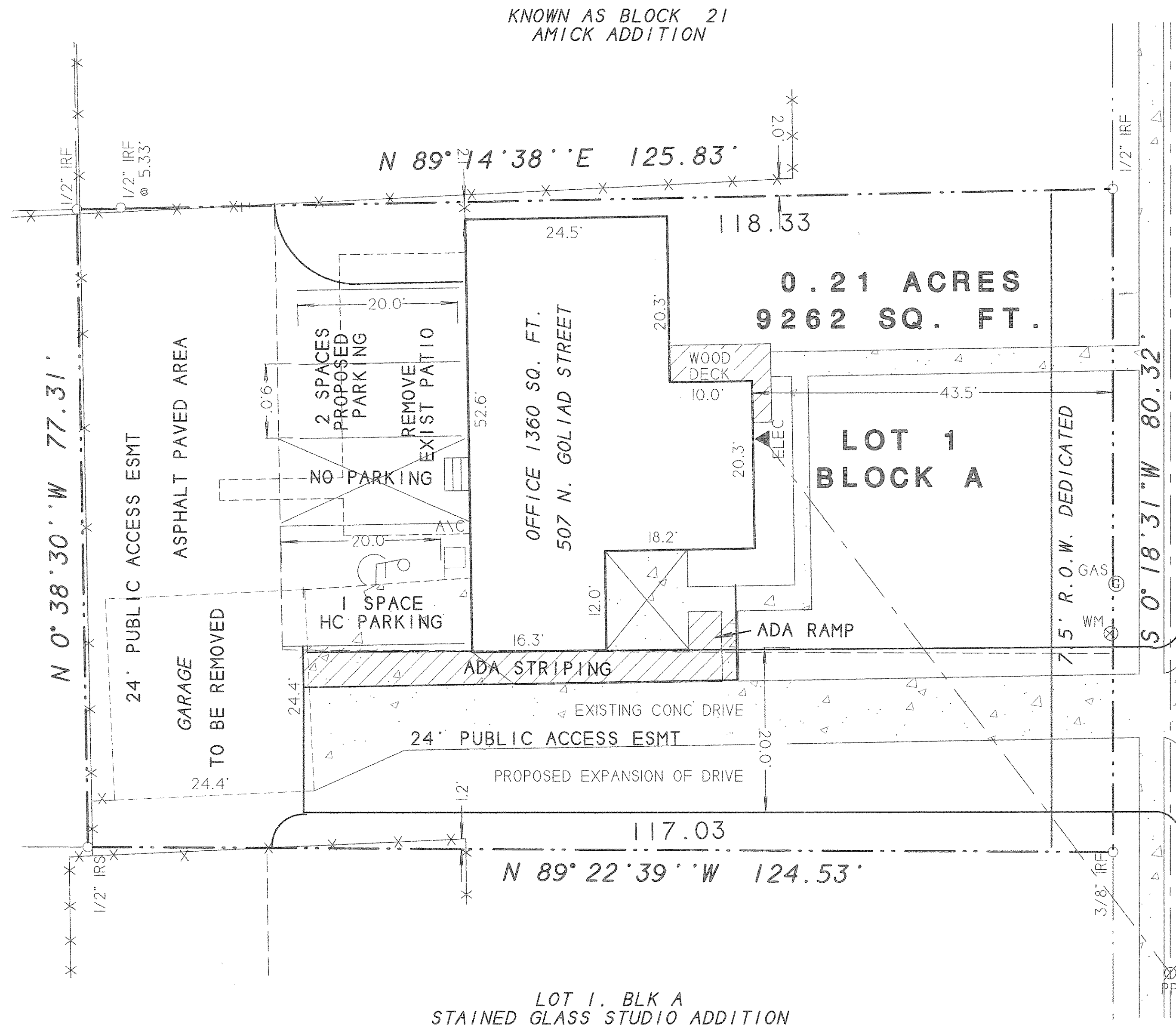
Address:

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

LOT 1, BLOCK A
AMICK 20A-THOMAS SUBDIVISION
CAB. B. SLIDE 126

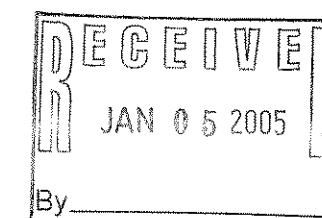
NETA FAY SMITH
VOL. 428, P. 152



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	GAS	TELEPHONE	PHONE	PROPERTY					
CABLE RISER	METER	RISER	HYDRANT	POLE					
ELEC	TU	ELEC	WATER	1/2" IRF					
ELECTRIC	BOX	BOX	WATER	IRON ROD FOUND					
METER			SUBSURFACE	1 CORNER					
JUNCTION			BOX	LP					
FENCE	A/C		UNIT	LIGHT					
				POLE					
				PREPARE					
				TANK					

R.S.C.I.
ROCKWALL SURVEYING CO., INC.

LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE DECEMBER 17, 2004
SCALE 1" = 10' FILE # 20030311SP
CLIENT ARTVENTURES

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:

- 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.

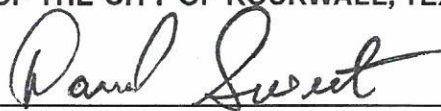
Section 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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.

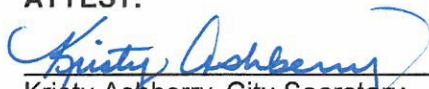
Section 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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.

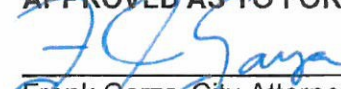
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF JANUARY, 2013.


David Sweet, Mayor

ATTEST:


Kristy Ashberry, City Secretary

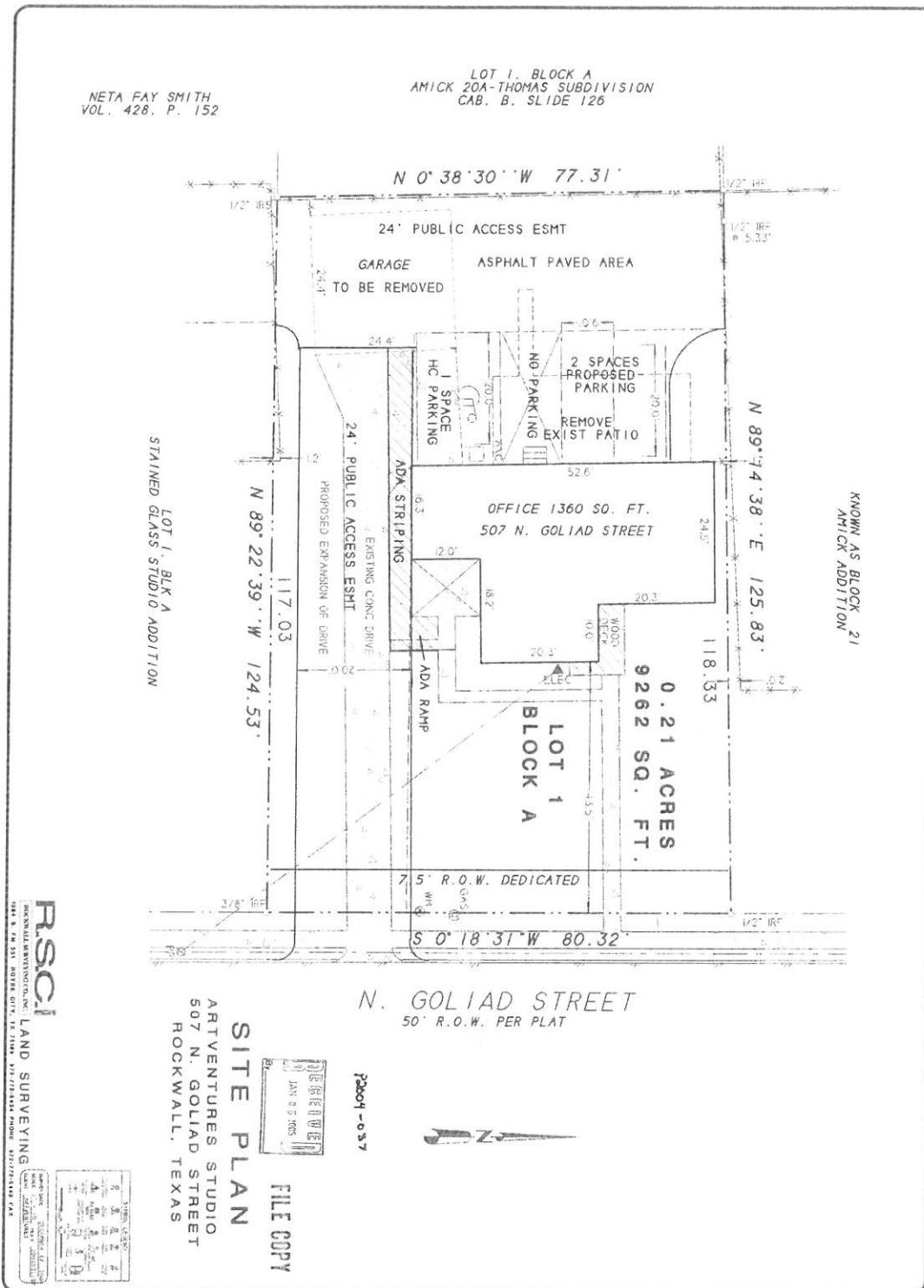
APPROVED AS TO FORM:


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 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

Exhibit 'A'
Location Map

Address: 507 N. Goliad Street [SH-205]

Legal Description: Lot 1, Block A, Artventures Studio Addition



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-026
PROJECT NAME: SUP for a Restaurant with Drive Through at 150 Pecan Valley Drive
SITE ADDRESS/LOCATIONS: 150 PECAN VALLEY DR

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: 972-772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	06/25/2020	Needs Review

06/25/2020:

Z2020-026; SUP for Drive-Through Restaurant – 150 Pecan Valley Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2020-026) in the lower right-hand corner of all pages of all revised plan submittals (if any).

I.4 This project is subject to all requirements stipulated by Planned Development District 65 (PD-65), the Unified Development Code (UDC), and the Development Standards of Article 04 & Article 05 that are applicable to the subject property.

M.5 Please review the draft ordinance when received by staff and provide comments to staff by July 7, 2020. Staff will review any comments returned and prepare a final draft ordinance for the Planning and Zoning Commission to consider prior to the Planning and Zoning Meeting (i.e. Public Hearing) to be held on July 14, 2020.

M.6 Proposed Operational Conditions of the SUP. The following conditions pertain to the operation of a Restaurant with Drive-Through, Less Than 2,000 SF on the Subject Property, and conformance to these operational conditions is required for continued operations:

(a) Additional landscape screening shall be installed adjacent to drive-through lanes to impair the visibility and impact of head-lights from motor vehicles in the drive-through lane on adjacent properties, rights-of-way, parks and open space. This will need to be included at the time of site plan submittal. (i.e. §02.03(F)(9)(b), Art. 04, UDC)

(b) Unless otherwise approved by the Planning and Zoning Commission, stacking lanes for a drive-through service window shall accommodate a minimum of six (6) standard sized motor vehicles per lane. Indicate a minimum of six (6) cars stacked from the service window for both lanes. (i.e. §02.03(F)(9)(c), Art. 04, UDC).

I.7 Please make the following corrections and/or changes to the Concept Plan:

- (a) Remove the proposed monument sign from plan. This requires submittal and approval of a separate permit from the building inspections department.
- (b) As a note, a 20-ft landscape buffer will be required per the North SH-205 Overlay (N SH-205 OV) District. If the SUP is approved, this will need to be included with the site plan submittal.
- (c) Will there be a bail out lane provided?
- I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning & Zoning Meeting (Public Hearing).

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 30, 2020.
- 2) Planning & Zoning Public Hearing meeting will be held on July 14, 2020.
- 3) City Council Public Hearing will be held on July 20, 2020. (1st Reading of Ordinance)
- 4) City Council meeting will be held on August 3, 2020. (2nd Reading of Ordinance)

I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	06/25/2020	Needs Review

06/25/2020: M - Dumpster to drain to an oil/water separator and then to the storm lines.

M - Driveway radius is 25' min.

M - Fire lane radius is 20' min.

M - No structures/building in easements.

M - if the drive-thru is considered to be fire lane, you will not be able to have any raised median.

M - Must show detention location estimate.

M - Driveway spacing to be 50' min from Pecan Valley.

The following is for your information for engineering review.

I - 4% engineering fees

I - Impact fees for water, sewer, and roadway

I - Retaining walls 3" and over must be engineered.

I - All walls to be rock or stone face. No smooth concrete walls.

I - Water available in Pecan Valley

I - Sewer available in Pecan Valley

I - Parking to be 18'x9' with 2' clear overhang.

I - Drive isle must be 24' wide with 10' radius.

I - Driveway spacing to be 50' minimum from Pecan Valley Label on plans.

I - Detention is required for the site

I - Run a turning radius analysis to verify that cars can make the turn without backing up.

I - Must install sidewalks on Pecan Valley

I - May have pro-rata fees.

I - Will need a Flood Study if touching the floodplain. Review fees are required.

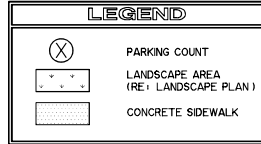
I - Must meet all City standards.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	06/25/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	N/A
06/23/2020: No Comments.			



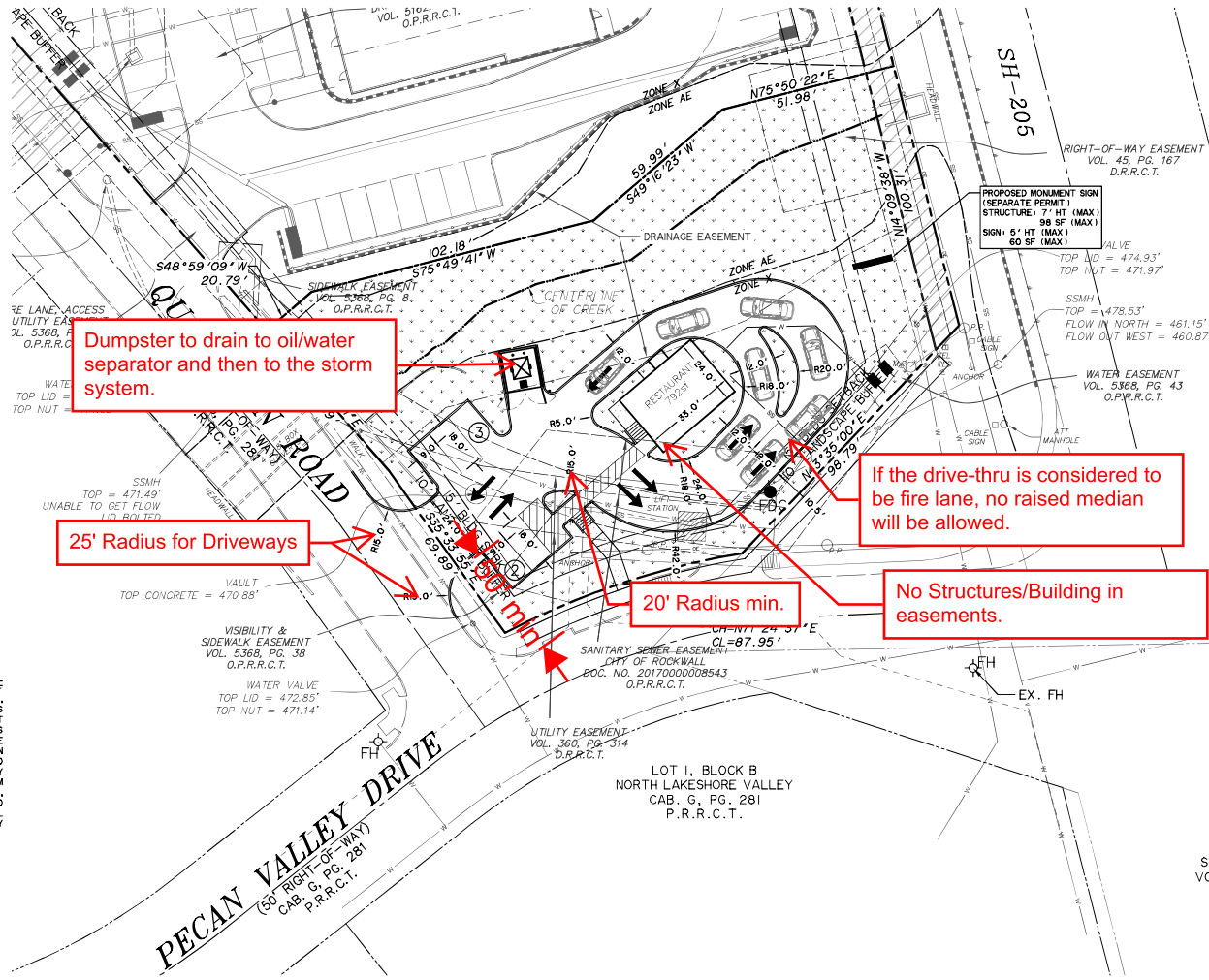
- GENERAL NOTES:**
- DIMENSIONS SHOWN ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB RADIUS ARE 3.0' F/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

FEMA NOTE

FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 4839700001, 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 DUPOSE
 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
 JAKE@WIERASSOCIATES.COM



- 4% engineering fees
- Impact fees for water, sewer, and roadway
- Retaining walls 3" and over must be engineered.
- All walls to be rock or stone face. No smooth concrete walls.
- Water available in Pecan Valley
- Sewer available in Pecan Valley
- Parking to be 18'x9' with 2' clear overhang.
- Drive isle must be 24' wide with 10' radius.
- Driveway spacing to be 50' minimum from Pecan Valley Label on plans.
- Detention is required for the site
- Run a turning radius analysis to verify that cars can make the turn without backing up.
- Must install sidewalks on Pecan Valley
- May have pro-rata fees.
- Will need a Flood Study if touching the floodplain.
- Review fees are required.
- Must meet all City standards.

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.

**SUP SITE PLAN
 RESTAURANT
 150 PECAN VALLEY DR
 ROCKWALL, TEXAS**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. 1/2 SURVEY, ABSTRACT NO. 151, 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

June 18, 2020

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.: SUP2020-XXX

DATE: 6/18/2020
 W.A. No.: 19022



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 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]

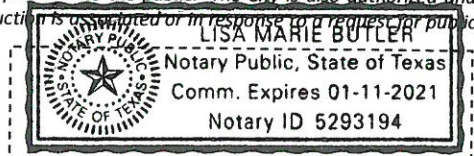
Before me, the undersigned authority, on this day personally appeared _____ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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



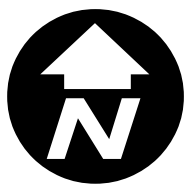
Z2020-026- SUP FOR 150 PECAN VALLEY DRIVE
ZONING - LOCATION MAP = 



City of Rockwall

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

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

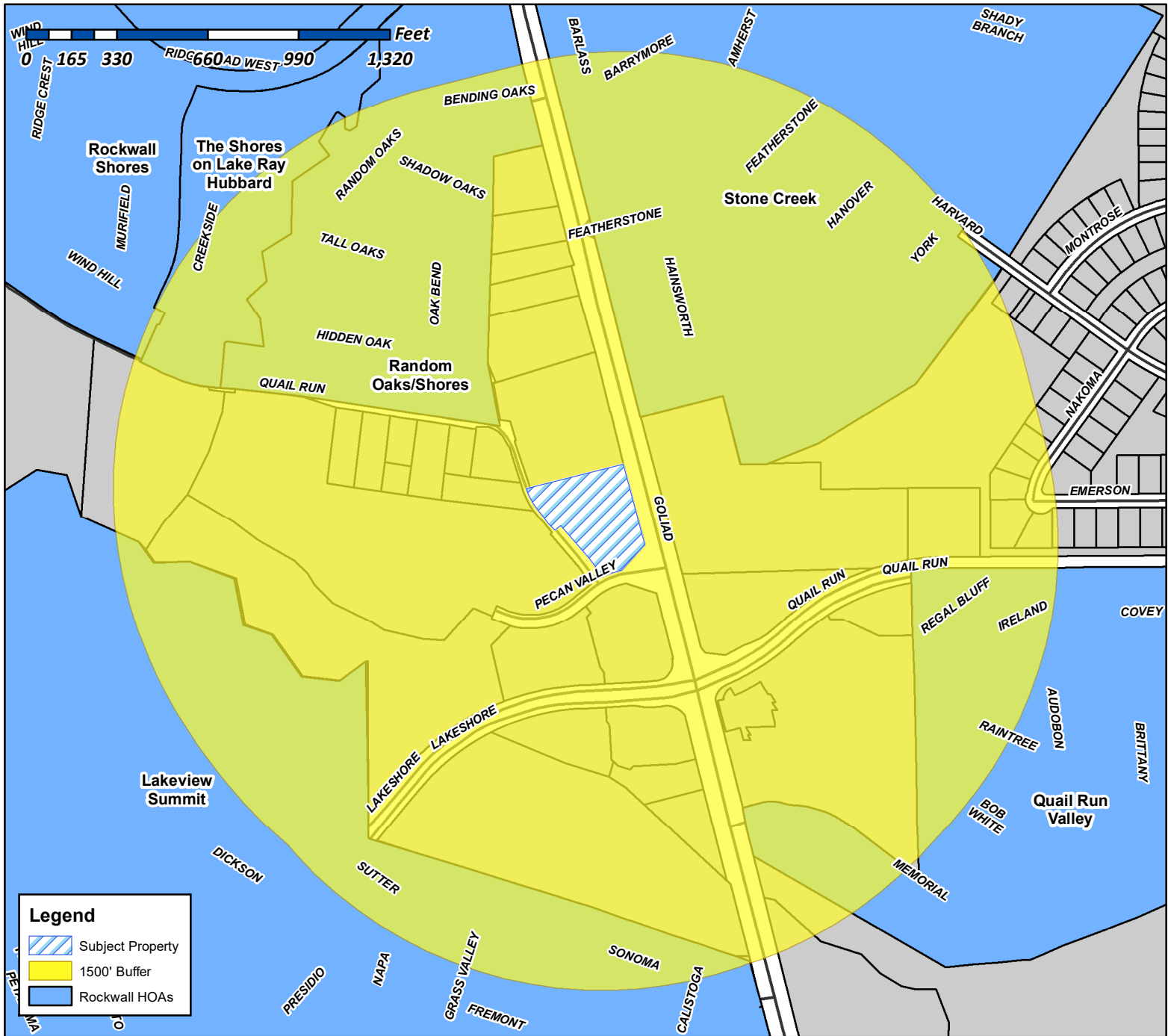




City of Rockwall

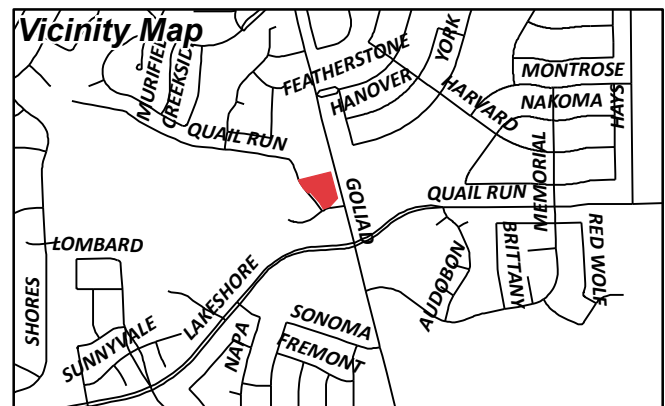
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2020-026
Case Name: SUP for 150 Pecan Valley Drive
Case Type: Specific Use Permit
Zoning: PD-65
Case Address: 150 Pecan Valley Drive

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

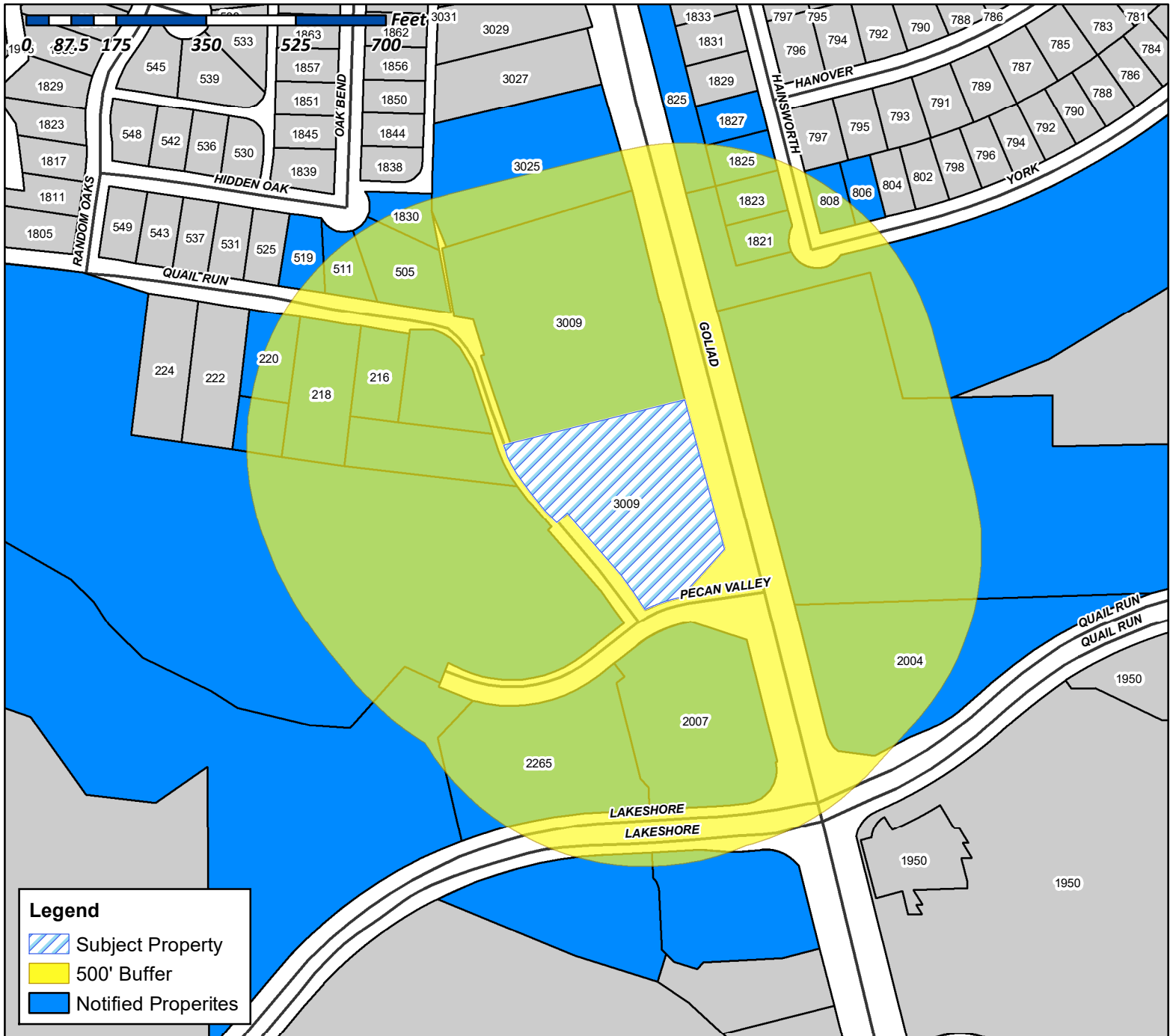




City of Rockwall

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

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Legend

- Subject Property
- 500' Buffer
- Notified Properties

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

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. 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



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 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 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

□
121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
TOLL FREE FAX (844) 325-0445

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.

LEGEND

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

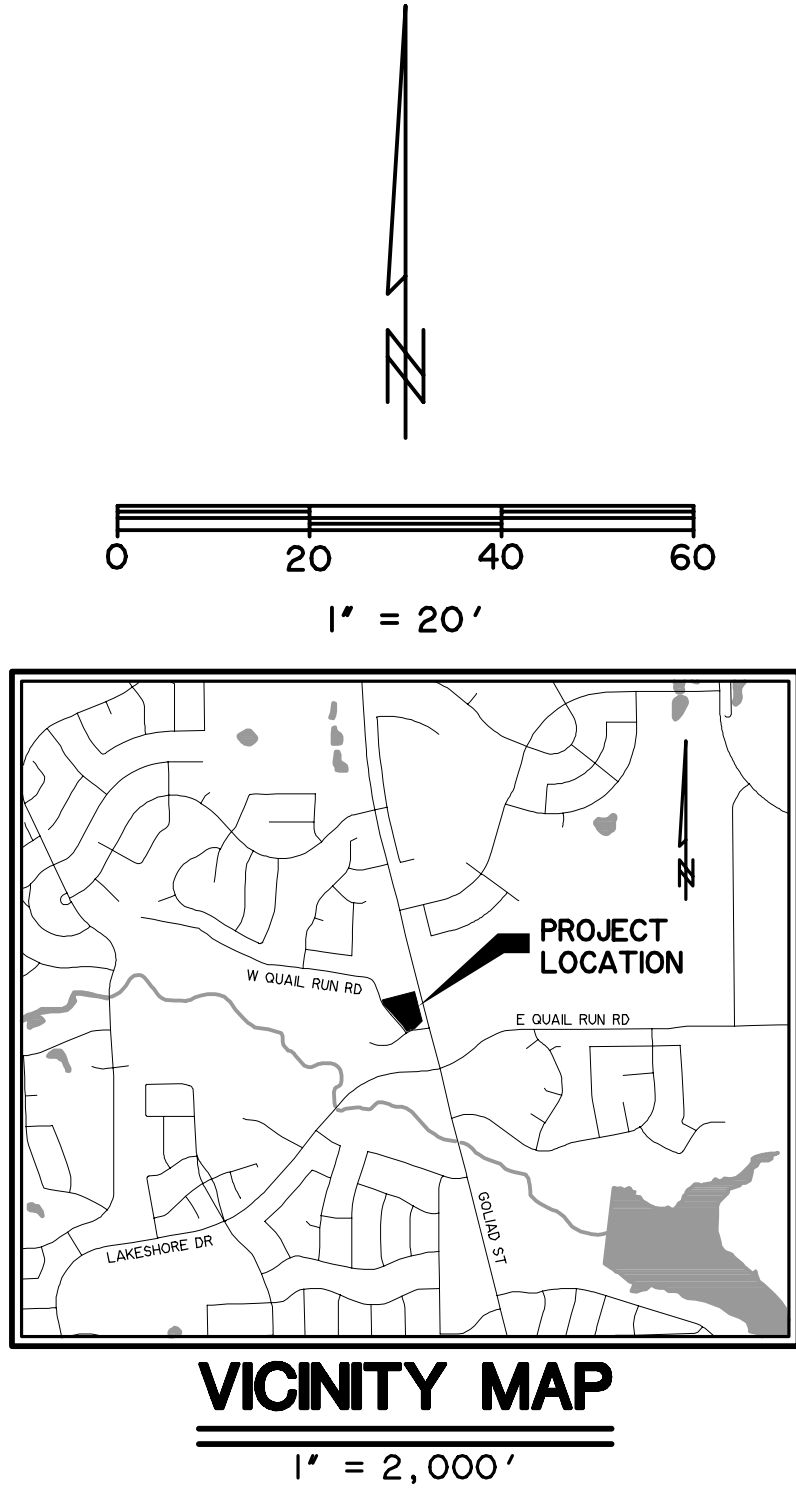
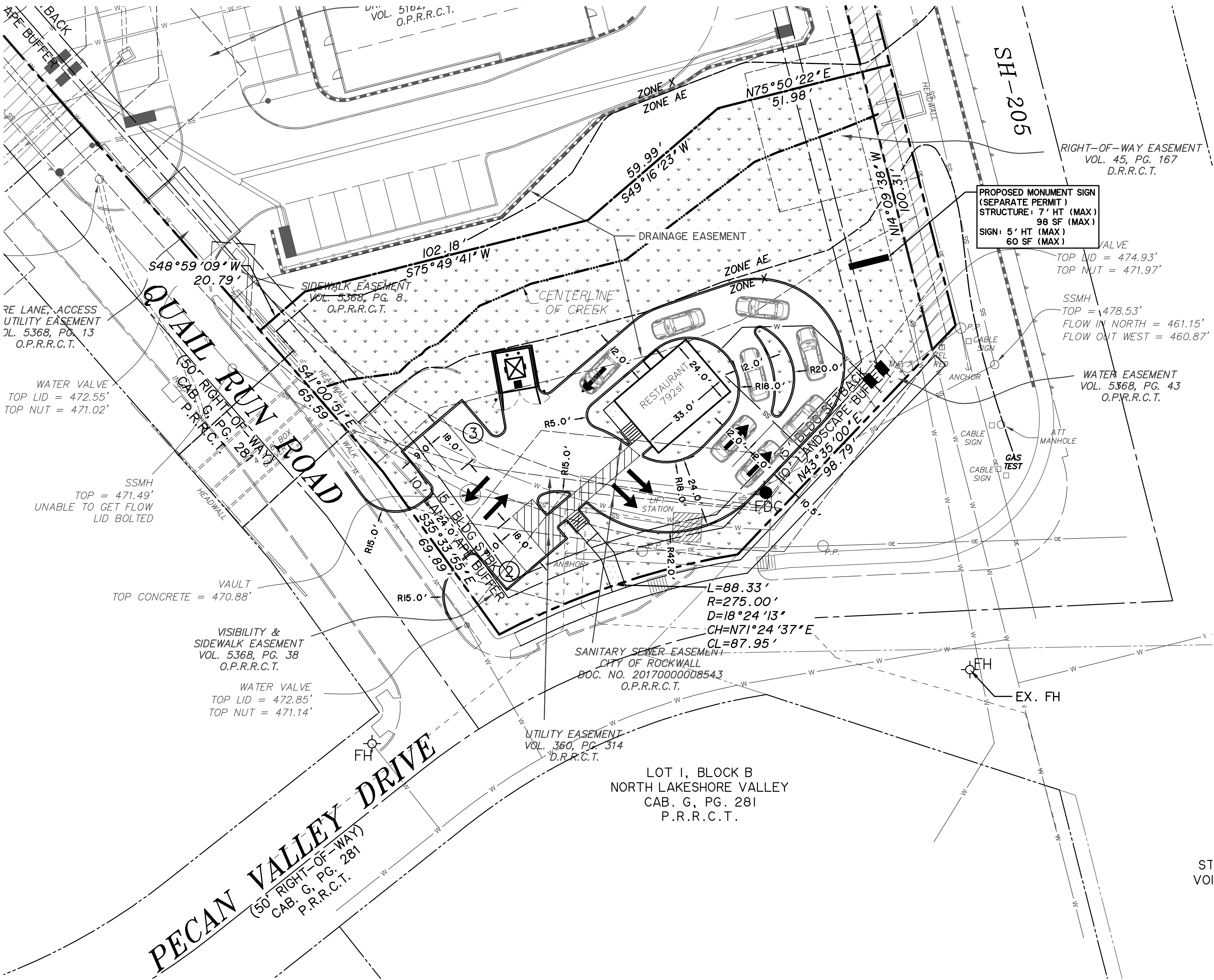
FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48397C0030L, DATED SEPTEMBER 26, 2008, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONES "AE" AND "X". PART OF THIS PROPERTY LIES WITHIN ZONES "A", AREAS DETERMINED TO BE WITHIN THE 0.2% 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 I313
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	792 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	3.1%
LANDSCAPE AREA	16,440 SF
LANDSCAPE COVERAGE	65.0%

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

June 18, 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.: SUP2020-XXX

DATE: 6/18/2020
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.

FIRE LANE, ACCESS
& UTILITY EASEMENT
VOL. 5368, PG. 13
D.R.R.C.T.

DRAINAGE EASEMENT
VOL. 5162, PG. 182
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.

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.

VISIBILITY &
SIDEWALK EASEMENT
VOL. 5368, PG. 38
D.R.R.C.T.

N35°33'55"W
69.89'

L=88.33'
R=275.00'
D=18°24'13"
CH=S71°24'37"W
CL=87.95'

PECAN VALLEY DR
(50' RIGHT-OF-WAY)
CAB. G, PG. 281
P.R.R.C.T.

JOHN H. B. JONES SURVEY
ABSTRACT NO. 124

SAMUEL KING SURVEY
ABSTRACT NO. 131

QUAIL RUN RD
(300' 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 my 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 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 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd 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.

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-027
PROJECT NAME: SUP for 803 N. Goliad Street
SITE ADDRESS/LOCATIONS: 803 N GOLIAD ST

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Leslie & Scott Milder for the approval of a Specific Use Permit (SUP) for General Retail Store 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/23/2020	Approved w/ Comments

06/23/2020: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is 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, and addressed as 803 N. Goliad Street.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-027) in the lower right-hand corner of all pages on future submittals.

I.4 According to Ordinance No. 17-19, "(u)nless specifically provided by this Planned Development District ordinance (Ordinance No. 17-19) only those land uses permitted within the Residential-Office (RO) District ... are allowed on the Subject Property." In addition, the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC) state that a General Retail Store requires a Specific Use Permit (SUP) in a Residential-Office (RO) District.

I.5 The current Specific Use Permit (SUP) (i.e. Ordinance No. 16-22; S-149) allows for a Banquet Facility/Event Venue subject to the following restrictions:

- (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 Ordinance No. 16-22. 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 Ordinance No. 16-22, 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.

I.6 Ordinance No. 16-22 will be superseded by the proposed Specific Use Permit (SUP) request.

M.7 Please provide a letter requesting that the waiver to the required cross access drive (referenced in #8 above) be extended to the proposed Specific Use Permit (SUP). Without a letter requesting this waiver be incorporated into the new SUP ordinance and Ordinance No. 16-22 expiring, the cross-access drive would be required to be constructed.

M.8 According to the submitted materials, staff will be requiring the following operational conditions:

- (1) 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.
- (2) The hours of operation for the General Retail Store shall be limited to Monday through Sunday 7:00 AM – 8:00 PM.
- (3) No on-premise food preparation shall be permitted. Service areas shall only be utilized for pre-packaged and/or catered food services.
- (4) 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.
- (5) No events held on premise shall be open to the general public.
- (6) 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.
- (7) Live outdoor music shall be prohibited.
- (8) No event parking shall be permitted along Goliad Street or Alamo Street.
- (9) 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).
- (10) The indoor areas shall be limited to maximum occupancy of 49 people.
- (11) 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 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.
- (12) 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 the ordinance.

I.9 Please review the attached Draft Ordinance prior to the June 30, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2020.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2020.

I.11 The projected City Council meeting dates for this case will be July 20, 2020 (1st Reading) and August 3, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Approved

06/25/2020: The building and site work is existing. Any improvements will need to be reviewed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved

06/25/2020: Note: Any modifications will require a building permit to meet the 2015 International Building Code.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/24/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/25/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: Submit Landscape Plans

Submit Tree Mitigation Plans



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)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address

803 N. Goliad Rockwall 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:

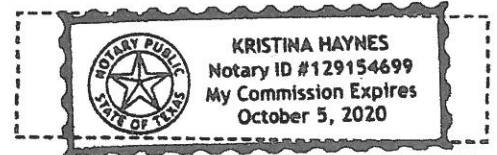
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 19 day of June, 2020. By signing this application, 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

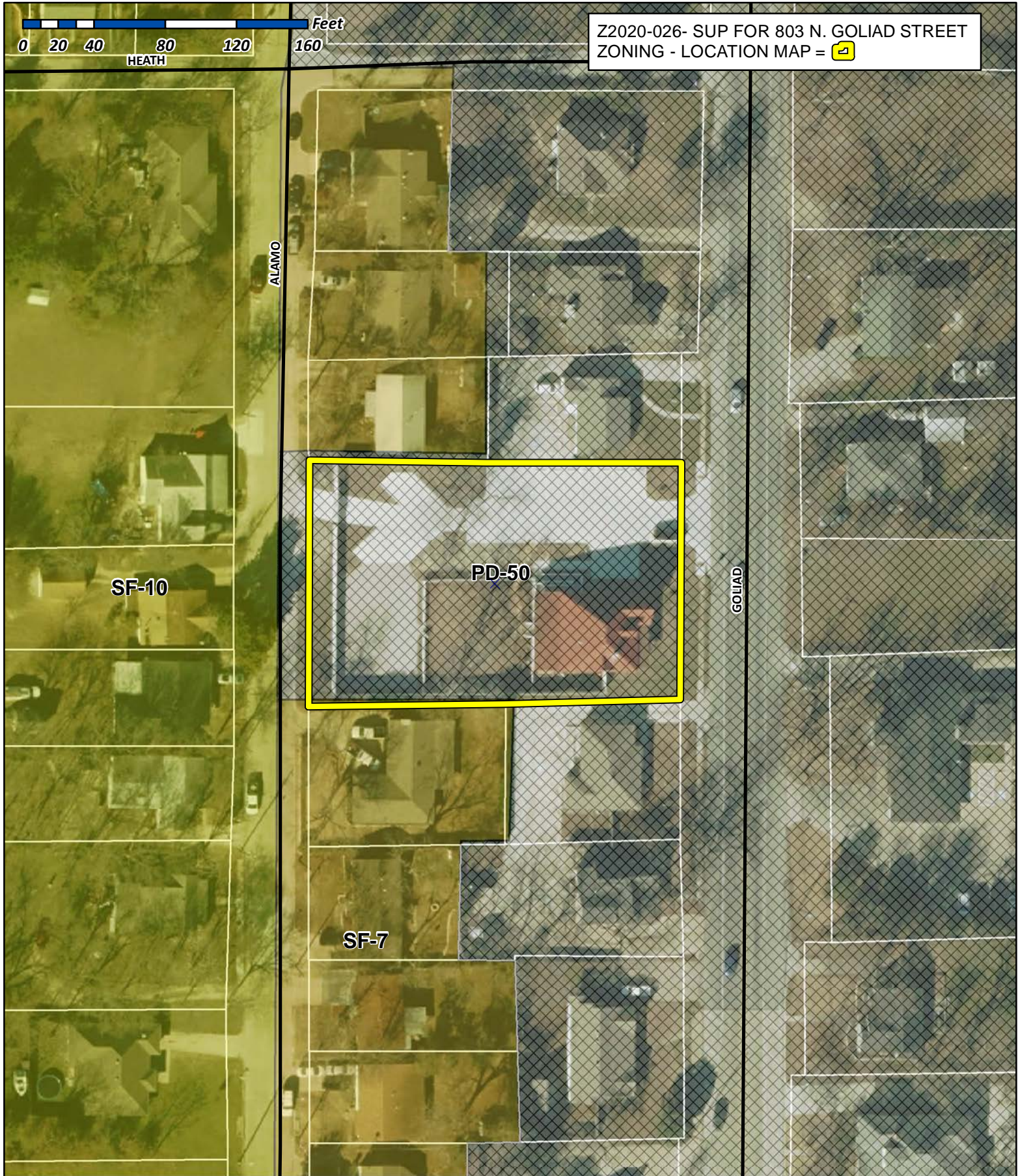
Owner's Signature

[Signature]
[Signature]

Notary Public in and for the State of Texas



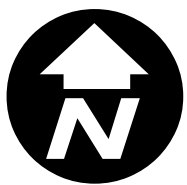
My Commission Expires



City of Rockwall

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

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.

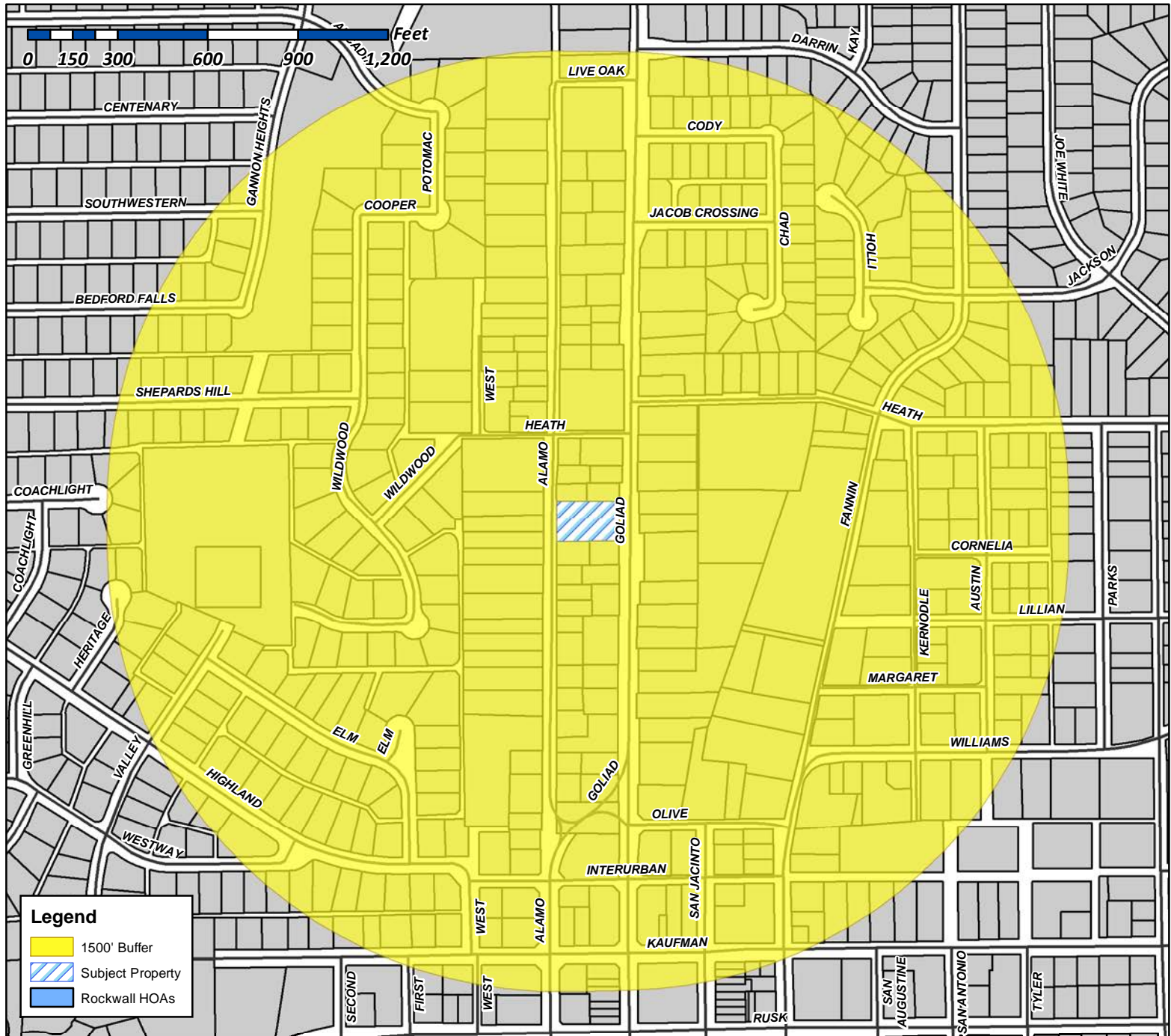
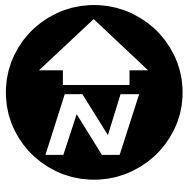




City of Rockwall

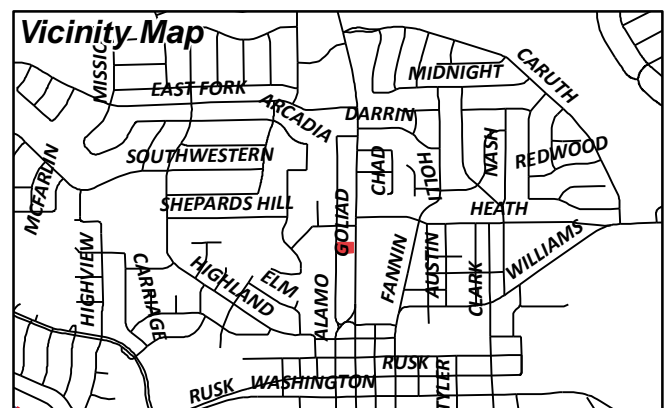
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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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

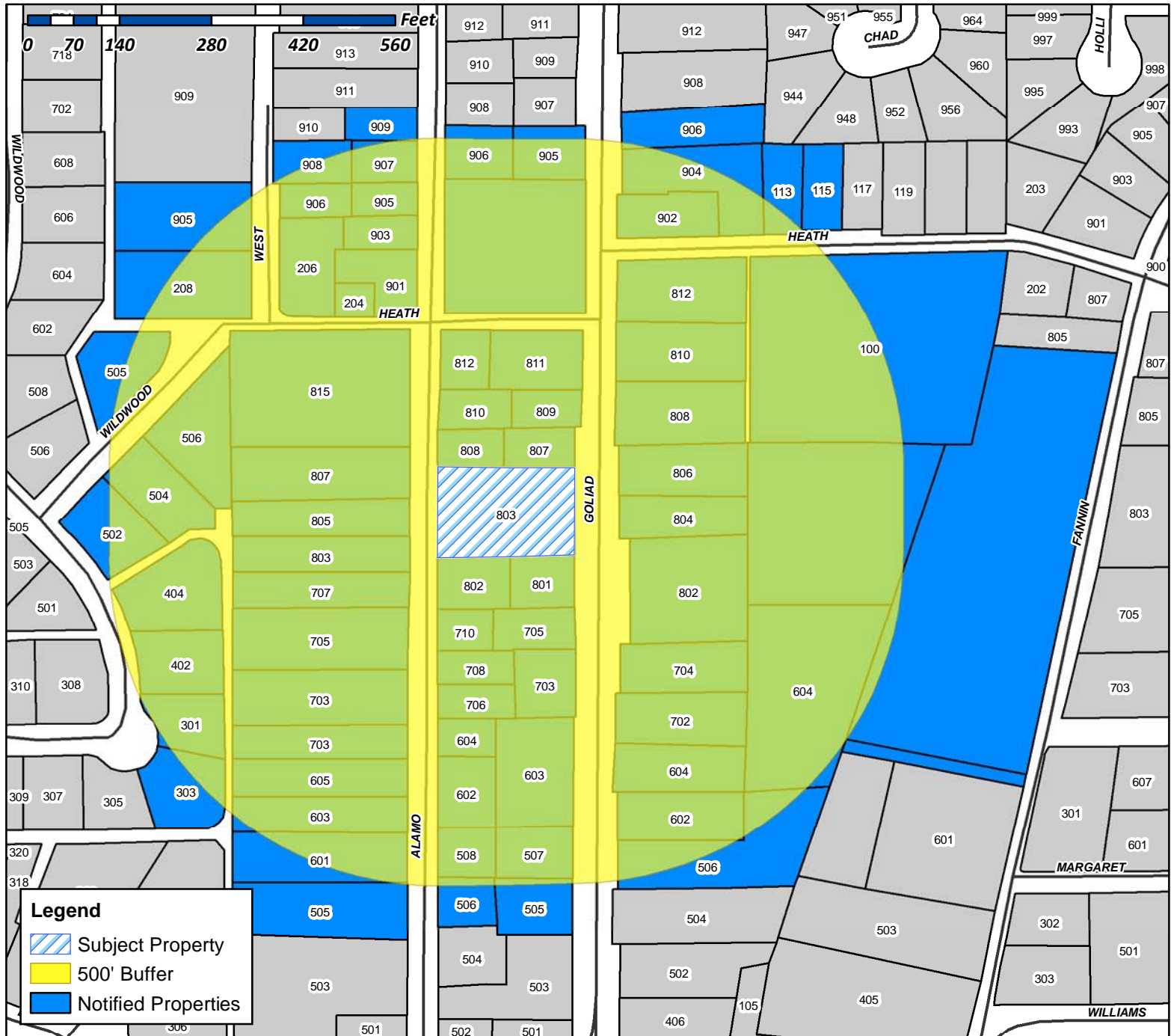




City of Rockwall

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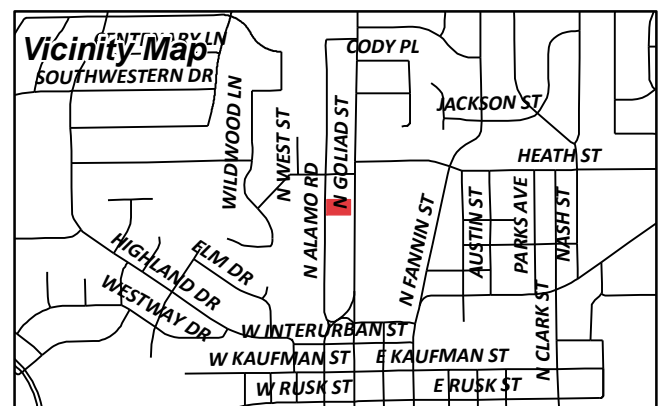


Legend

- Subject Property
- 500' Buffer
- Notified Properties

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



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

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. 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

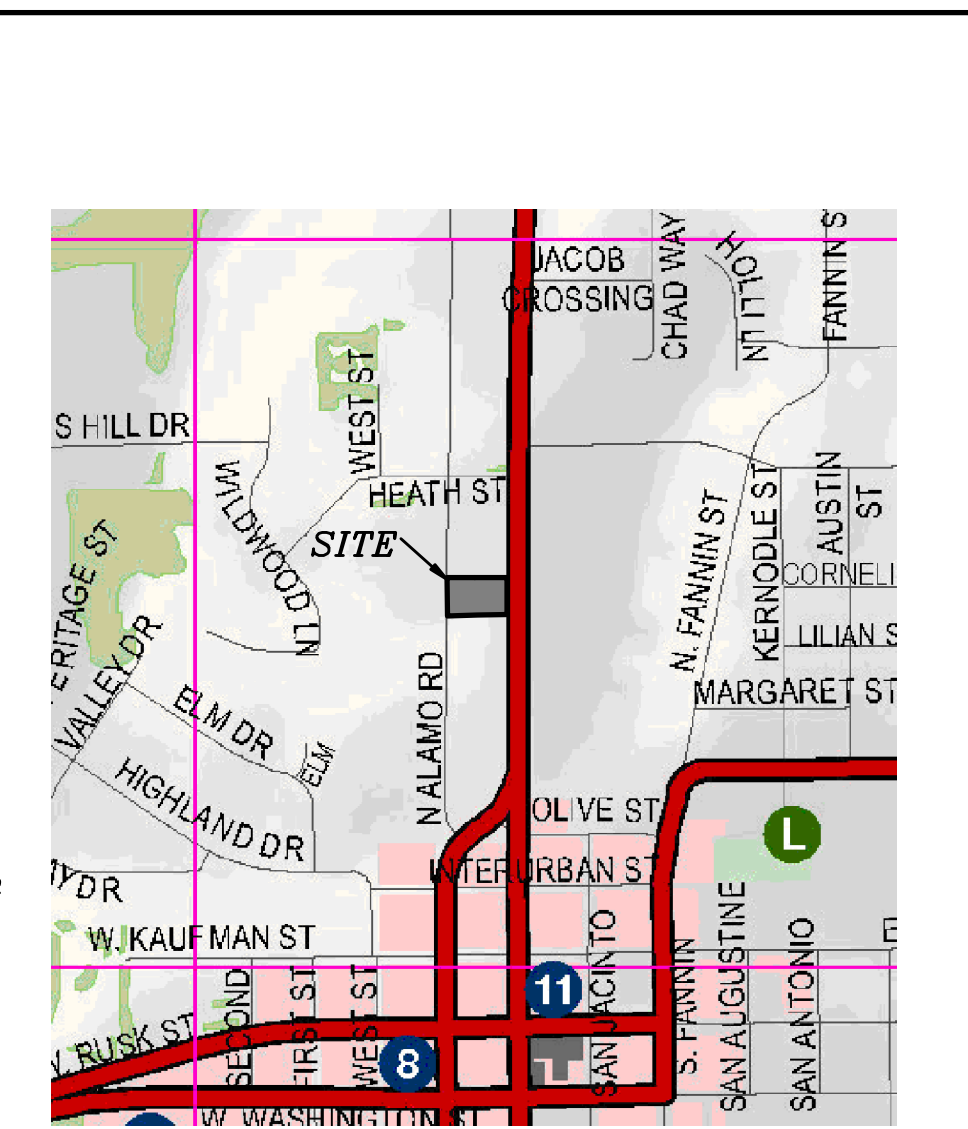


Date: June 20, 2020


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.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUGHRATHE II TEAMS P.E. NO. 60102, F-886, ON DATE: JULY 20, 2015

DOUPHRATE

& ASSOCIATES, INC.
 ENGINEERING • PROJECT MANAGEMENT • SURVEYING
 2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
OUR HOUSE
803 N. GOLIAD STREET
B.F. BOYDSTON SRVEY, ABST. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

10-13-15 REV. ACCESS ESMT., EX. RAMP & PARKING	REVISION
	W.L.D.
	CHECKED
	G.C.W.
	DRAWN
	SCALE 1" = 10' H 1" = V
	JULY 20, 2015
	DATE
	15016 SITE PLAN 2
	PROJECT

NOTE:
DIMENSIONS ARE TO BACK OF
CURB OR EDGE OF PAVEMENT

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.

P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200

Owner
SCOTT MILDER

830 SHORES BLVD.
ROCKWALL, TEXAS 75087
214-497-6411

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 7TH DAY OF MARCH, 2016.



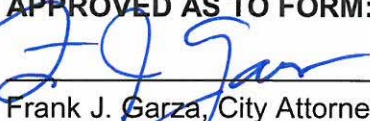
Dennis Lewis, Mayor Pro Tem

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: 02-15-2016

2nd 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.

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.

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: 1/14/2017

FILED: 1/14/2017

OWNER: SCOTT MILLER AND LUSIE MILLER

ENGINEER: DOUG BRATTON & ASSOCIATES, INC.

DATE: 1/14/2017

FILED: 1/14/2017

OWNER: SCOTT MILLER AND LUSIE MILLER

ENGINEER: DOUG BRATTON & ASSOCIATES, INC.

DATE: 1/14/2017

FILED: 1/14/2017

OWNER: SCOTT MILLER AND LUSIE MILLER

ENGINEER: DOUG BRATTON & ASSOCIATES, INC.

DATE: 1/14/2017

FILED: 1/14/2017

OWNER: SCOTT MILLER AND LUSIE MILLER

ENGINEER: DOUG BRATTON & ASSOCIATES, INC.

DATE: 1/14/2017

FILED: 1/14/2017

OWNER: SCOTT MILLER AND LUSIE MILLER

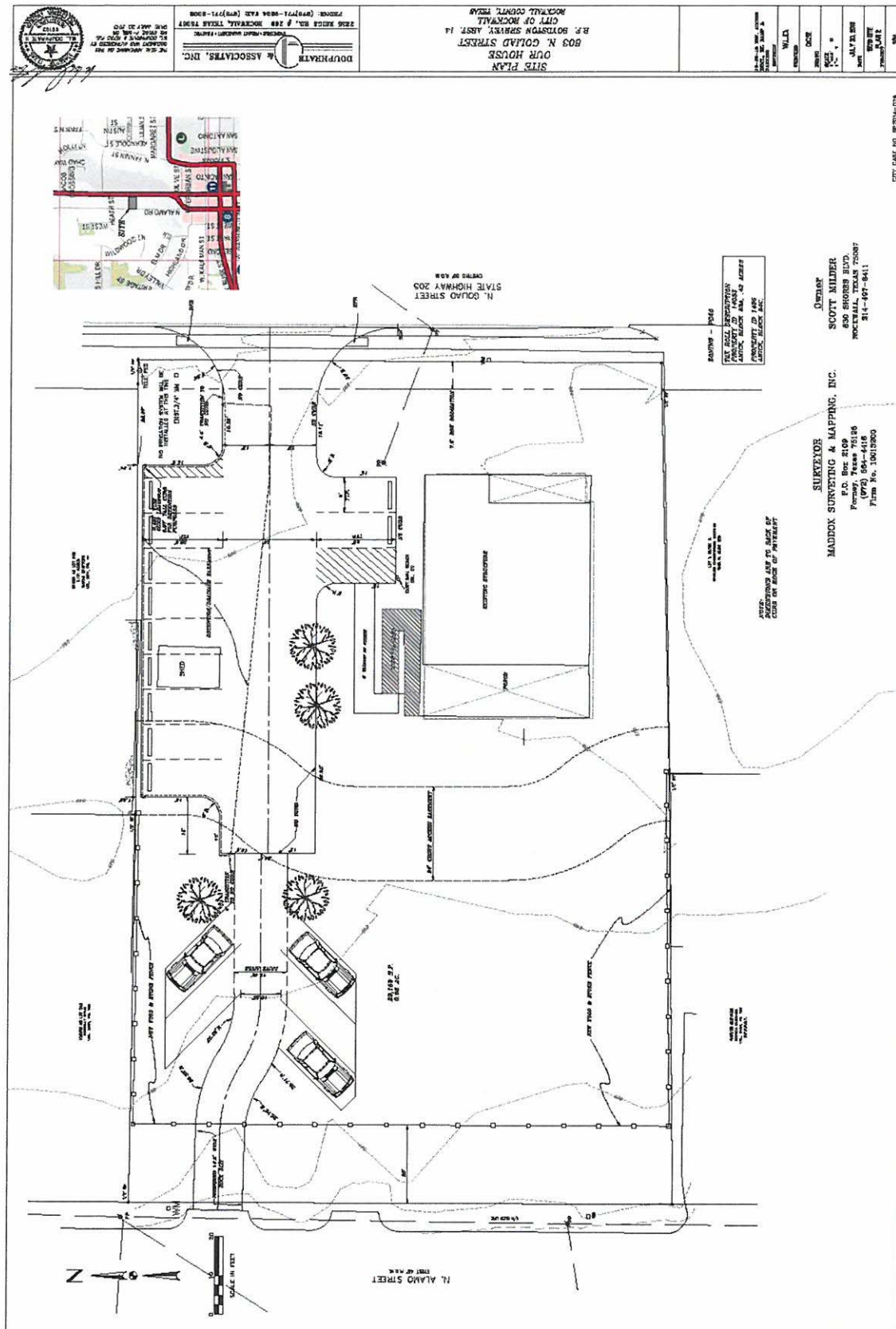
ENGINEER: DOUG BRATTON & ASSOCIATES, INC.

DATE: 1/14/2017

FILED: 1/14/2017

RED: Cross Access Easement to be paved.

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 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd Reading: August 3, 2020

DRAFT
ORDINANCE
06.30.2020

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

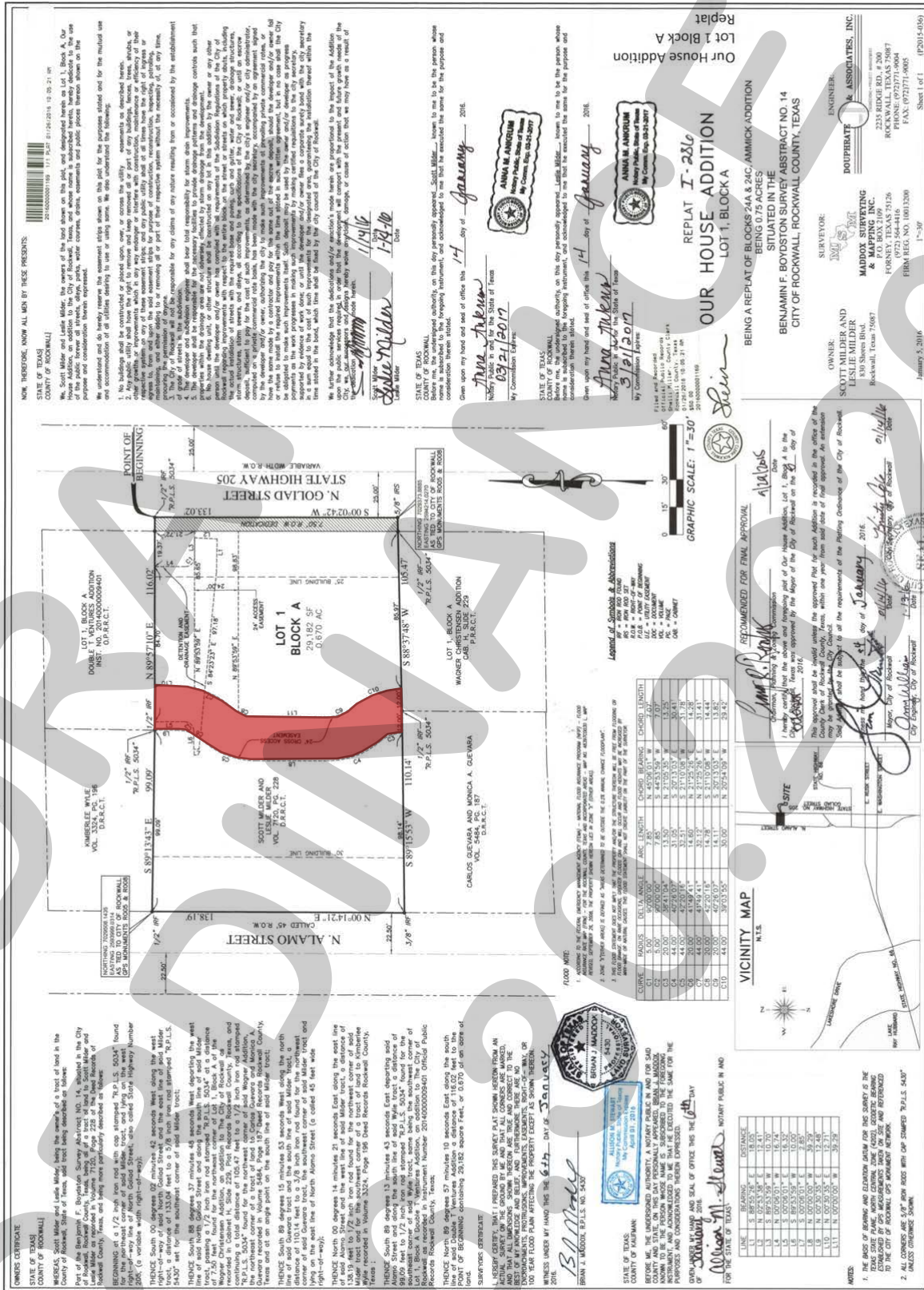
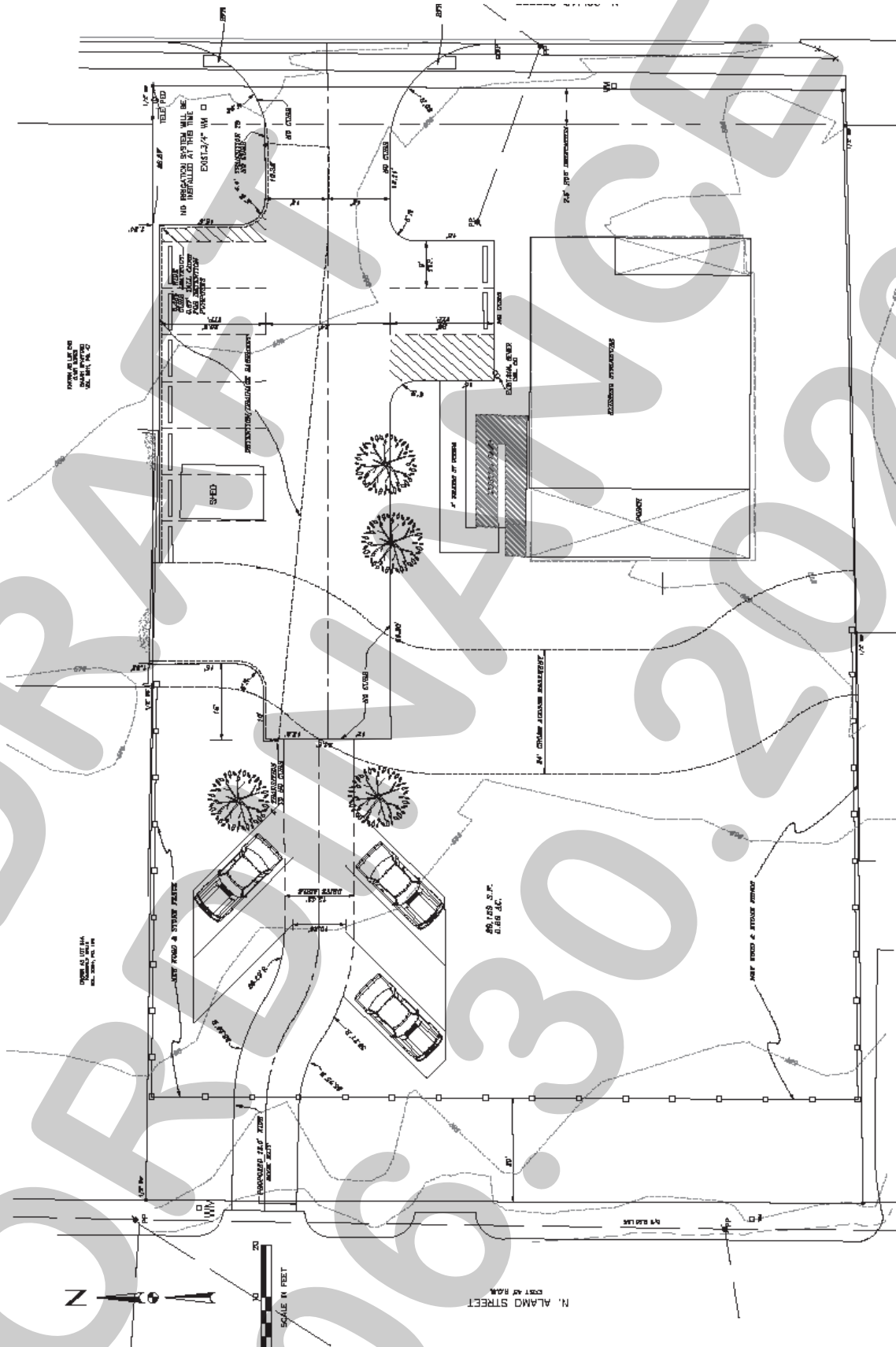


Exhibit 'C':
Concept Plan



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-028
PROJECT NAME: Amendment to Planned Development District 10 (PD-10)
SITE ADDRESS/LOCATIONS: 1650 S JOHN KING BLVD, ROCKWALL, 75032

CASE MANAGER: Ryan Miller
CASE MANAGER PHONE: 972-772-6441
CASE MANAGER EMAIL: rmiller@rockwall.com

CASE CAPTION: 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 (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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	06/25/2020	Approved w/ Comments

06/25/2020: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is 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.

I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rmiller@rockwall.com.

M.3 For reference, include the case number (Z2020-028) in the lower right-hand corner of all pages on future submittals.

I.4 Please review the attached Draft Ordinance prior to the June 30, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 7, 2020.

I.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 30, 2020.

I.6 The projected City Council meeting dates for this case will be July 20, 2020 (1st Reading) and August 3, 2020 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Approved

06/25/2020: Any additional parking spaces will need to be reviewed during engineering.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	06/25/2020	Approved

06/25/2020: NOTE: Any modification will require a building permit to meet the 2015 international Building Code.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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FIRE	Ariana Kistner	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	06/25/2020	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved
06/23/2020: No comments			



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)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☒ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, 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]

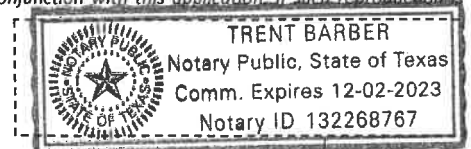
Before me, the undersigned authority, on this day personally appeared Lucas Altoe [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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.

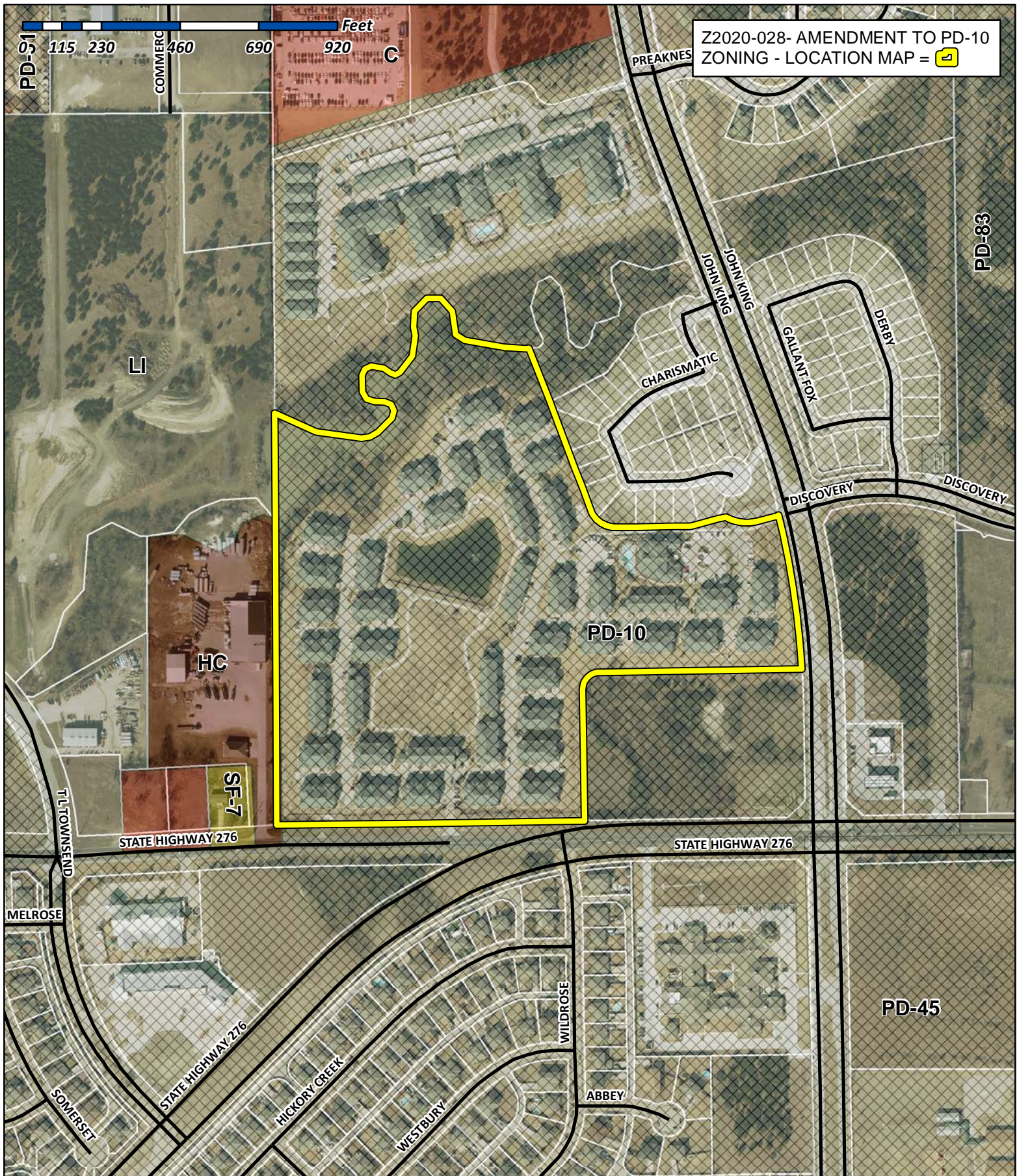
Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires

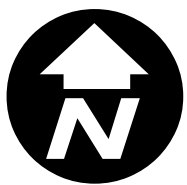
12/02/2023



City of Rockwall

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

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.

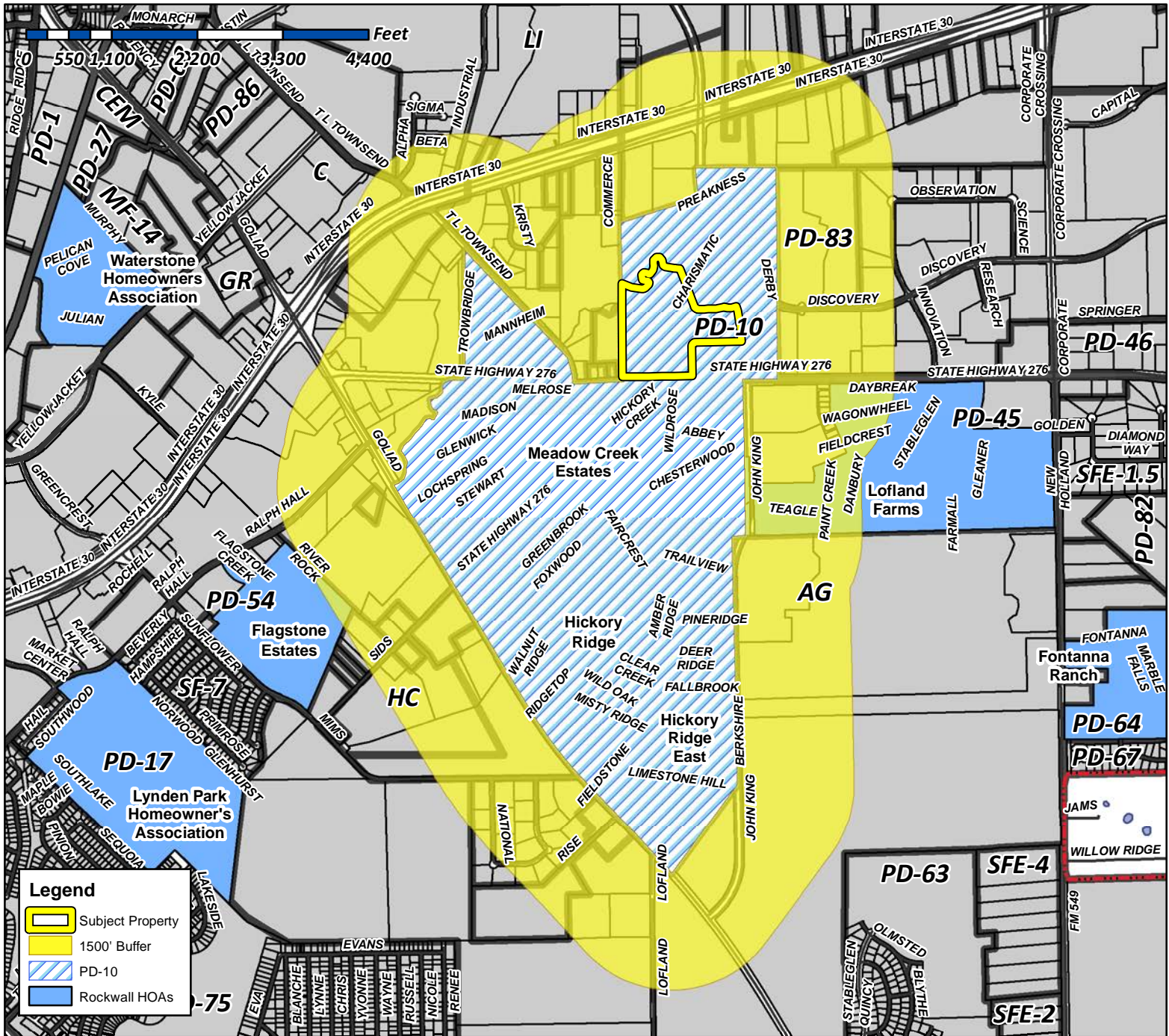




City of Rockwall

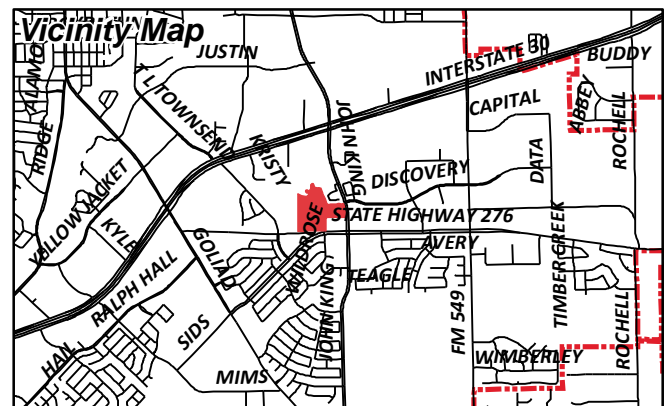
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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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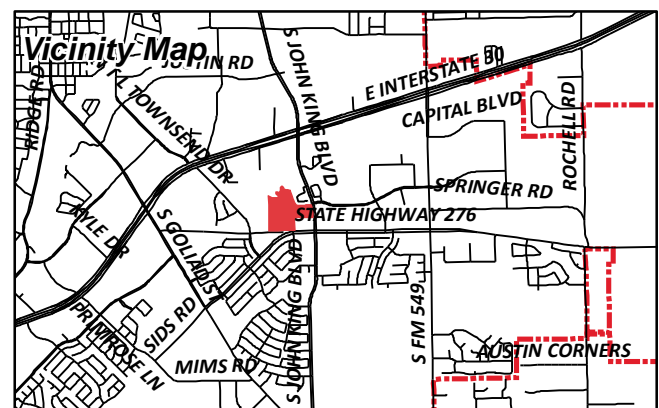
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Case Number: Z2020-028
Case Name: Amendment to PD-10
Case Type: Zoning
Zoning: PD-10
Case Address: 1650 S. John King Boulevard

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 LYNDA S
1429 GREENBROOK DR
ROCKWALL, TX 75032

SKIPPER DANIEL J AND BRENN 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 MUNEE 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
DOWNINGTON, 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 & LYNDA
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 JOJY
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 NQUYEN 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

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. 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



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



CERTIFICATE OF OCCUPANCY

BUILDING INSPECTIONS DEPARTMENT

City of Rockwall
The New Horizon

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

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 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd 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

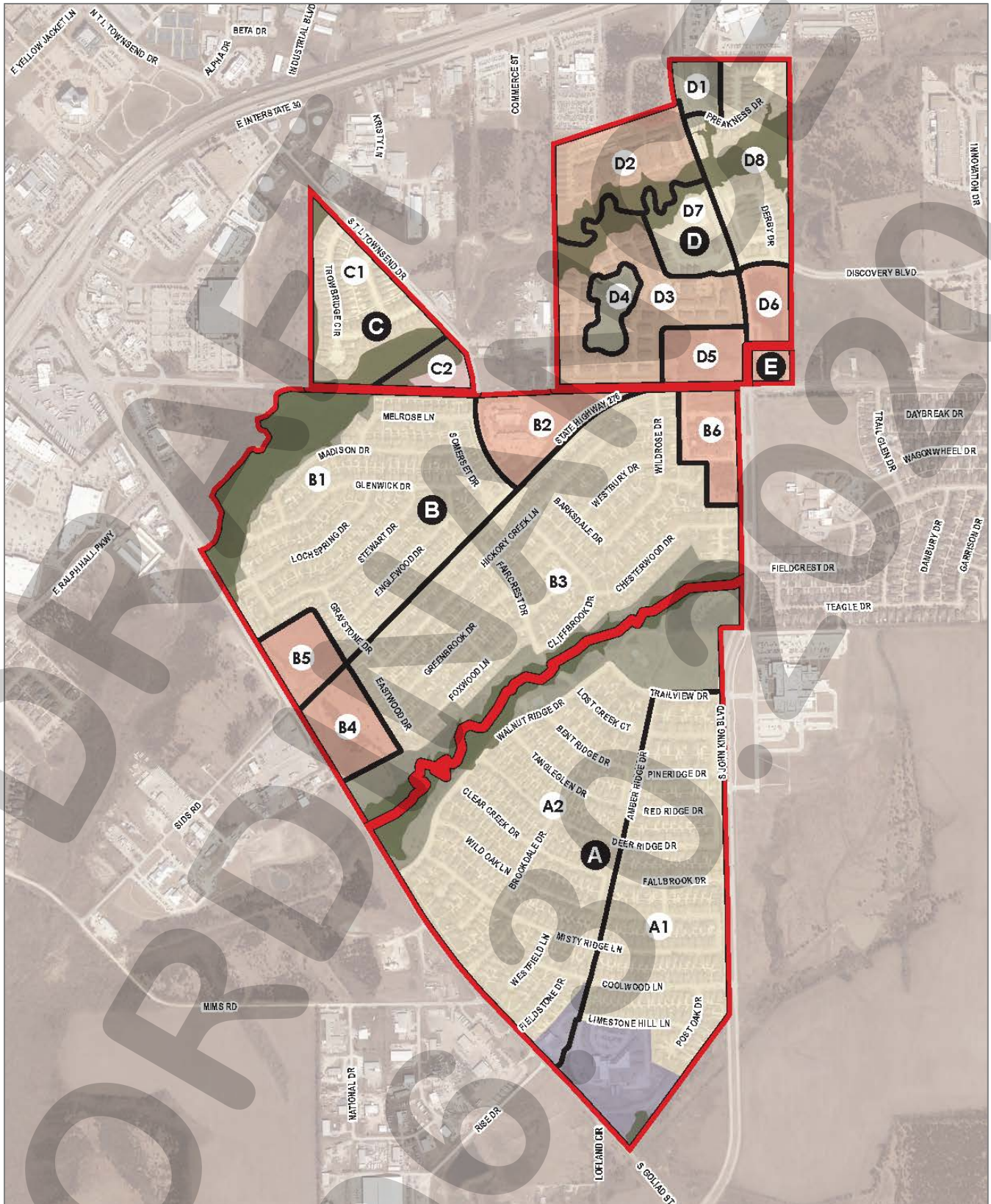


EXHIBIT 'C':
PD Development Standards

(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 ⁽¹⁾	2	2	2	2
Minimum Masonry Requirement	75%	75%	75%	75%
Maximum Lot Coverage ⁽²⁾	50%	35%	35%	35%

General Notes:

¹: Minimum two (2) car garage required.

²: 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>	SF-A	SF-D
<i>Maximum Density Per Gross Acre</i>	8	5
<i>Minimum Lot Width</i>	35' ⁽¹⁾	50' ⁽²⁾
<i>Minimum Lot Depth</i>	N/A ⁽¹¹⁾	100'
<i>Minimum Lot Area</i>	3,500 SF	5,000 SF
<i>Minimum Front Yard Setback</i>	15' – 20' ⁽⁴⁾	20'
<i>Minimum Side Yard Setback</i>	N/A	5'
<i>Minimum Side Yard Setback (Adjacent to a Street) ⁽³⁾</i>	N/A	15'
<i>Minimum Length of Driveway Pavement ⁽⁸⁾</i>	20'	20'
<i>Maximum Height</i>	32'	32'
<i>Minimum Rear Yard Setback</i>	7½' ⁽⁵⁾	10'
<i>Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]</i>	N/A	1,500 SF
<i>Distance Between Buildings</i>	20' ⁽¹²⁾	10'
<i>Masonry Requirement ⁽⁶⁾</i>	90%	90%
<i>Common Open Space Per Gross Acre ⁽⁷⁾</i>	10%	10%
<i>Off-Street Parking Requirements</i>	2 ⁽⁹⁾	2 ⁽¹⁰⁾
<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

EXHIBIT 'C':
PD Development Standards

- ☑ 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.

EXHIBIT 'C':
PD Development Standards

- (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:

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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.

EXHIBIT 'C':
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 ⁽¹⁾
 - ☒ Antique/Collectible Store
 - ☒ Astrologer, Hypnotist, or Psychic Art & Science
 - ☒ Banquet Facility
 - ☒ Portable Beverage Service Facility ⁽¹⁾
 - ☒ Blood Plasma Donor Center
 - ☒ Church/House of Worship ⁽¹⁾
 - ☒ Day Care with Seven (7) or More Children
 - ☒ Car Wash/Auto Detail ⁽¹⁾
 - ☒ Catering Service

EXHIBIT 'C':
PD Development Standards

- ☒ Temporary Christmas Tree Sales Lot or Similar Uses ⁽¹⁾
- ☒ Copy Center
- ☒ Permanent Cosmetics ⁽¹⁾
- ☒ Electrical, Watch, Clock, Jewelry or Similar Repair
- ☒ Financial Institution with Drive-Through
- ☒ Financial Institution without Drive-Through
- ☒ Garden Center ⁽²⁾
- ☒ General Personal Service
- ☒ General Retail Store (25,000 SF – 49,999 SF)
- ☒ General Retail Store (50,000 SF or Greater) ⁽²⁾
- ☒ 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 ⁽¹⁾
- ☒ 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) ⁽³⁾
- ☒ Restaurant (2,000 SF or more with Drive-In or Drive Through) ⁽³⁾
- ☒ 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:

- 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.

- (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':
PD Development Standards

(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' ⁽¹⁾	50' ⁽²⁾
Minimum Lot Depth	N/A ⁽¹¹⁾	100'
Minimum Lot Area	3,500 SF	5,000 SF
Minimum Front Yard Setback	15' – 20' ⁽⁴⁾	20'
Minimum Side Yard Setback	N/A	5'
Minimum Side Yard Setback (Adjacent to a Street) ⁽³⁾	N/A	15'
Minimum Length of Driveway Pavement ⁽⁸⁾	20'	20'
Maximum Height	32'	32'
Minimum Rear Yard Setback	7½' ⁽⁵⁾	10'
Minimum Area/Dwelling Unit (SF) [Air-Conditioned Space]	N/A	1,500 SF
Distance Between Buildings	20' ⁽¹²⁾	10'
Masonry Requirement ⁽⁶⁾	90%	90%
Common Open Space Per Gross Acre ⁽⁷⁾	10%	10%
Off-Street Parking Requirements	2 ⁽⁹⁾	2 ⁽¹⁰⁾
Maximum Lot Coverage	N/A	45%

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.

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 ⁽¹⁾
 - ☒ Antique/Collectible Store
 - ☒ Astrologer, Hypnotist, or Psychic Art & Science
 - ☒ Banquet Facility
 - ☒ Portable Beverage Service Facility ⁽¹⁾
 - ☒ Blood Plasma Donor Center
 - ☒ Church/House of Worship ⁽¹⁾
 - ☒ Day Care with Seven (7) or More Children
 - ☒ Car Wash/Auto Detail ⁽¹⁾
 - ☒ Catering Service
 - ☒ Temporary Christmas Tree Sales Lot or Similar Uses ⁽¹⁾
 - ☒ Copy Center
 - ☒ Permanent Cosmetics ⁽¹⁾
 - ☒ Electrical, Watch, Clock, Jewelry or Similar Repair
 - ☒ Financial Institution with Drive-Through
 - ☒ Financial Institution without Drive-Through
 - ☒ Garden Center ⁽²⁾
 - ☒ General Personal Service
 - ☒ General Retail Store (25,000 SF – 49,999 SF)
 - ☒ General Retail Store (50,000 SF or Greater) ⁽²⁾
 - ☒ 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 ⁽¹⁾
- ☑ 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) ⁽³⁾
- ☑ Restaurant (2,000 SF or more with Drive-In or Drive Through) ⁽³⁾
- ☑ 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 ⁽⁴⁾
- ☑ 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

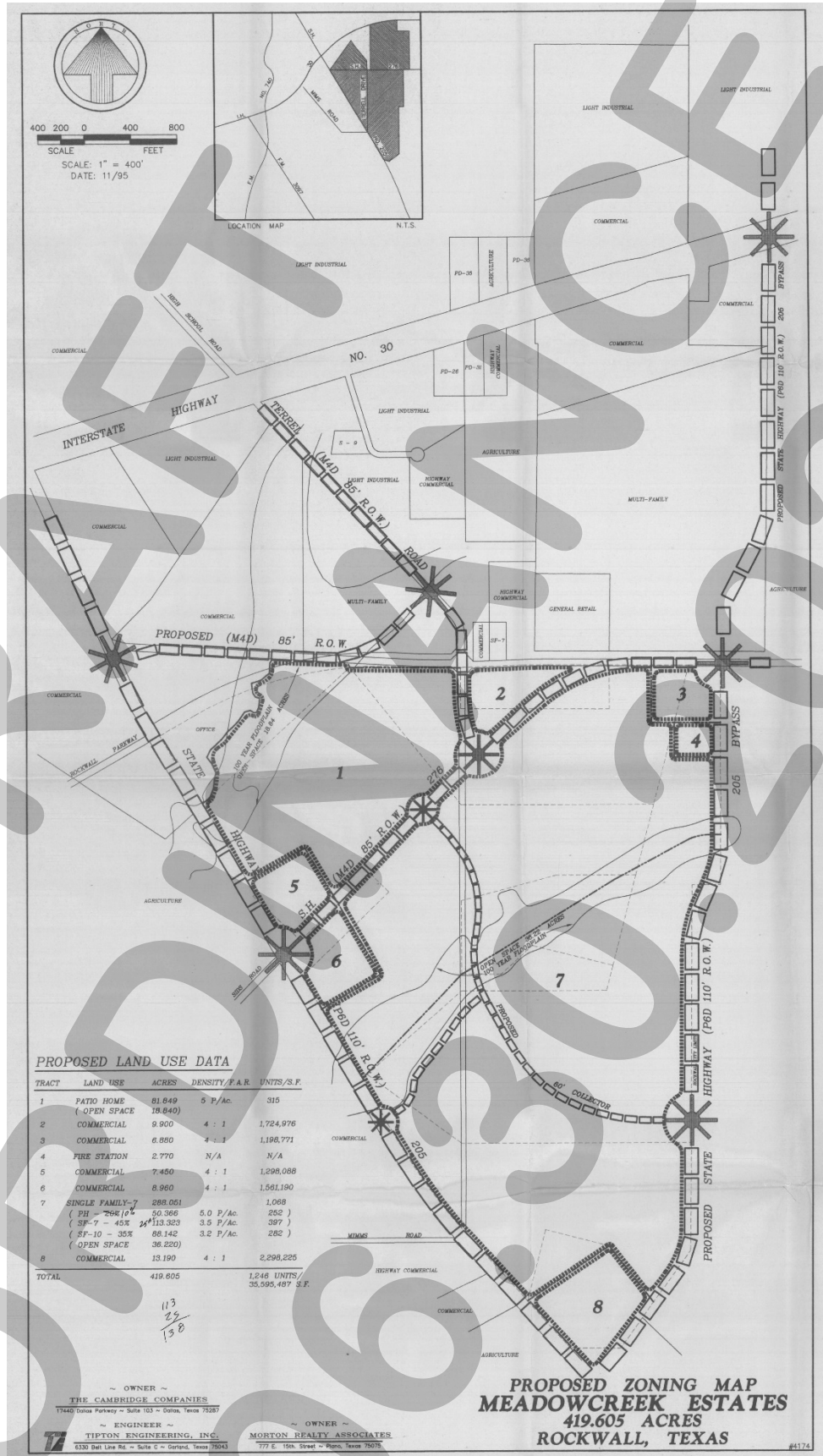


EXHIBIT 'F':
Concept Elevations for Tract D2 from Ordinance No. 04-25

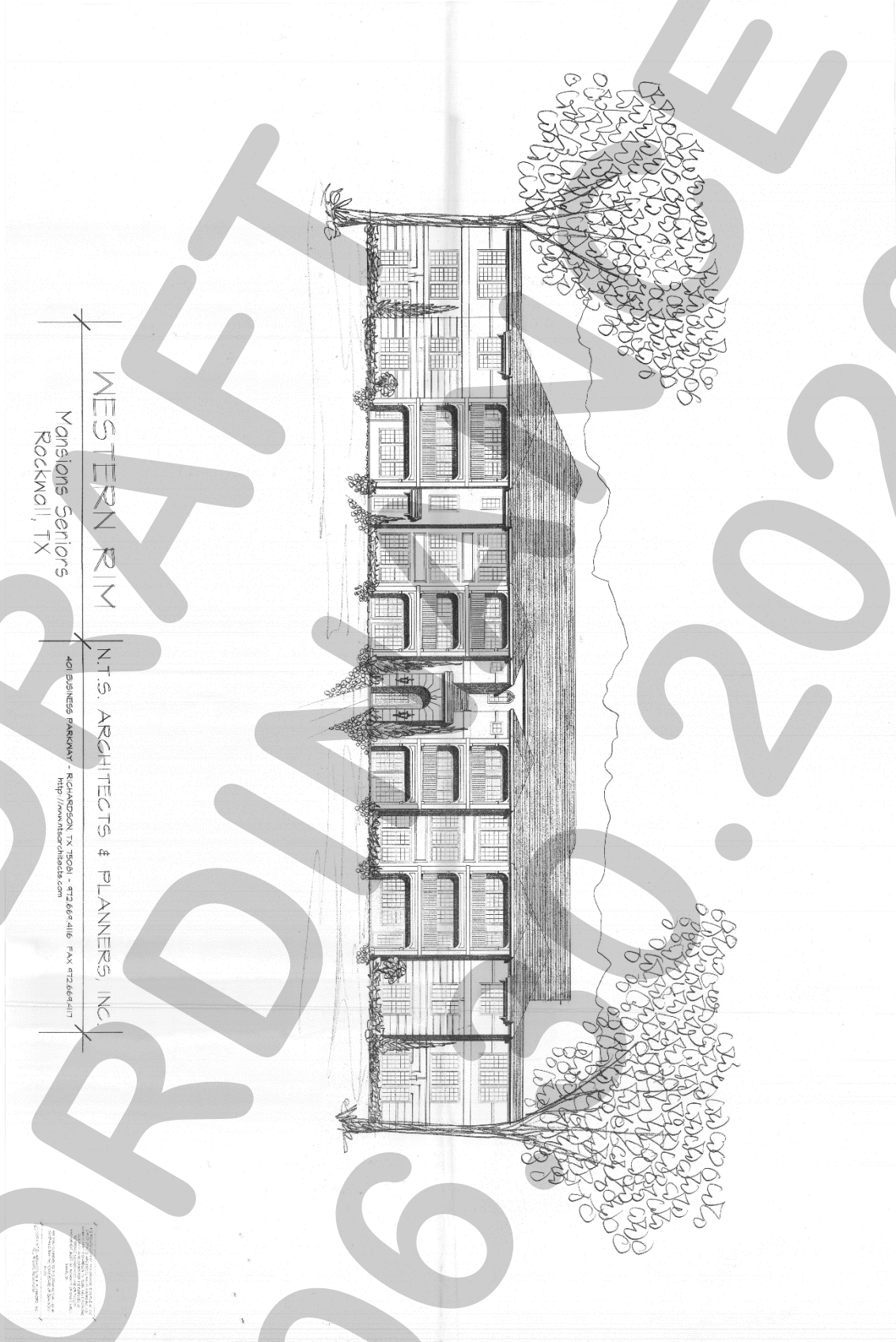
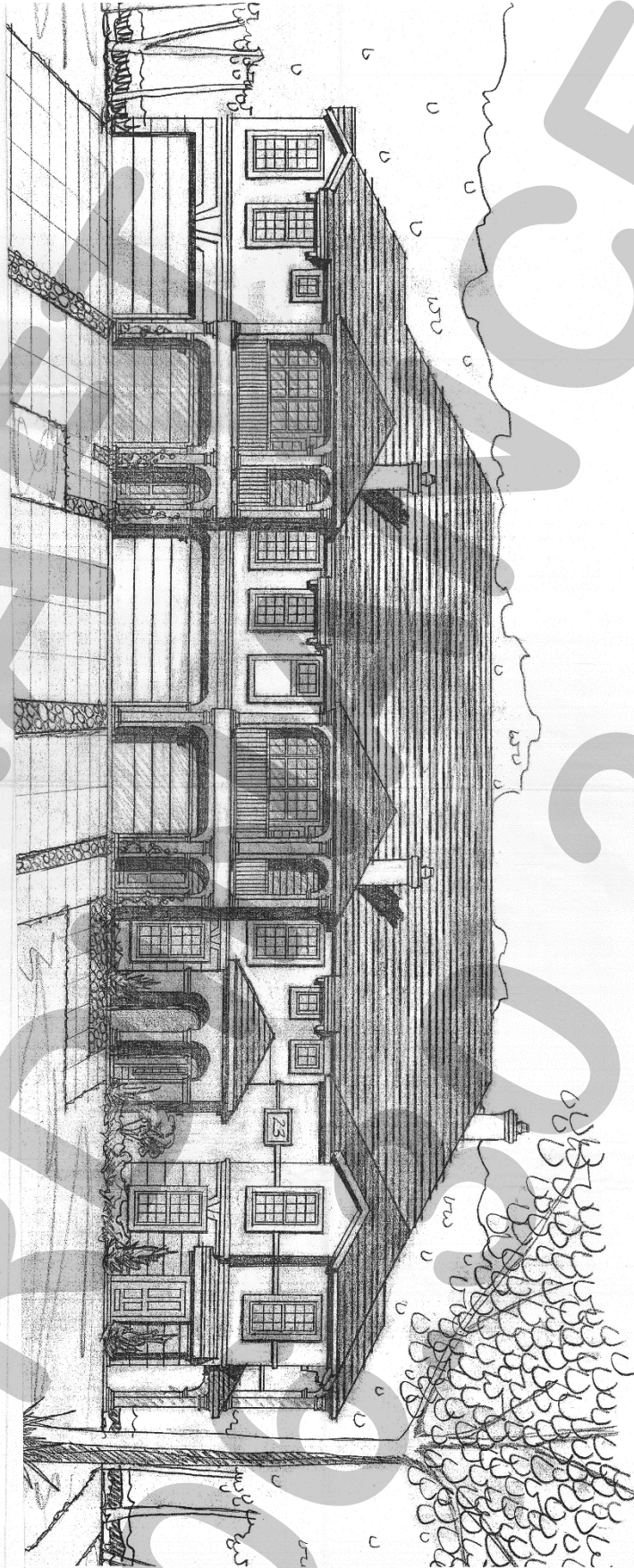


EXHIBIT 'F':
Concept Elevations for Tract D3 from Ordinance No. 04-25



Cambridge Companies
Volume-99 Page-1022

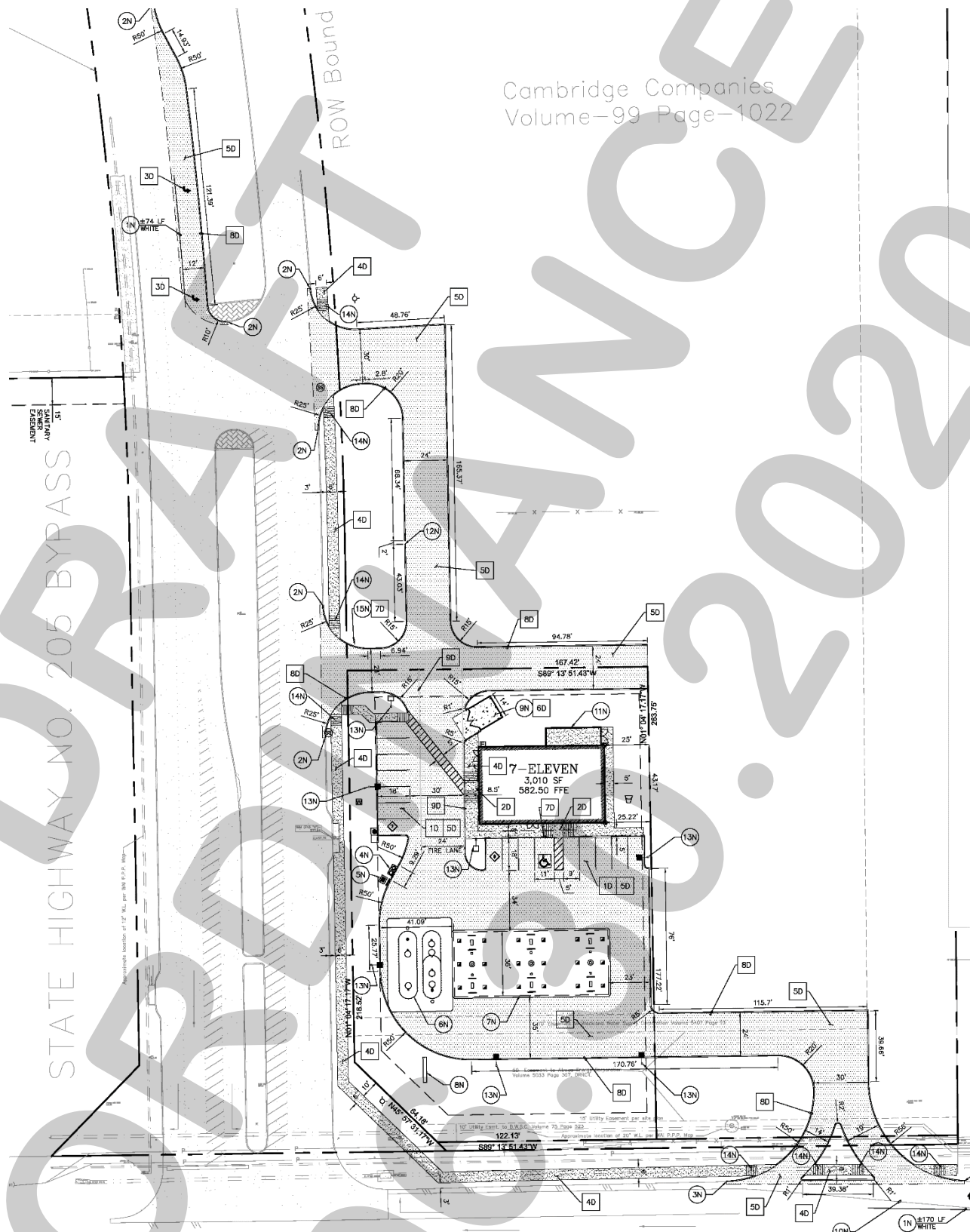
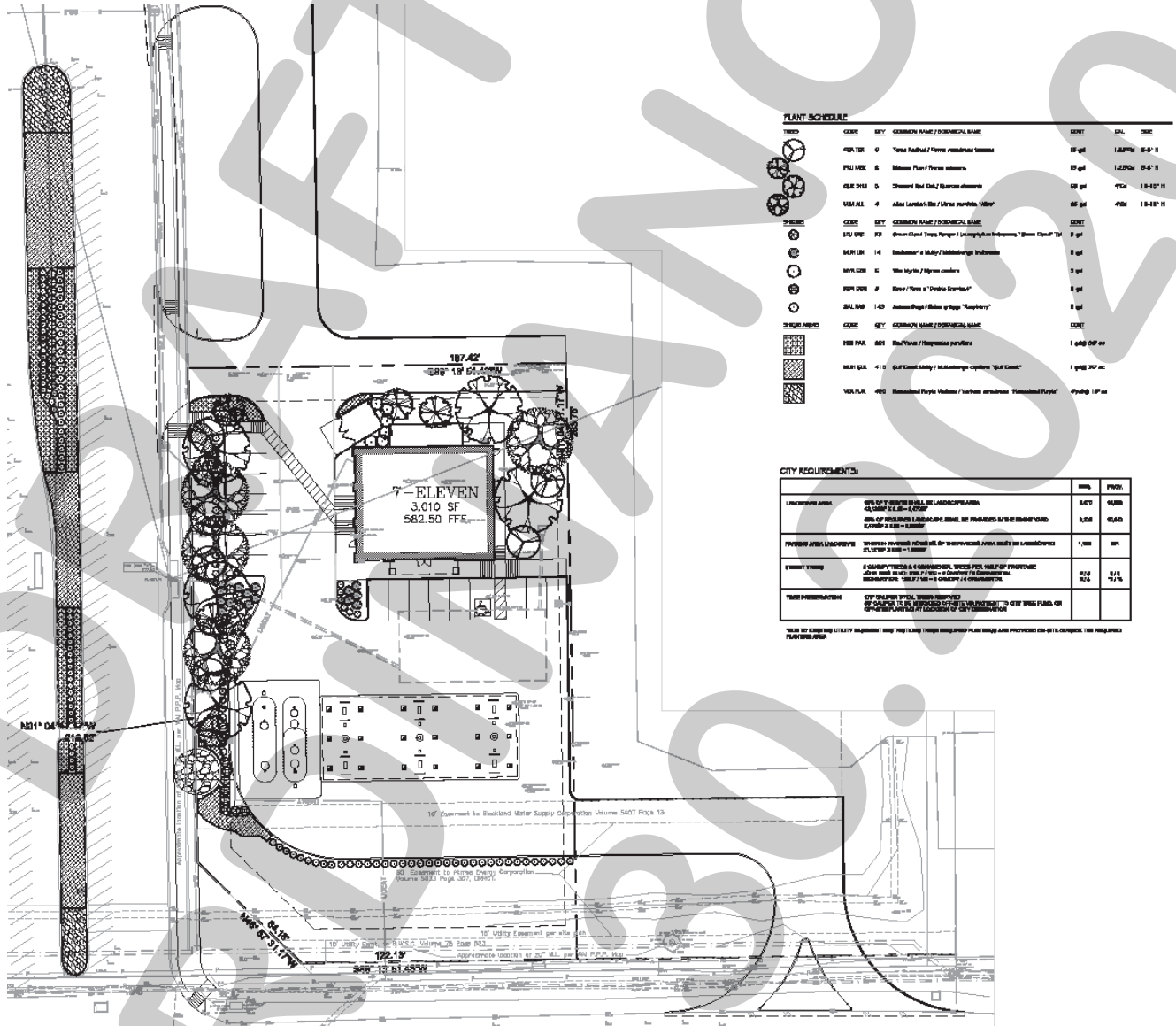


EXHIBIT 'G':
Concept Plan and Elevations from Ordinance No. 12-13



City of Rockwall, Texas

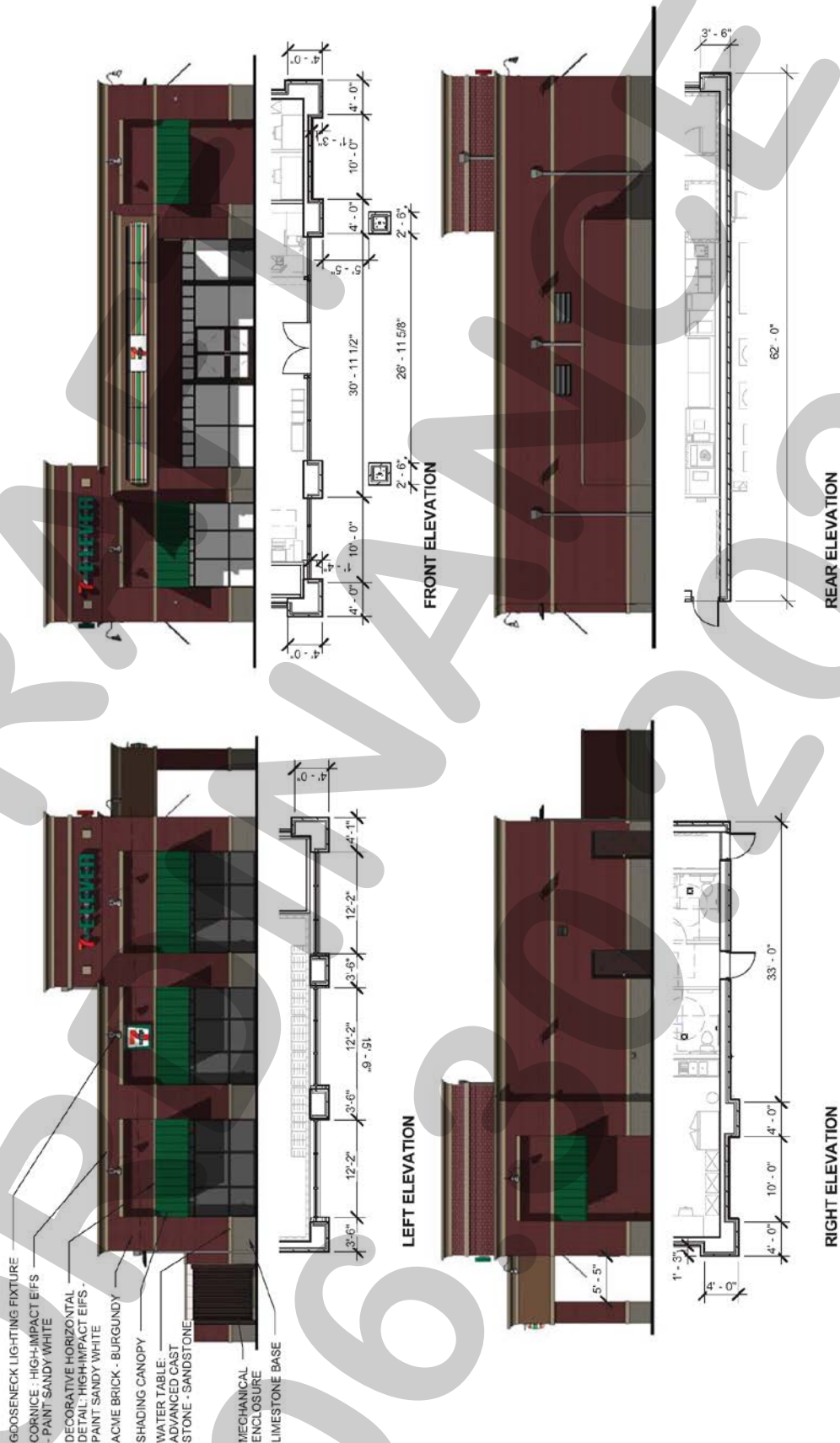


EXHIBIT 'G':
Concept Plan and Elevations from Ordinance No. 12-13



EXHIBIT 'H':
Office/Co-Working Space on Tract D3



EXHIBIT 'H':
Office/Co-Working Space on Tract D3



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: Z2020-029
PROJECT NAME: Zoning Change (AG to SFE 2.0) for the Wallace Tract
SITE ADDRESS/LOCATIONS: Wallace Lane

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: 972-772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	06/24/2020	Needs Review

06/25/2020:

Z2020-029; Change of Zoning from AG to SFE-2.0 – Wallace Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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].

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), and the Development Standards of Article IV & Article V that are applicable to the subject property. It should be noted that upon approval of the zoning change, and at the time of final plat, the subject property will be required to dedicate right-of-way along Wallace Lane per the Master Thoroughfare Plan located within the OURHometown 2040 Comprehensive Plan.

I.4 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 30, 2020.
- 2) Planning & Zoning Public Hearing meeting will be held on July 14, 2020.
- 3) City Council Public Hearing will be held on July 20, 2020. (1st Reading of Ordinance)
- 4) City Council meeting will be held on August 3, 2020. (2nd Reading of Ordinance)

I.5 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review

06/25/2020: M - Must replat the property to subdivide.

M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.

- M - Must dedicate 20' water line easement along frontage of property.
- M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on site
- M - Must meet the engineering standards of design.

The following is for your information for engineering design.

- I - Contact Ron Merritt with Rockwall County for septic system availability.
- I - 4% Engineering inspection fees
- I - Water, Wastewater and Roadway impact fees I - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1)
- I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)
- I - Need to show existing and proposed utilities
- I - Show parking dimensions/Drive aisle dimensions Section 3.2.7.6 2.15
- I - Detention is required. Manning's C-value will go from a 0.35 to a 0.5 for residential use.
- I - 4:1 max slope for grading Section 3.2.7.2
- I - If the creek runs through the back of the lot, no development or improvements can be in the floodplain area without a flood study.
- I - Must meet the engineering standards of design.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/25/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/24/2020	Approved

No Comments

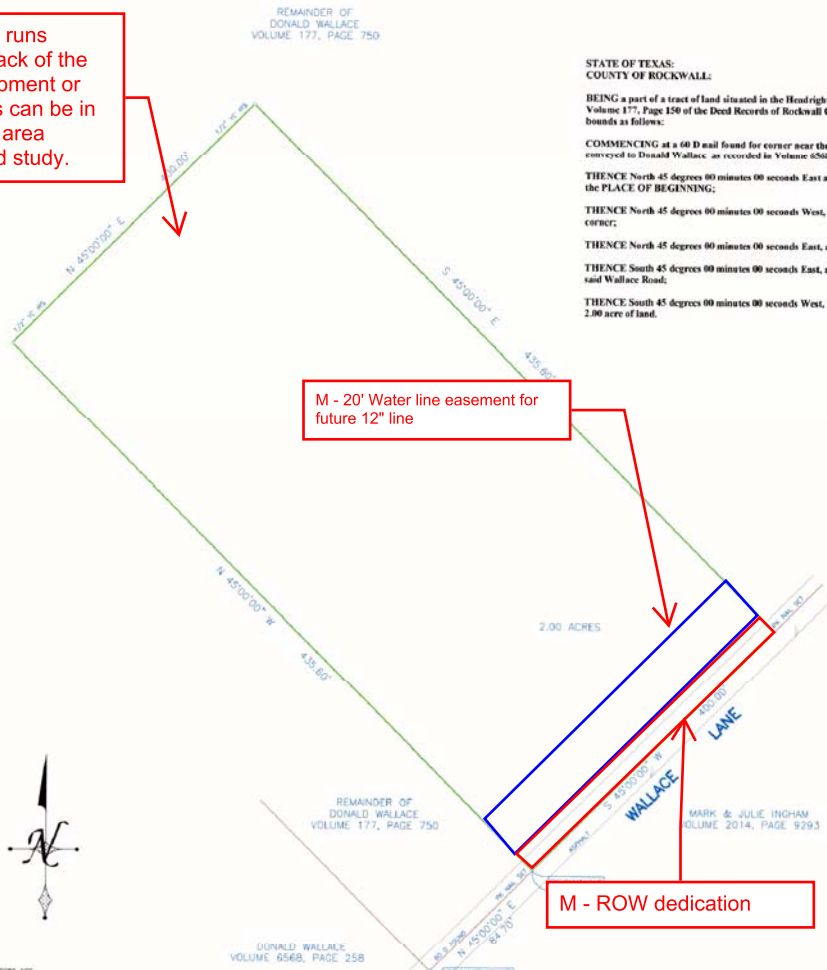
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/23/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

06/23/2020: No comment

I - If the creek runs through the back of the lot, no development or improvements can be in the floodplain area without a flood study.



M - 20' Water line easement for future 12" line

M - ROW dedication

STATE OF TEXAS:
COUNTY OF ROCKWALL:

BEING a part of a tract of land situated in the Hendright 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 656B, 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 Lane;

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.



M - Must replat the property to subdivide.
M - Must verify there is 30' of ROW dedicated to the centerline of Wallace Lane. If 30' is not there, the distance must be dedicated.
M - Must dedicate 20' water line easement along frontage of property.
M - Property owner shall maintain, replace, and reconstruct drainage and detention easements on site
M - Must meet the engineering standards of design.

The following is for your information for engineering design.
I - Contact Ron Merritt with Rockwall County for septic system availability.
I - 4% Engineering inspection fees
I - Water, Wastewater and Roadway impact fees
I - Min 20' utility easements, no structures in easements (Section 3.1 and 5.3.1)
I - Walls 3' and over must be engineered and all retaining walls to be rock or stone face no smooth concrete walls (Section 7.5)
I - Need to show existing and proposed utilities
I - Show parking dimensions/Drive aisle dimensions Section 3.2.7.6 2.15
I - Detention is required. Manning's C-value will get from a 0.35 to a 0.5 for residential use.
I - 4:1 max slope for grading Section 3.2.7.2
I - Must meet the engineering standards of design.

BRIAN S.
This is to
be located at
the plot he
surveyed, the
and type of
of the plot
THERE AT

Scale: 1" = 40'
Date: 07/22/2014
G. F. No.: 83251-A
Job No.: 83251-A
Drawn by: CW

P.O. BOX 175
FAIRFAX, TEXAS 75132
PHONE: 972-475-8940
FAX: 972-475-9036

Record of property
No. 03871 Texas.



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

TITLE AND ABSTRACTING 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 RISK AND
UNDESIGNED IS NOT RESPONSIBLE TO OTHERS
FOR ANY LOSS RESULTING THEREFROM.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☒ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 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

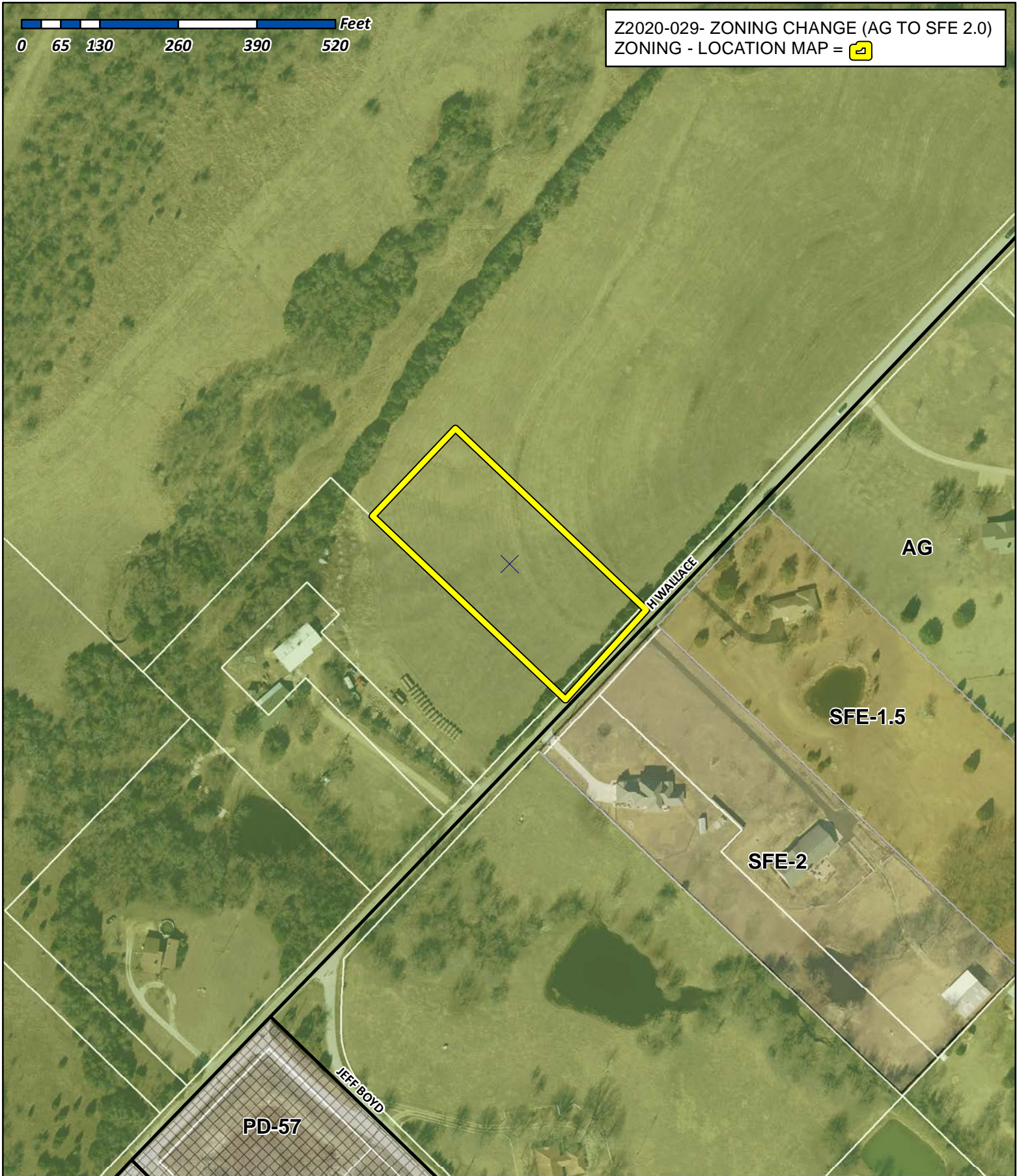
Notary Public in and for the State of Texas

Misti A. Jones



0 65 130 260 390 520 Feet

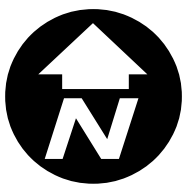
Z2020-029- ZONING CHANGE (AG TO SFE 2.0)
ZONING - LOCATION MAP = 



City of Rockwall

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

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.

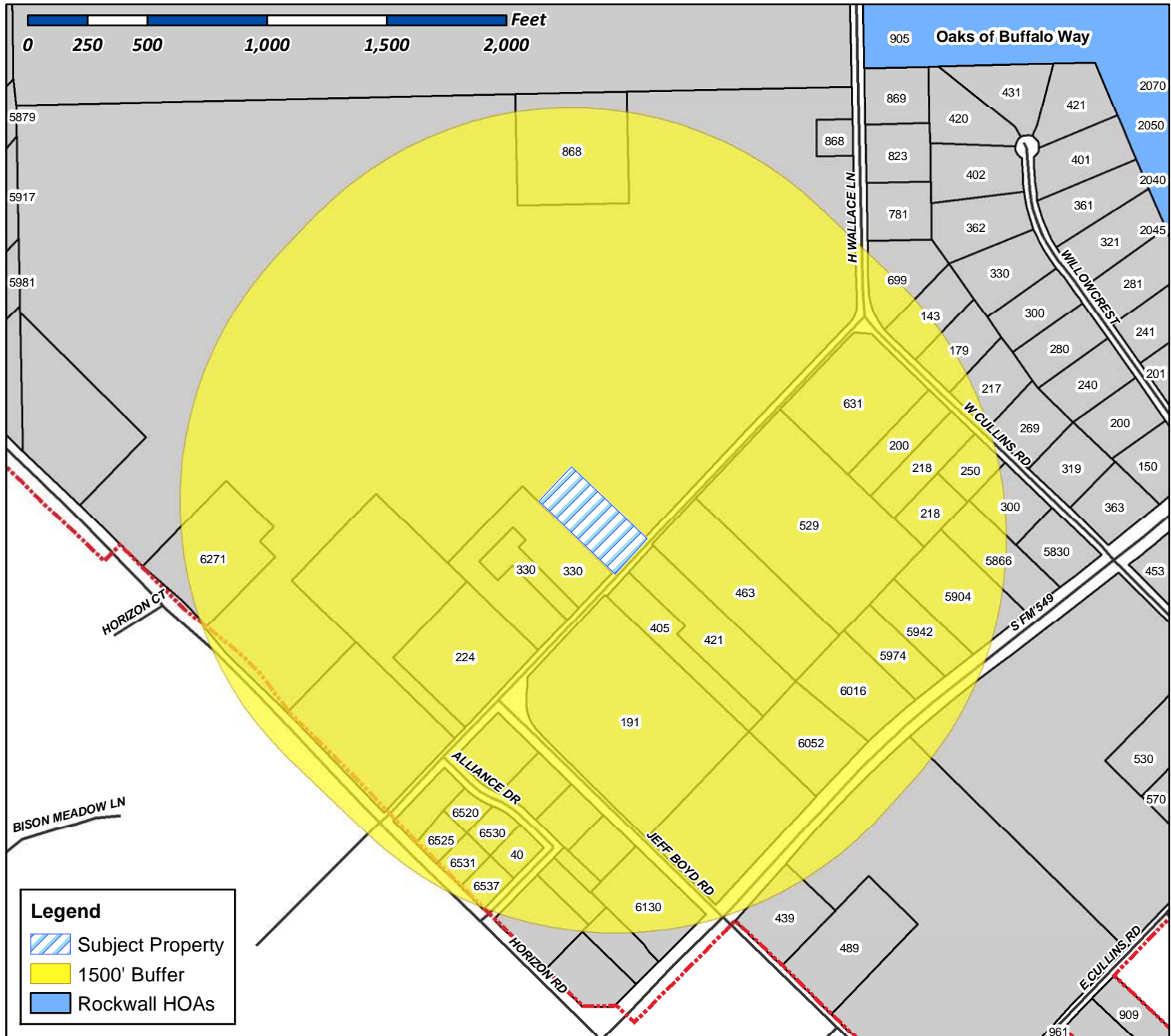




City of Rockwall

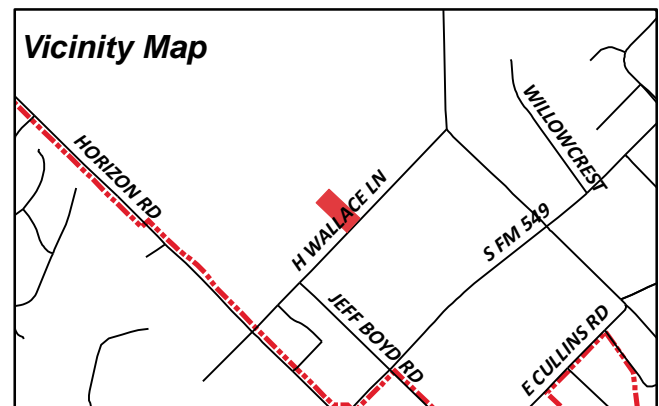
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-029
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

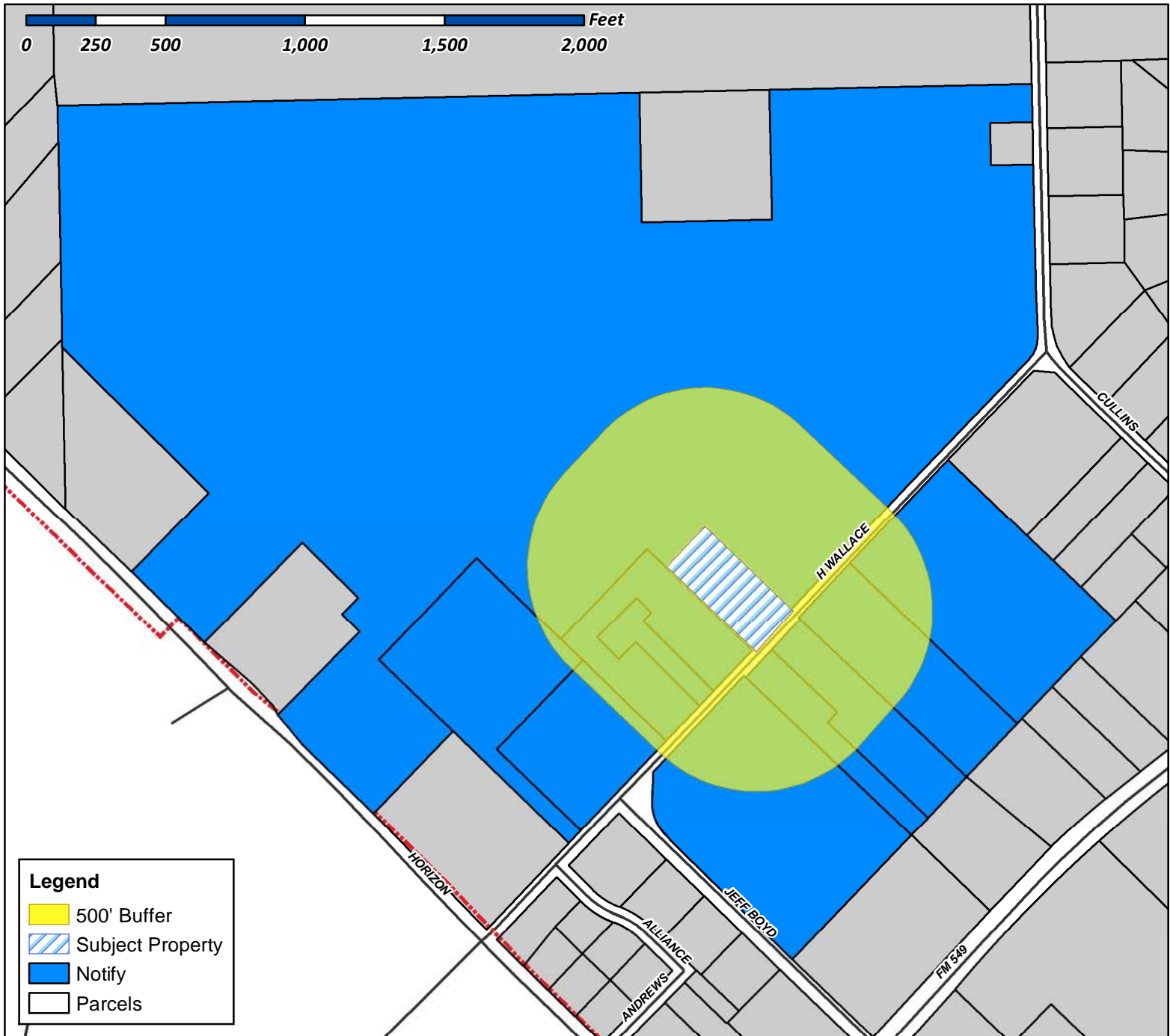




City of Rockwall

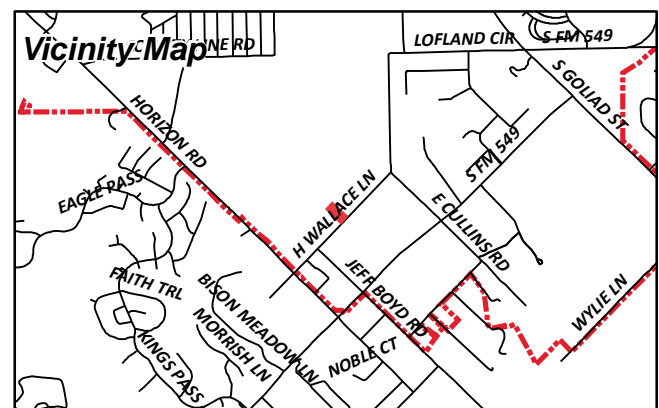
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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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

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. 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.

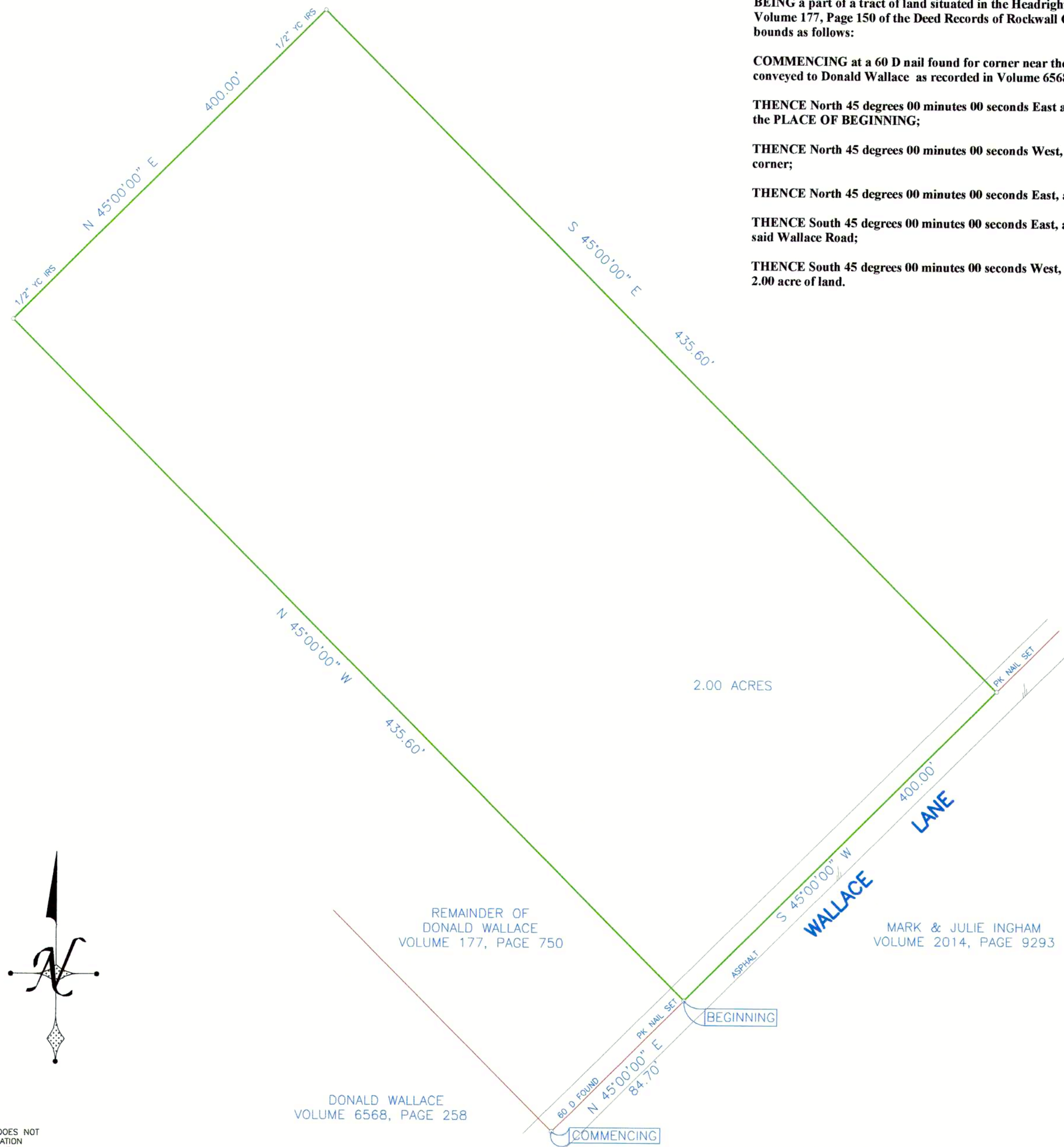
Thank you for your time and consideration ~

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.



RHODES
Surveying
WWW.RHODESURVEYING.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

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.



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 3RD DAY OF AUGUST, 2020.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 20, 2020

2nd 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.

Exhibit 'B'

Survey

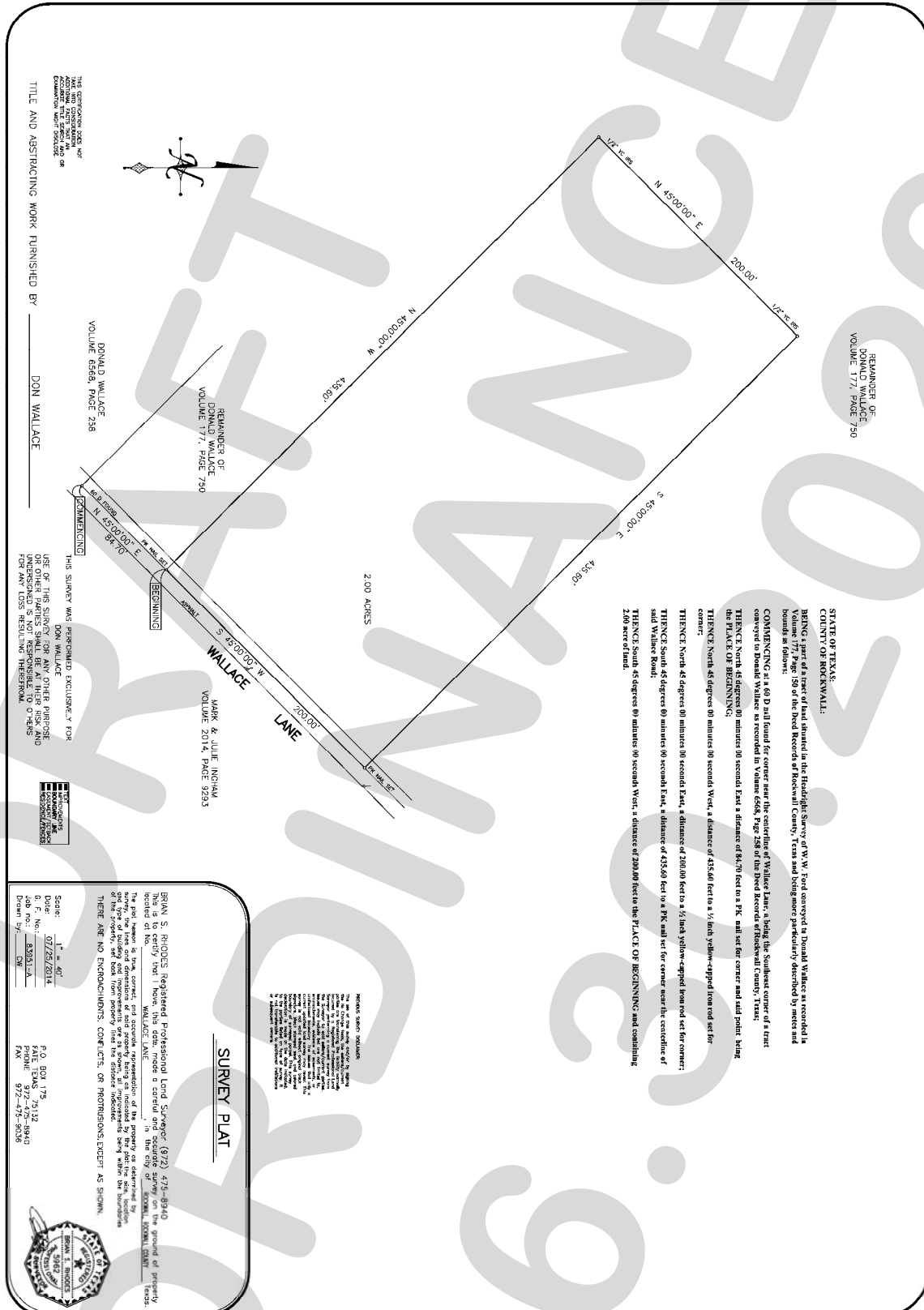


Exhibit 'C'
Location Map & Legal Description

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



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: P2020-022
PROJECT NAME: Final Plat for Northgate
SITE ADDRESS/LOCATIONS: 961 CLEM RD

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: 972-771-7745
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/25/2020	Needs Review

06/25/2020: P2020-022; Final Plat for Northgate Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request 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.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-022) in the lower right-hand corner of all pages of all revised plan submittals.

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District No. 88 (PD-88), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document that are applicable to the subject property. [§01.02(D), Art. 11, UDC]

M.5 Provide label and/or note that has the total acres/square footage of the right-of-way dedication for Clem Road and FM-3549 (Stodghill Road). [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.6 What is the comment "no record found by surveyor"? This area is being dedicated; therefore, this label should be removed unless you have a reason for this. Please specify. [Section 38-10, of Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.7 Correct Title Block to read as follows:

Final Plat
Northgate Addition

[Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

M.8 Provide a label for all open space and common areas indicating "To Be Maintained by HOA." [Ordinance No. 19-26, PD-88]

I.9 Page 3 of 3 has a signature line and notary certificate for a 'Party with Mortgage or Lien Interest', but indicates "[If Applicable]"? If this is Not applicable, please remove from plat so that there are no unsigned/blank lines.

I.10 Please note that failure to address all comments provided by staff by 5:00 PM on July 7, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff. Please email a PDF version for a subsequent/final review by staff. Due to COVID-19, staff prefers and is requesting that you do not resubmit paper copies; however, will accept the one (1) being requested.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested.

I.13 The Planning and Zoning Work Session Meeting will be held on June 30, 2020.

I.14 The Parks and Recreation Board Meeting for this case is scheduled to be held on July 7, 2020.

I.15 The Planning and Zoning Regular Meeting will be held on July 14, 2020.

I.16 The City Council meeting for this case is scheduled to be held on July 20, 2020.

M.17 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing. [Chapter 38, Subdivision Regulations, Municipal Code of Ordinances]

I.18 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review

06/25/2020: The offsite easement instrument numbers are needed now. They must be included on the plat.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/23/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/11/2020	Approved w/ Comments

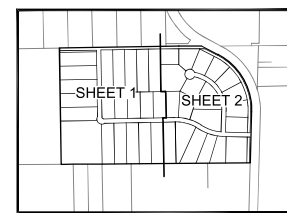
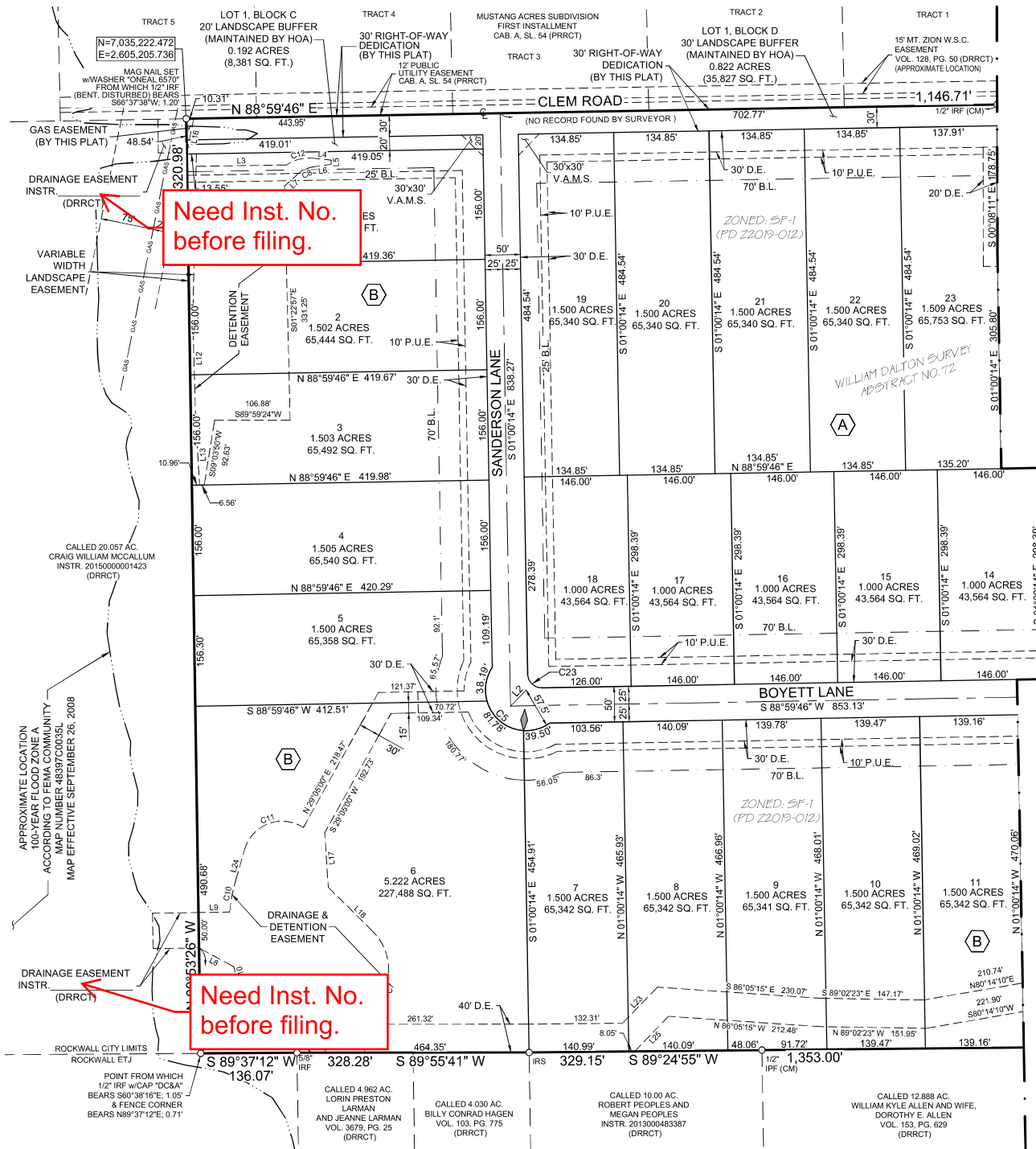
06/11/2020: Please submit CAD .dwg of lot lines and street centerlines so addressing can begin.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	Approved

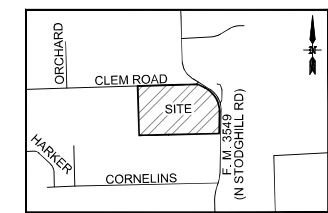
06/23/2020: Park District 8

Cash in Lieu of Land: 38 lots x \$609.00 per lot = \$23,142.00

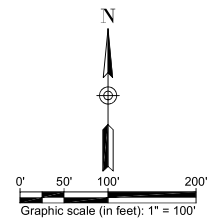
Pro Rata Equipment Fees: 38 lots x \$577.00 per lot = \$21,926.00



KEY MAP
Scale: 1" = 1,000'



VICINITY MAP
NOT TO SCALE



CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	63°42'40"	713.94'	443.62'	793.88'	N 30°30'10" W	753.61'
C2	34°13'31"	500.00'	153.94'	298.67'	N 73°53'29" E	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'
C23	89°59'59"	20.00'	20.00'	31.42'	S 46°00'15" E	28.28'

NOTES:

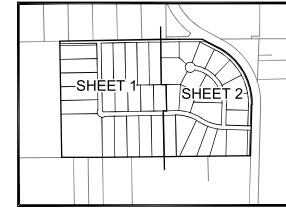
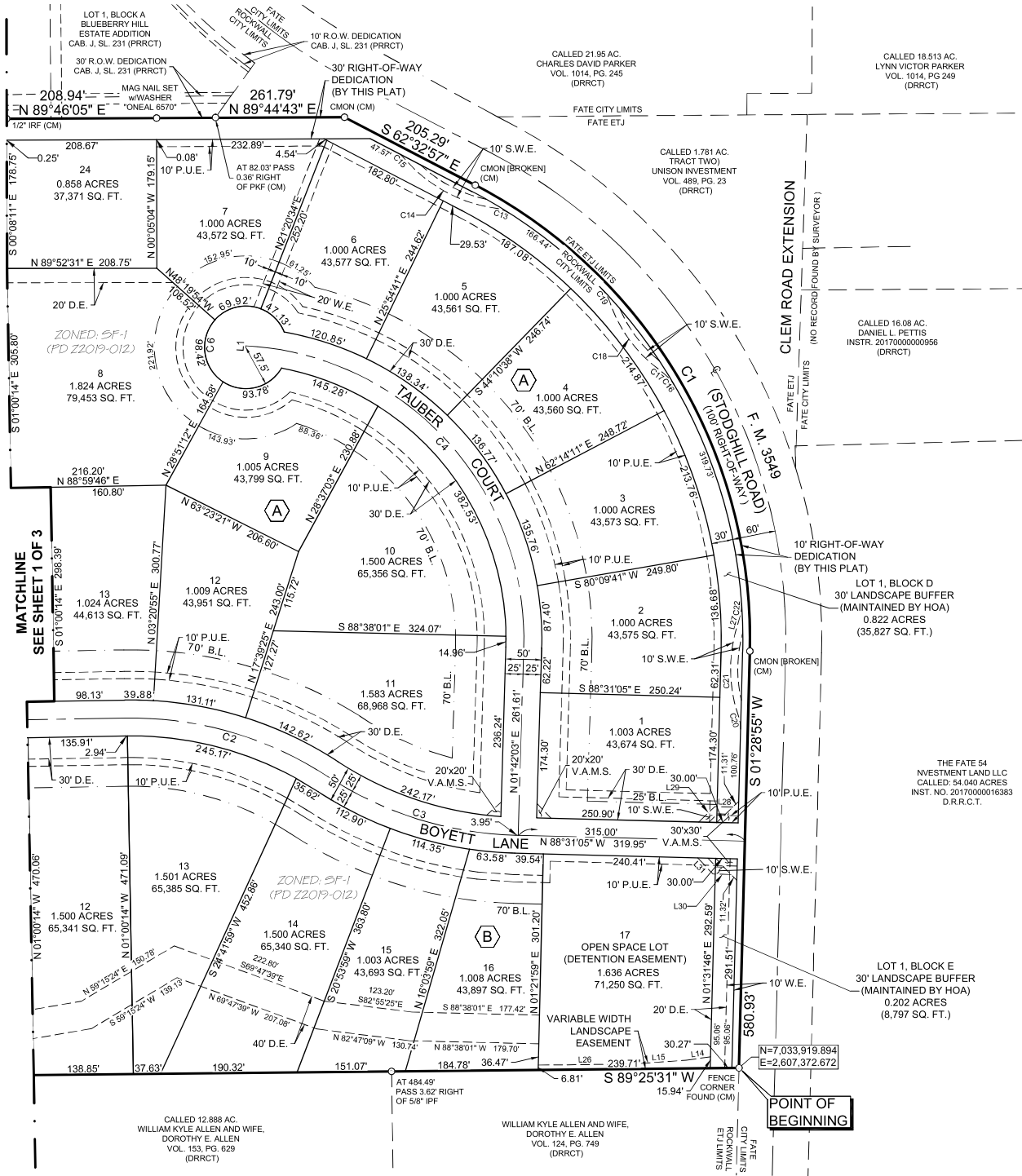
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48397C0035L, dated September 26, 2008, a portion of this property lies within Flood Zone X 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
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

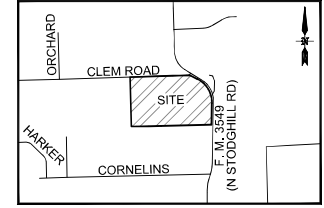
OWNER/DEVELOPER
Northgate Surveying Co.
3111 Cole Avenue, Suite 101
Rockwall, TX 75087
(512) 965-6280

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

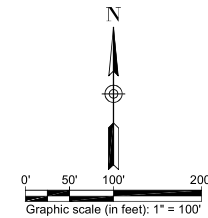
ENGINEERING & DESIGN, L.P.
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #E-001145
201 WINDCO CIR, SUITE 200, WY. RE, TX 75087
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



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
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DATE: 6/1/20 CASE NO. P2019-029 SHEET 2 OF 3



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.ECDPL.COM

OWNER/DEVELOPER
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1189 Waters Edge Drive
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Dallas, Texas 75204
(903) 804-2891
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 20200000003814 (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** 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** 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.
7. 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.
8. The HOA must 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: Mr. Jen-Liang Wu

REBECCA AIRHEART (OWNER)

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, 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 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 _____ §

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:

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.

PRELIMINARY – This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Daniel Chase O'Neal
Texas Registered Professional Land Surveyor 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

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
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Firm No. 10194132
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FINAL PLAT
NORTHGATE
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63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/1/20 CASE NO. P2019-029 SHEET 3 OF 3



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



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) ¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre) ¹
- ☒ Final Plat (\$300.00 + \$20.00 Acre) ¹
- ☐ Replat (\$300.00 + \$20.00 Acre) ¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre) ¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre) ¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre) ¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 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:

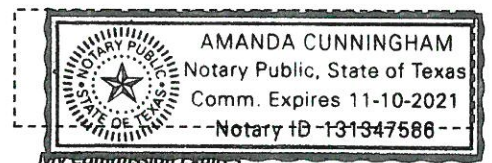
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 1529.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 1 day of June, 2020. By signing this application,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

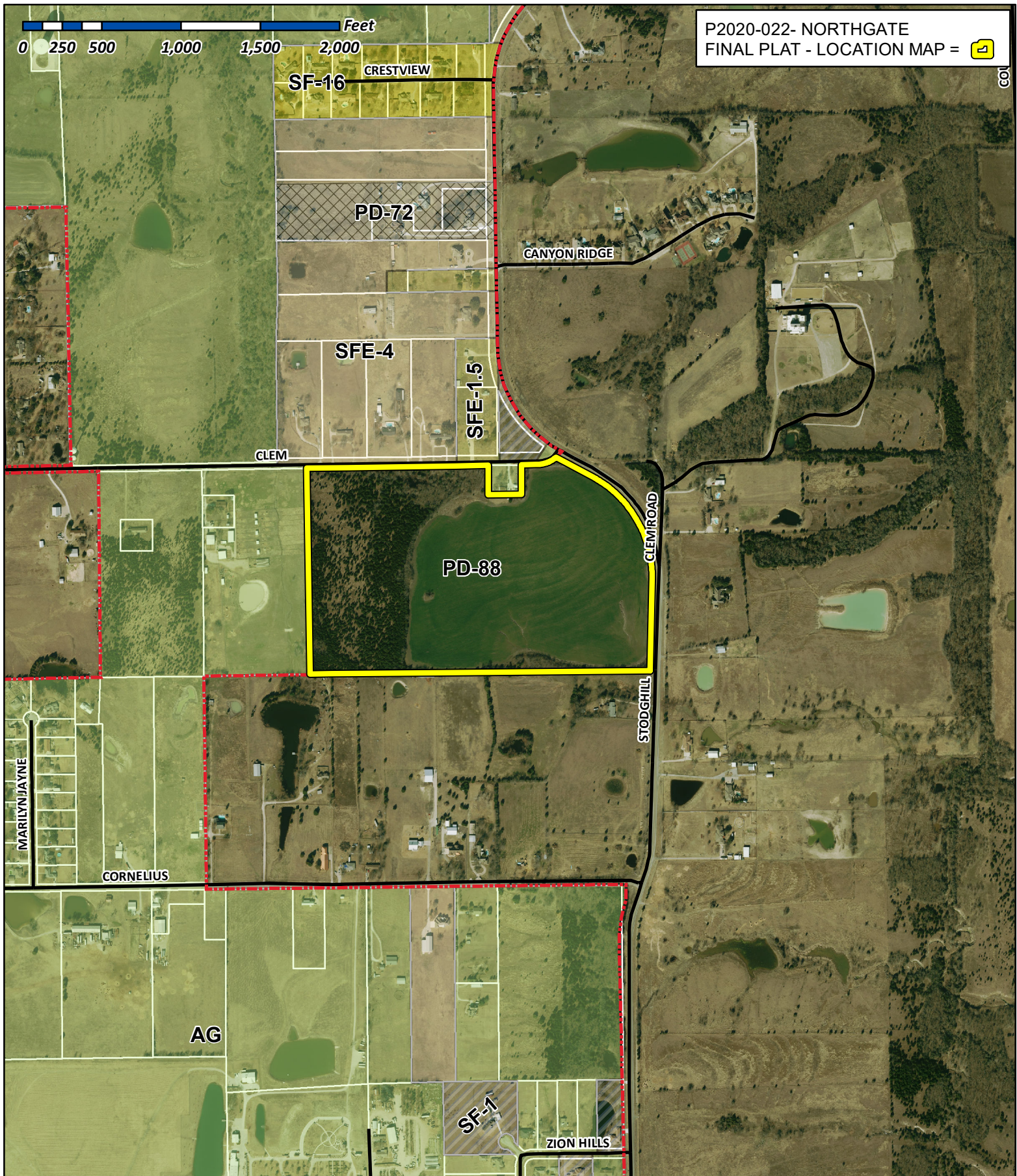
Given under my hand and seal of office on this the 1 day of June, 2020.

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



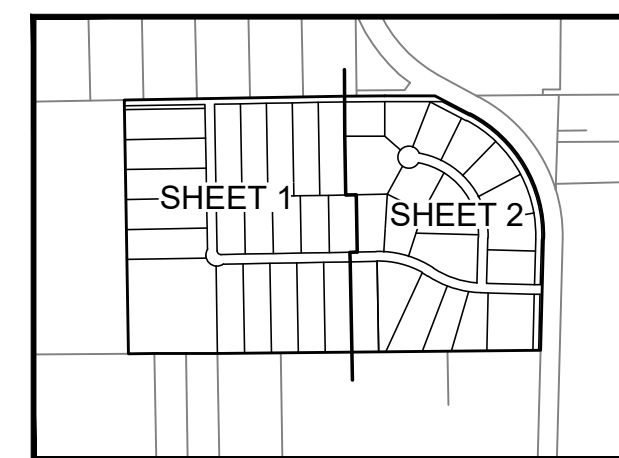
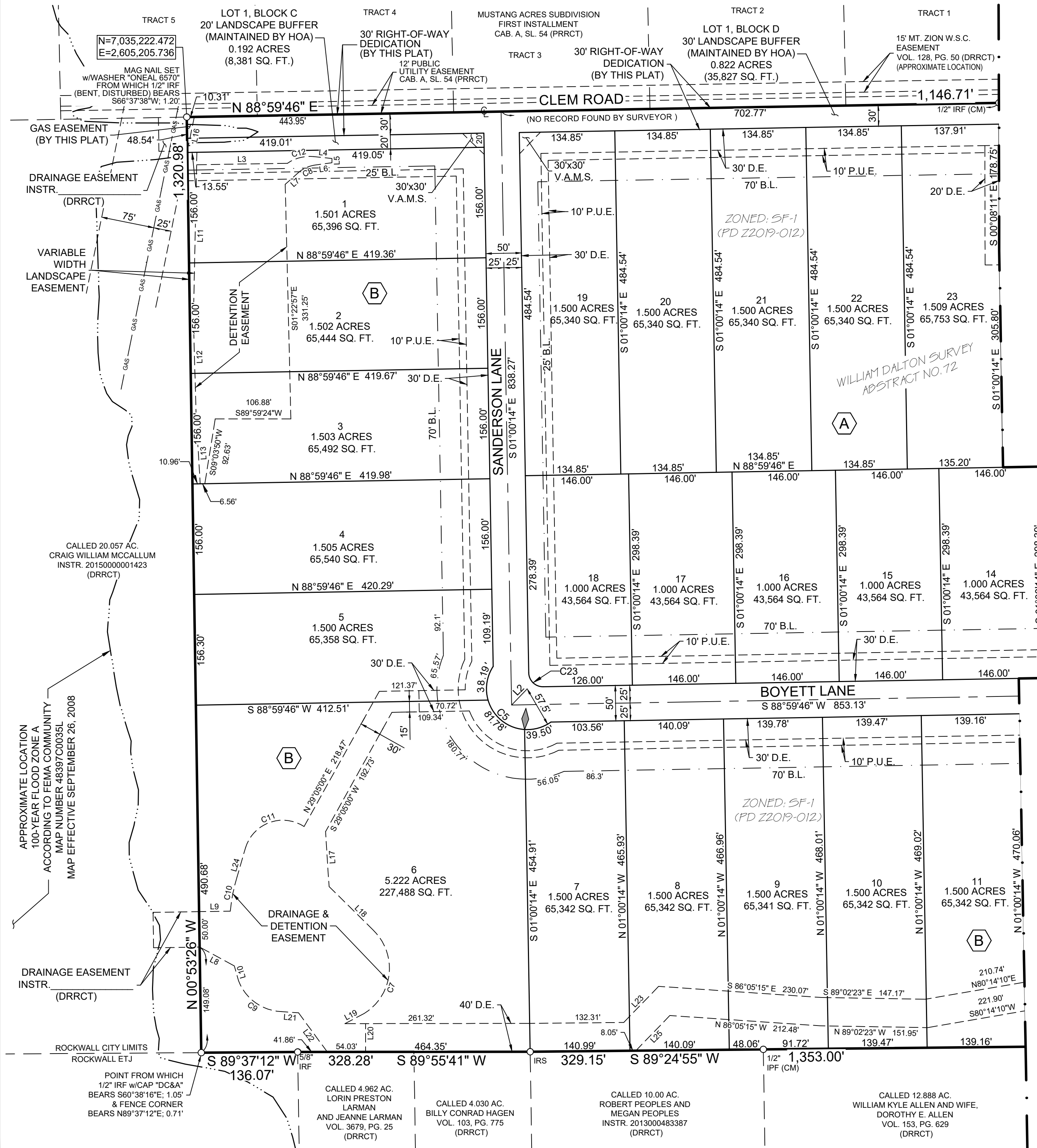


City of Rockwall

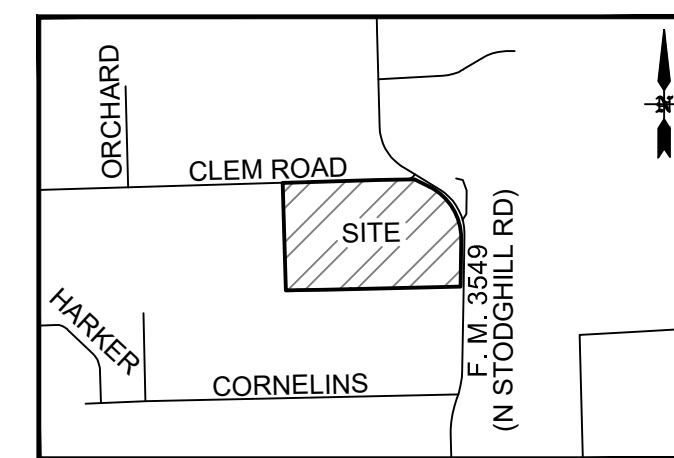
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

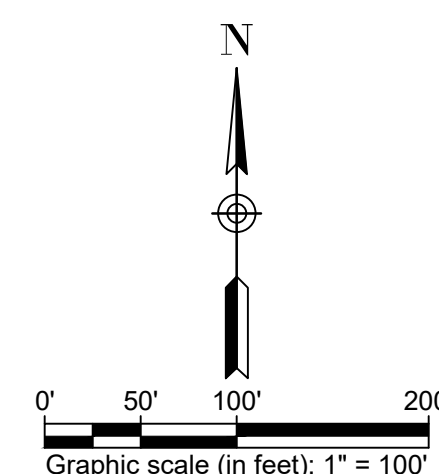




KEY MAP
Scale: 1" = 1,000'



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'
C23	89°59'59"	20.00'	20.00'	31.42'	S 46°00'15" E	28.28'

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.

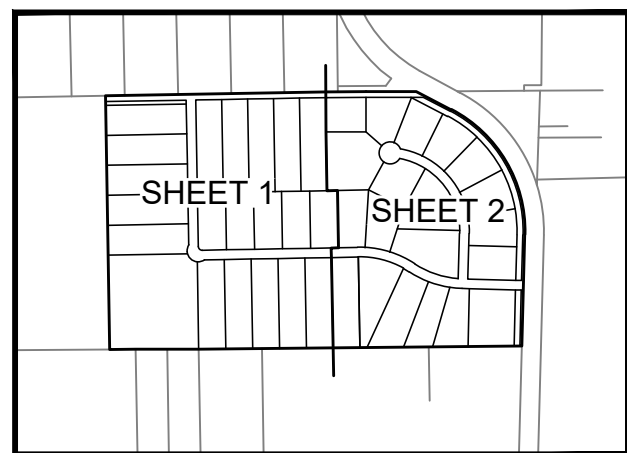
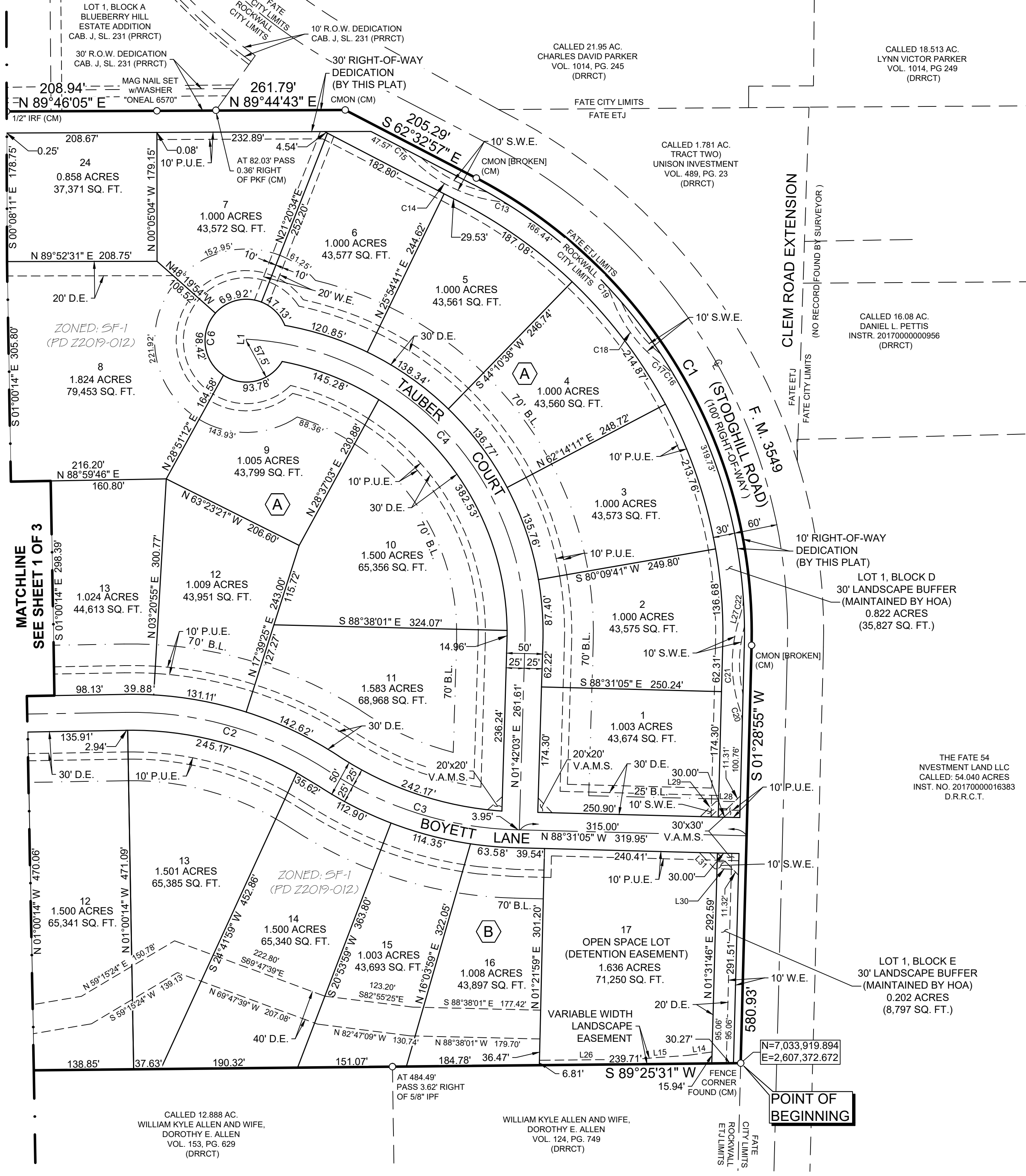
FINAL PLAT
NORTHGATE
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

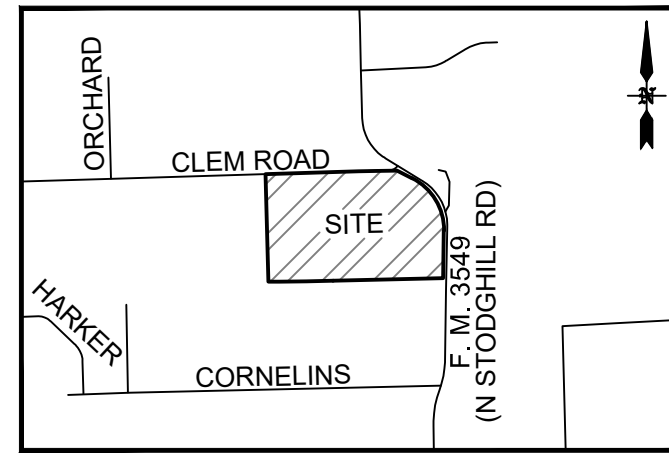
LAND SURVEYOR
O'Neal Surveying Co.
3111 Cole Avenue, Suite 101
Dallas, Texas 75204
(903) 804-2891
Firm No. 10194132
Job No. 19081

DATE: 6/1/20 CASE NO. P2019-029 SHEET 1 OF 3

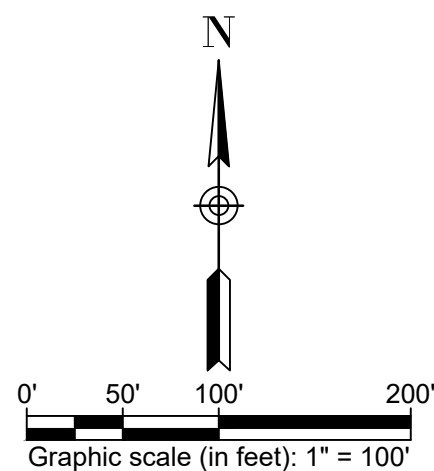
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, SUITE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM



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
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40 RESIDENTIAL LOTS
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DATE: 6/1/20 CASE NO. P2019-029 SHEET 2 OF 3

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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** 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** 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: Mr. Jen-Liang Wu

REBECCA AIRHEART (OWNER)

[IF APPLICABLE:]

Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS §
COUNTY OF ROCKWALL §

Before me, the undersigned authority, on this day personally appeared Mr. Jen-Liang Wu, 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 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 _____ §

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:

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.

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used, reviewed, or relied upon as a final survey document.

Daniel Chase O'Neal
Texas Registered Professional Land Surveyor 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
BEING
63.514 ACRES
40 RESIDENTIAL LOTS
AND 4 COMMON AREA LOTS
SITUATED IN THE
WILLIAM DALTON SURVEY, ABST. 72
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

DATE: 6/1/20 CASE NO. P2019-029 SHEET 3 OF 3



ENGINEERING / PROJECT MANAGEMENT /
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PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: SP2020-010
PROJECT NAME: Site Plan for Ellis Center Medical Office
SITE ADDRESS/LOCATIONS: 1940 ALPHA DR

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: 972-772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Greg Wallis of Mershaw Architects on behalf of Adat Estate of Vats Akhil and Deepti for the approval of a Site Plan for a medical office building on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/25/2020	Needs Review

06/25/2020: SP2020-010; Site Plan for Ellis Center Medical Office

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for a medical office building on a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the western corner of the intersection of Alpha Drive and Beta Drive.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2020-010) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the IH-30 Overlay (IH-30 OV) District, and the Development Standards of Article 05, that are applicable to the subject property.

I.6 Please note that the property will require a replat prior to the issuance of a building permit.

I.7 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.7 Correct the standard signature block on all pages by removing the date and creating blank lines to fill in at the time of signature by the Planning Director and Planning and Zoning Chairman. (§03.04.A, Art. 11, UDC)

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§03.04, Art. 11, UDC):

1) The date that the plans were prepared is required on all submittals. (§03.04.A, Art. 11, UDC)

- 2) Indicate the distance between all property lines and the planned building(s) located on the site. (§03.04.B, Art. 11, UDC)
- 3) Indicate all utilities both existing and proposed, and dimension the easement(s). (§03.04.B, Art. 11, UDC)
- 4) Indicate and label the widths of all fire lanes existing and proposed for the site. Are there any other fire lanes to be dedicated other than the existing FL at the southern portion of the property? (§03.04.B, Art. 11, UDC)
- 5) Provide a label for all Firelane to indicate "24-ft Firelane, Public Access, Drainage, & Utility Easement", as appropriate for existing and proposed. (§03.04.B, Art. 11, UDC)
- 6) As a note, all parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Engineering Standards of Design and Construction. Provide the dimensions for the existing parking spaces located on the south end of the site. (Check w/ the Engineering Department for compliance).
- 7) Provide label indicating the location for the proposed handicap parking spaces. (§05.04, Art. 06, UDC)
- 8) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. Must meet Engineering standards of design. (§03.02, Art. 06, UDC)
- 9) Provide screening along the western property boundary from the school district property. Label the height and type of fence proposed (i.e. wrought iron fence), and the landscape materials to be used (i.e. three [3] tiered screening). Provide fence detail and indicate on site plan. Landscaping to be indicated on landscape plan. (§ 05.02.B, Art. 08, UDC)
- 10) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate units on the site plan and provide screening detail. (§01.05.C, Art. 05, UDC)

M.9 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. 08, UDC)

- 1) Identify visibility triangles on all lots for all driveway intersections and public streets. Provide a labels. (Section 01.08, Art. 05, UDC)
- 2) Provide screening along the western property boundary from the school district property. Label the height and type of fence proposed (i.e. wrought iron fence), and the landscape materials to be used (i.e. three [3] tiered screening). Indicate landscaping and fence detail on landscape plan. (§ 05.02.B, Art. 08, UDC)

I.10 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article 09, of the UDC, The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted.

- 1) A treescape plan was not submitted for this development and is not required.

M. 11 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article 07, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. For planned shopping centers or other commercial developments that contain more than one lot, the Planning and Zoning Commission may consider lighting plans that are intended to increase lighting efficiency and reduce the number of overall light fixtures, but result in light spillover across common lot lines within the same development. (§03.03.C, Art. 07, UDC)

- 1) No light pole, base or combination thereof shall exceed 30 feet unless further restricted within an Overlay District. Provide lighting pole detail. (§03.03.D, Art. 07, UDC)
- 2) The maximum outdoor illumination level within any nonresidential development shall not exceed 0.2 FC at the property line. Correct the reading levels along the north and south property boundary where they exceed the maximum allowable level. (§03.03.G, Art. 07, UDC)
- 3) Provide cut-sheets of the proposed exterior light fixtures. (§03.03, Art. 07, UDC)

M.12 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

- 1) The overlay district standards require natural or quarried stone on all building facades (i.e. minimum of 20%). Please provide a label indicating the use of a natural or quarried stone or the proposed Austin Stone on the plans and a calculation meeting the minimum 20% requirement for each facade. (§06.02.C.1, Art. 05, UDC)
- 2) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (§04.01, Art. 05, UDC)

Based on the building elevation submittal staff has identified the following variances and exceptions to the Unified Development Code (UDC) and the Scenic Overlay (SOV) District:

1) Building Articulation. The proposed building does not meet the articulation standards established by the UDC for horizontal articulation for the west facing elevation. This will require approval of an exception by the Planning and Zoning Commission. Exception Required. (§04.01.C, Art. 05, UDC)

2) Four (4) Sided Architecture. All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. The west facing façade (i.e. rear) does not meet this standard. Variance Required. (§6.02.C.1, Art. 05, UDC)

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for the associated variance and exceptions and the compensatory measures justifying these variances as required by the UDC for consideration.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning & Zoning Regular Meeting.

I.15 The Architectural Review Board (ARB) meeting will be held on June 30, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 30, 2020.
- 2) Architectural Review Board (ARB) meeting will be held on June 30, 2020.
- 3) Planning & Zoning regular meeting/public hearing meeting will be held on July 14, 2020.
- 4) Architectural Review Board (ARB) meeting will be held on July 14, 2020 (if required).

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review

06/25/2020: M - Trash area to drain to an oil/water separator and then to the storm lines.

M - All driveway radii to be 25' min. Standards of Design and Construction Section 2.

M - Sidewalk to be 2' inside the ROW from the property line.

M - Parking against the building to be 20'x9' min and the parking away from the building must be 18'x9' min with a 2' clear overhang. Standards of Design and Construction Section 2.

M - All fire lane to have 20' radius min. Standards of Design and Construction Section 2.

M - All drive isles to be 24' wide min. Standards of Design and Construction Section 2.

M - Must include the filing information for the "Existing fire lane and access easement."

M - Must include a 10' utility easement along all street frontage. Standards of Design and Construction Section 5.

M - Must have detention. Manning's "c-value" is per zoning for the entire property. Must drain to Alpha Drive. Standards of Design and Construction Section 3.

The following is for your information for engineering design.

- I - 4% Engineering Inspection Fees
- I - Impact fees
- I - Min 20' utility easements. No structures in easements. No Detention in Utility Easement.
- I - Fire lane easement to be on plat.
- I - Fire lane to be 24' wide with 20' radii.
- I - May need a new Fire Hydrant.
- I - Parking to be 20'x9' against the building. No dead end parking.
- I - Must construct 5' sidewalk along frontage.
- I - 10' UE along ROW
- I - Need to show existing water and sewer.
- I - Sewer is on the other side of the road. Boring is required but if you have to open cut any portion of the road, you'll have to remove and replace full concrete panels in Alpha Drive or Beta.
- I - Dumpster area to drain to oil/water separator or grease trap, depending on use.
- I - No trees within 5' of public utilities.
- I - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls.
- I - Must have detention. Manning's "c-value" is per zoning for the entire property. Must drain to Alpha Drive.
- I - No vertical walls in detention
- I - Must meet all City Engineering Standards.
- I - If the drive aisle in along Alpha doesn't need to be fire lane then you don't have to have 20' radius curb returns

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/24/2020	Denied

06/24/2020: Show location for all proposed and/or existing fire hydrants for fire hose coverage and Needed Fire Flows.
 Site plan shall indicate the presence of a fire sprinkler system.
 Show location of Fire Department Connection (FDC) for the fire sprinkler system.
 FDC shall be facing and visible from the fire lane.
 FDC must be within 100-feet of a fire hydrant.
 The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.
 Confirm that the existing fire lane is within an existing fire access easement.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/22/2020	Approved
06/22/2020: The assigned address will be 1940 Alpha Dr, Rockwall, TX 75087			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	N/A

06/23/2020: Parking lots trees required in parking lot islands closest to building
 No trees within 5' of utilities

HERMAN E. UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'

DETENTION AREA

ONE STORY
MEDICAL OFFICE

7,200 SF
BLOCK A LOT 6

S 88°25'08" E 185.0'

N 88°25'08" W 185.0'

	REQUIRED	PROVIDED
1. STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	3	3
2. LANDSCAPE BUFFER	10'	10'
3. SCREENING OF OFF STREET PARKING	NO	NO
4. TOTAL LANDSCAPE AREA 15% REQUIRED	4,580 SF	5,973 SF
5. 4 TREES REQUIRED AT REAR OF PROPERTY	4	4

25' BLDG SETBACK

- Need to show existing and proposed
water and sewer to verify spacing.

ALPHA DRIVE
60' R.O.W.

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: L 1
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
4. BUILDING AREA: 7,200 SF
5. BUILDING HEIGHT: ONE STORY - 28'-3"
6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 36 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

THERE IS NO MITIGATION FOR THIS PROPERTY

- LIVE OAKS (6)
INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (8)
MIN 4' TALL
- INDIAN HAWTHORNE (74)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (66)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

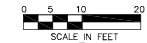
NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE.
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SOODED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES. ALL R.O.W. SHALL BE SOODED.



PRICING & CONSTRUCTION GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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ELLIS CENTRE INDUSTRIAL PARK

BEING A 0.70 AC. TRACT OF LAND SITUATED IN THE ELLIS CENTRE #2 INDUSTRIAL PARK LOT 6 BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
ASAT ESTATE LLC
RECORDED BOOK 7987

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SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the 11th day of February, 2020.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
MERSHAWN
MEDICAL COMMERCIAL
CHURCHES
1000 E. INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-746-1700

ELLIS CENTRE MEDICAL OFFICE
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 10'-0"

Date: MM/DD/YY
Project No.: 220404
Designed: CM
Drawn: CM
Checked: CM

SHEET
L1 OF
1



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☒ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address LOT 1 BLOCK A

Subdivision ELVIS CENTER ADDITION Lot 6 Block A

General Location West side of Alpha Rd across from Beta Ct.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning L1 Current Use Vacant

Proposed Zoning L1 Proposed Use Medical office

Acreage 0.70 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	<u>Vats Akhil and Deepti</u>	<input checked="" type="checkbox"/> Applicant	<u>Mershawn Architects</u>
Contact Person	<u>Adar Estate LLC</u>	Contact Person	<u>Greg Wallis</u>
Address	<u>482 Arcadia Way</u>	Address	<u>1520 E I-30</u>
City, State & Zip	<u>Rockwall, TX 75087</u>	City, State & Zip	<u>Rockwall, TX 75087</u>
Phone		Phone	<u>817-235-9453</u>
E-Mail	<u>akhilvats@gmail.com</u>	E-Mail	<u>mershawonarch@gmail.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ankit Parmar [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 \$ 2700.00, 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."

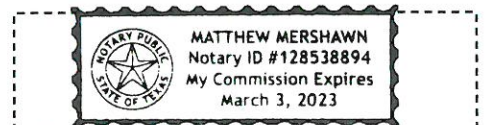
Given under my hand and seal of office on this the 19th day of June, 2020.

Owner's Signature

[Signature]

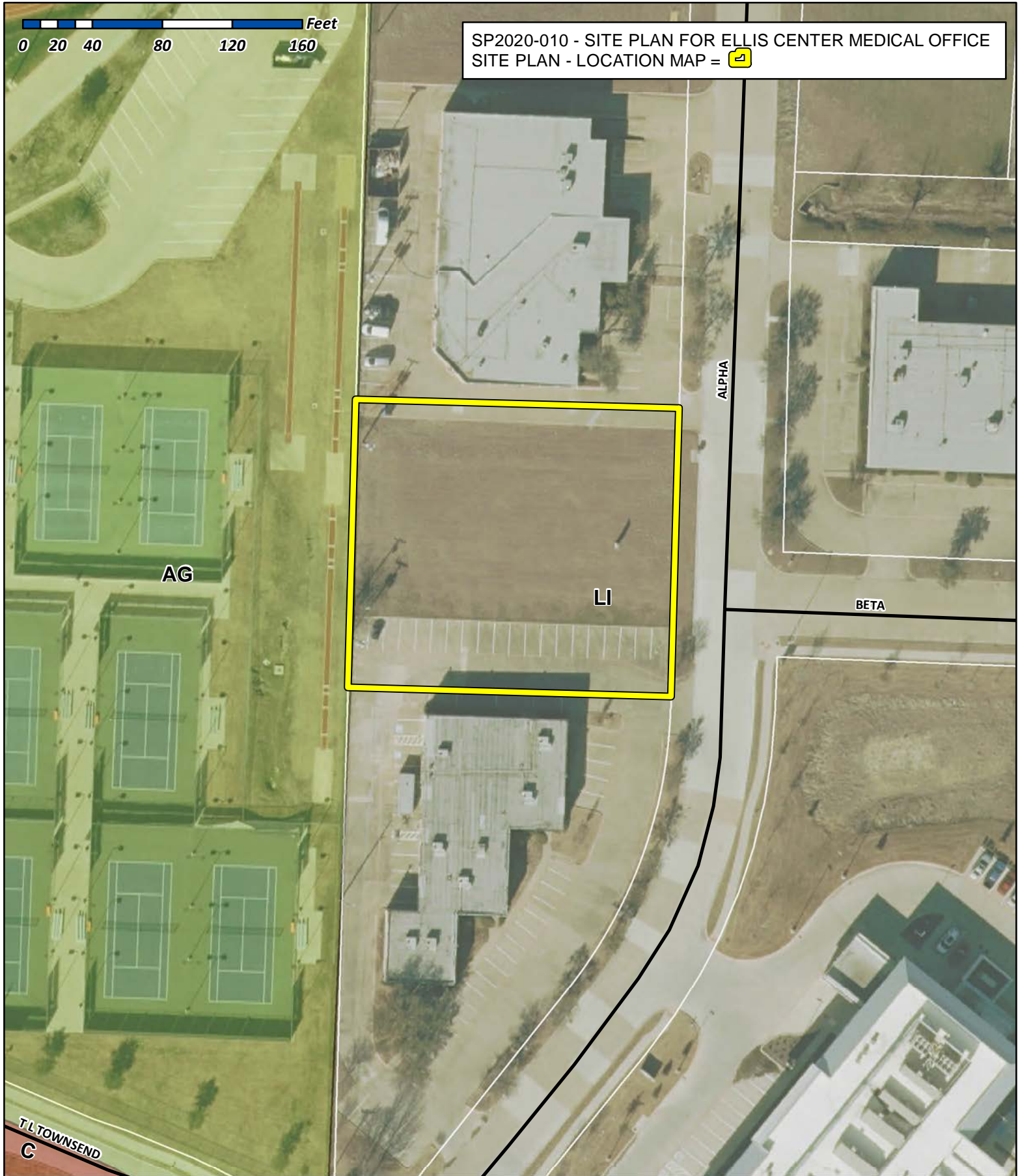
Notary Public in and for the State of Texas

[Signature]



My Commission Expires

3-3-23



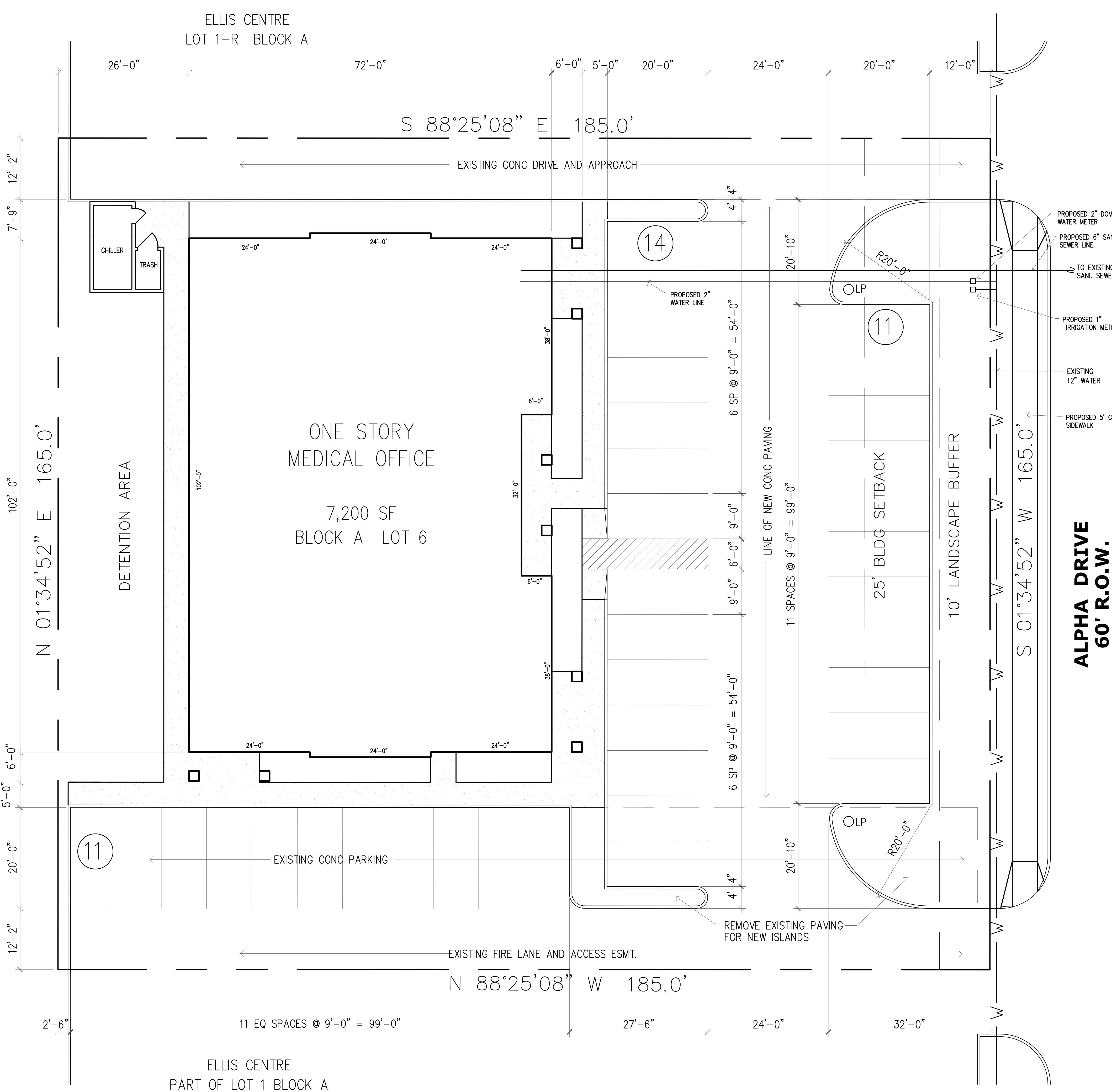
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



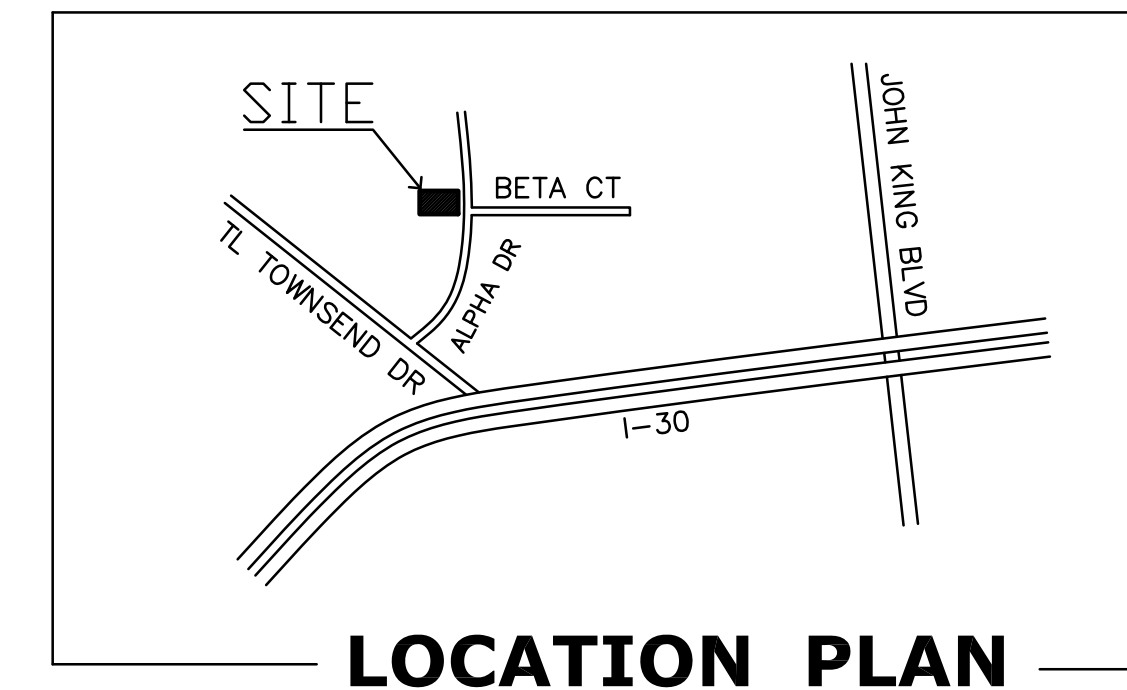
HERMAN E UTLEY
MIDDLE SCHOOL



CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

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NOTE: ALL DIMENSIONS ARE TO FACE OF CURB.
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADII ARE 4'-6" U.N.O.
ANY DISCREPANCIES BETWEEN THE PLAN &
THE CIVIL ENGINEER'S PLANS SHALL DEFER
TO THE CIVIL ENGINEERING.



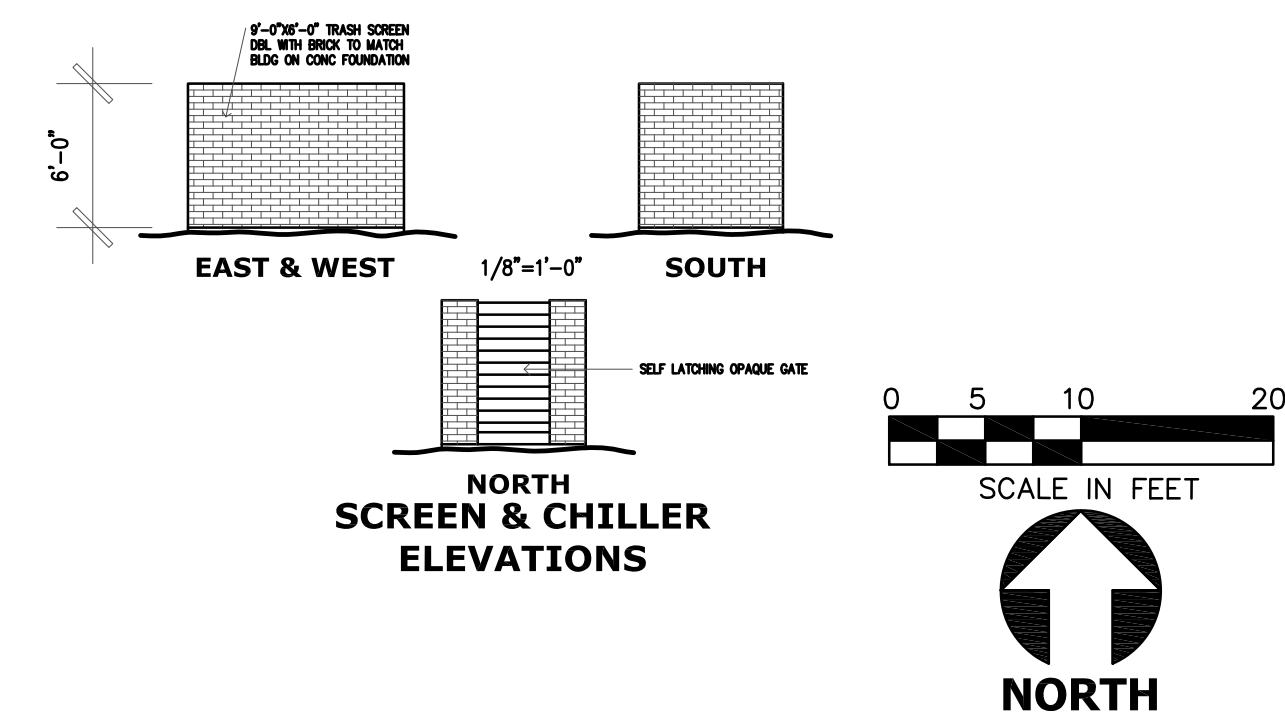
SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning

NOTE: DUMPSTER PAVING AND FIRE LANE PAVING
TO BE 3600 PSI CONCRETE 6.5 SACK MIX



PRICING & CONSTRUCTION
GENERAL NOTES:

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ELLIS CENTRE
INDUSTRIAL PARK

BEING A 0.70 AC. TRACT OF LAND SITUATED
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
452 ARIZONA WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-000

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN ARCHITECTS

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 10'-0"

Date: MM/DD/YY

Project No.: 200404

Designed: GW

Drawn: GW

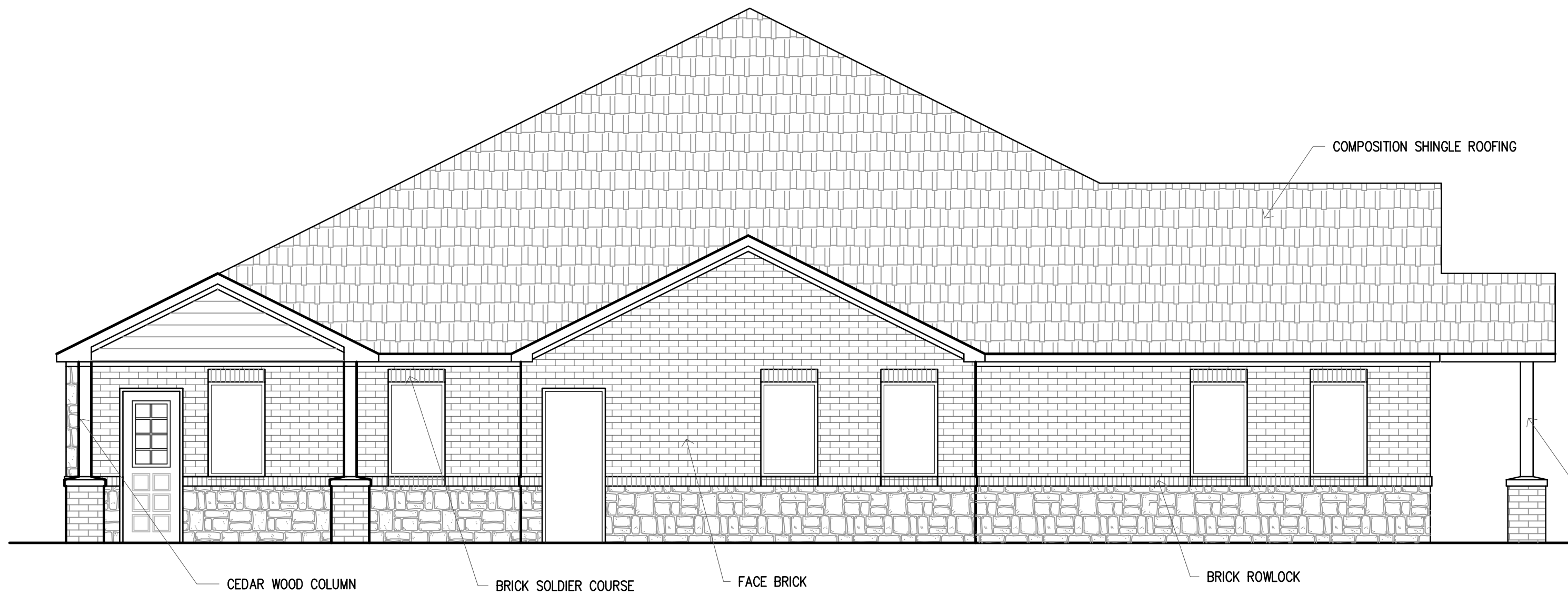
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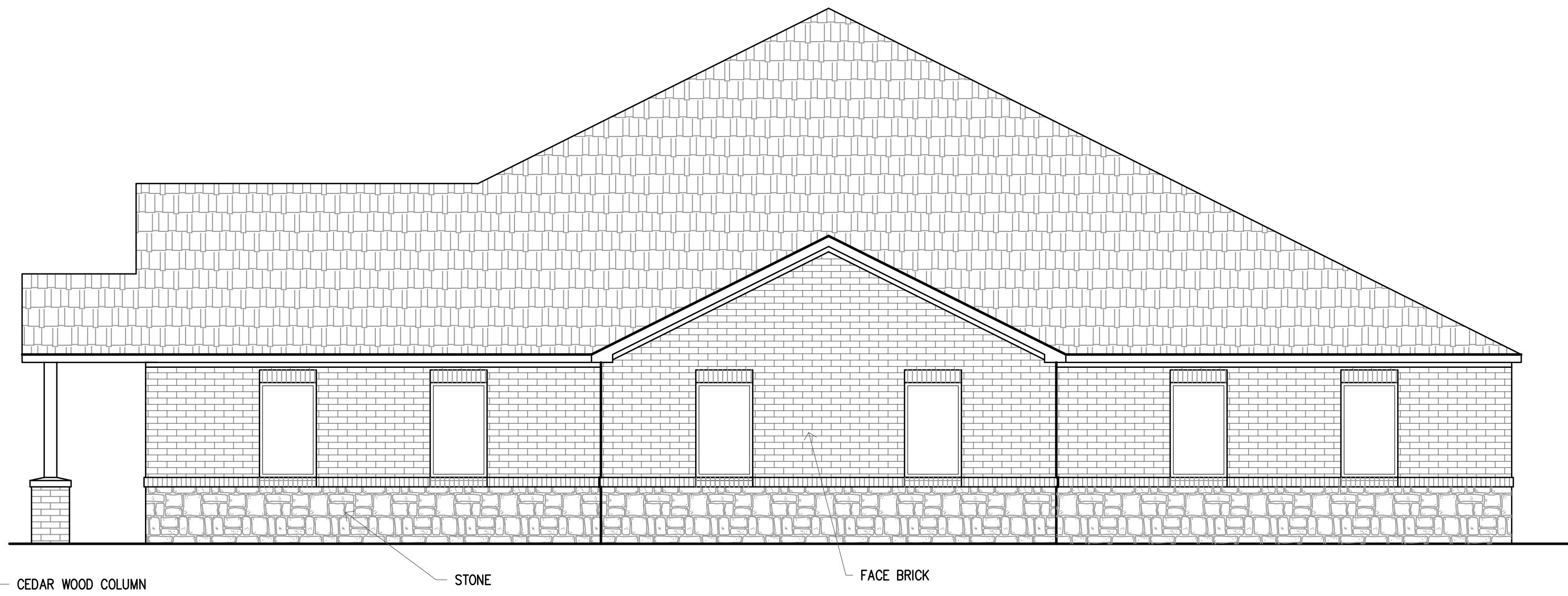
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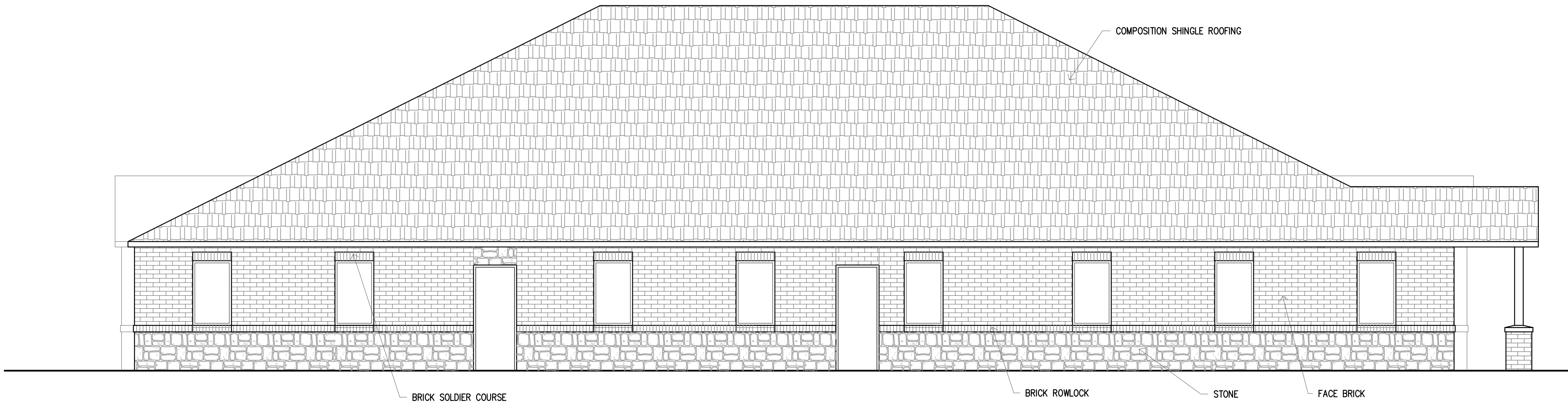
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

SITE PLAN SIGNATURE BLOCK

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WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PRICING & CONSTRUCTION

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS
MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2061

No.	Date	Revision	By

ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	MM/DD/YY
Project No.:	YMM##
Designed:	GW
Drawn:	GW
Checked:	WM

SHEET
A2 OF









HERMAN E UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'

DETENTION AREA

CHILLER

TRASH

ONE STORY
MEDICAL OFFICE

7,200 SF
BLOCK A LOT 6

N 88°25'08" W 185.0'

		REQUIRED	PROVIDED
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10' LANDSCAPE BUFFER

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ALPHA DRIVE
60' R.O.W.

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INSTALLED WITH A MIN. 4"
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MIN 4' TALL



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USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL
PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES
AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN
WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER
THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

0 5 10 20
SCALE IN FEET



NORTH

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

ELLIS CENTRE
INDUSTRIAL PARK

BEING A 0.70 AC. TRACT OF LAND SITUATED
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TEXAS 75087

CASE #SP2020-000

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ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 10'-0"

Date: MM/DD/YY

Project No.: 200404

Designed: GW

Drawn: GW

Checked: WM

SHEET

L1

OF



1

RESIDENTIAL RESTAURANTS
INSTITUTIONAL

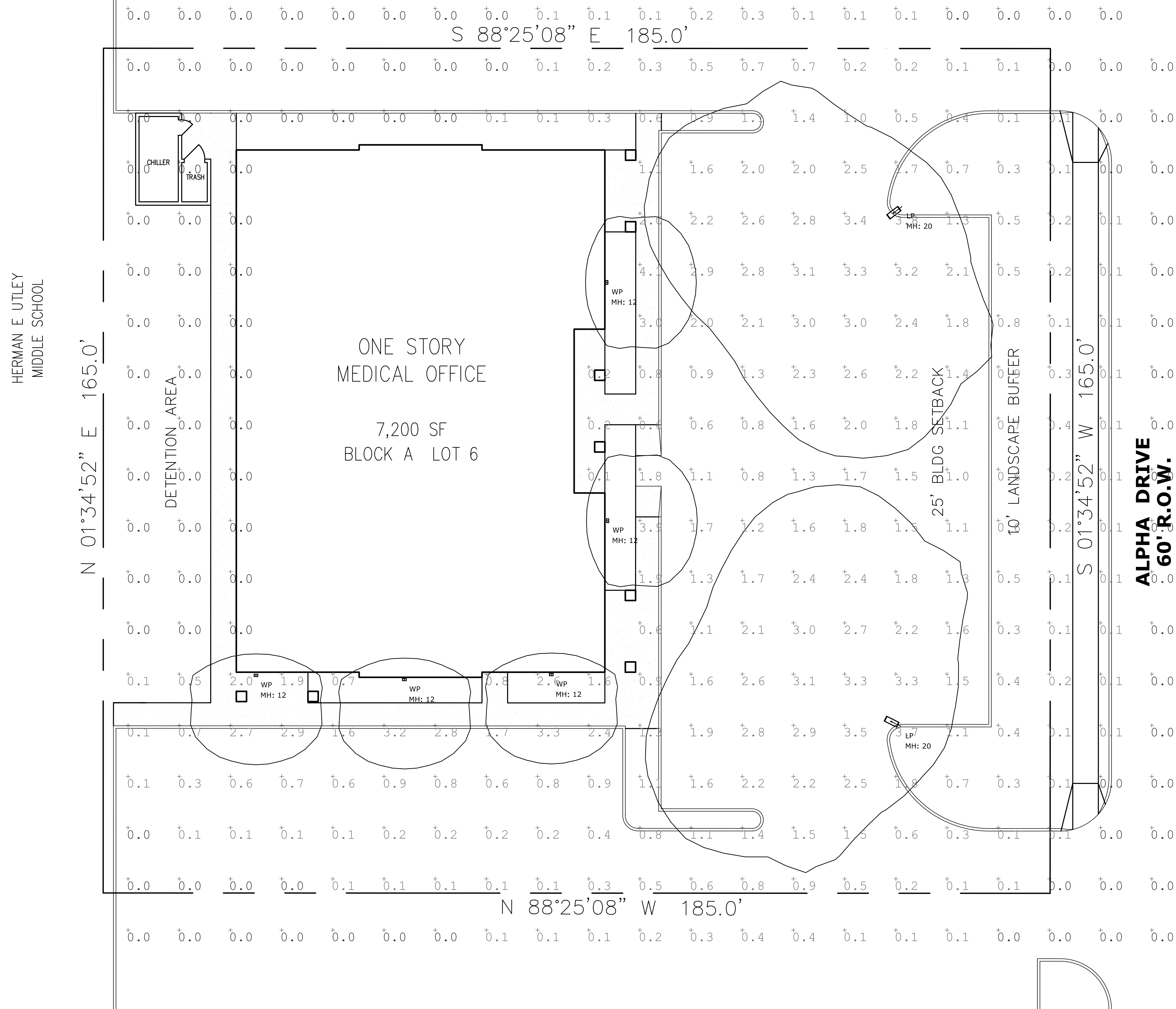
MEDICAL COMMERCIAL
CHURCHES

MERSHAWN
1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

Luminaire Schedule								
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
	LP	2	LITHONIA_DSX1 LED P5 40K TFTM VOLTAGE MOUNTING HS FINISH	12359	138	1.000	0.808	1.000
	WP	5	LITHONI_WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING FINISH	1979	15.0178	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.29	4.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	1.45	3.7	0.0	N.A.



CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

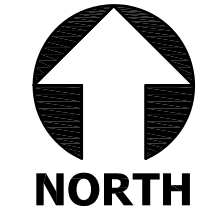
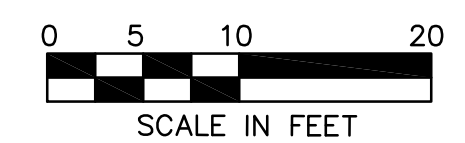
1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
4. BUILDING AREA: 7,200 SF
5. BUILDING HEIGHT: ONE STORY - 28'-3"
6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 36 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the 11th day of February, 2020.

WITNESS OUR HANDS, this _____ day of _____, _____

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



PRICING & CONSTRUCTION


GENERAL NOTES:

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ASE #SP2020-000

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MERSHAWN  **ARCHITECTS**

CHURCHES
MEDICAL
COMMERCIAL

INSTITUTIONAL
RESIDENTIAL
RESTAURANTS

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

No.	Date	Revision	By

ROCKWALL, TEXAS

PHOTOMETRIC PLAN

ale:	1" = 10'-0"
e:	MM/DD/YY
ject No.:	200404
igned:	GW
wn:	GW
hecked:	WM

SHEET
AP1 OF
1



WDGE1 LED

Architectural Wall Sconce



Catalog
Number

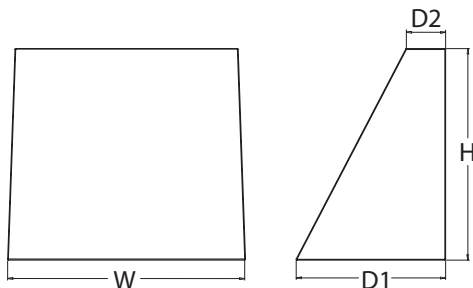
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
 (without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1	27K 2700K	80CRI	VF Visual comfort forward throw	MVOLT 347 ²	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) ⁵ Shipped separately AWS 3/8inch Architectural wall spacer BBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)
	P2	30K 3000K	90CRI	VW Visual comfort wide		
		35K 3500K				
		40K 4000K				
		50K ¹ 5000K				

Options	Finish
E4WH ³ Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD Dark bronze
PE ⁴ Photocell, Button Type	DBLXD Black
DS Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNAXD Natural aluminum
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD White
BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSXD Sandstone
	DDBTXD Textured dark bronze
	DBLTXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD U WDGE 3/8inch Architectural Wall Spacer (specify finish)
 WDGE1PBBW DDBXD U WDGE1 Premium surface-mounted back box (specify finish)
 WSBW DDBXD U Surface - mounted back box (specify finish)

NOTES

- 50K not available in 90CRI.
- 347V not available with E4WH, DS or PE.
- E4WH not available with PE or DS.
- PE not available with DS.
- Not qualified for DLC. Not available with E4WH.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE1 LED
 Rev. 04/15/20

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI)					30K (3000K, 80 CRI)					35K (3500K, 80 CRI)					40K (4000K, 80 CRI)					50K (5000K, 80 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,161	116	0	0	0	1,194	119	0	0	0	1,227	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,163	116	0	0	0	1,196	120	0	0	0	1,229	123	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,872	125	1	0	0	1,925	128	1	0	0	1,978	132	1	0	0	1,992	133	1	0	0
		VW	1,809	120	1	0	0	1,876	125	1	0	0	1,929	128	1	0	0	1,982	132	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A)				
		120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	13W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.898

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

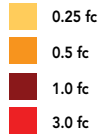
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.96	>0.95	>0.91

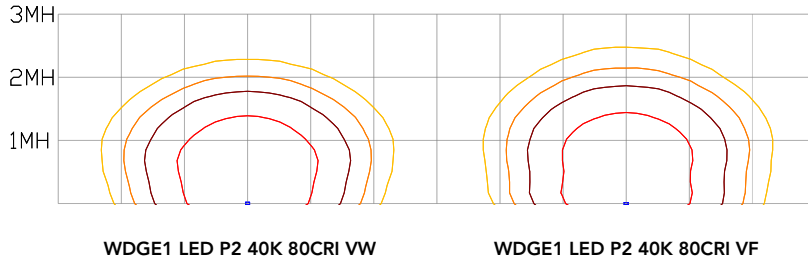
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage.
Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND



MH = 8ft
Grid = 8ft x 8ft



WDGE1 LED P2 40K 80CRI VW

WDGE1 LED P2 40K 80CRI VF

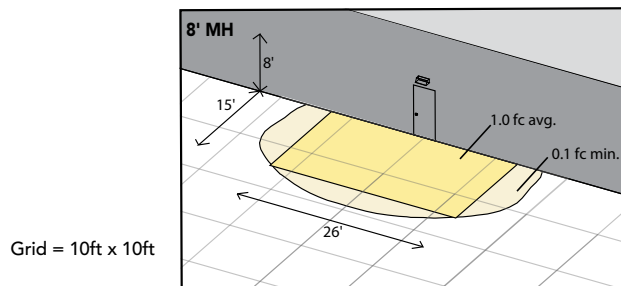
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90 minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

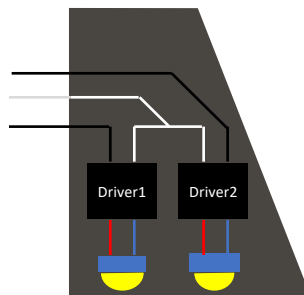


WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9





E4WH – 4W Emergency Battery Backup

D = 5.5"

H = 8"

W = 9"



PBBW – Premium Back Box

D = 1.75"

H = 8"

W = 9"



BBW – Standard Back Box

D = 1.5"

H = 4"

W = 5.5"



AWS – 3/8inch Architectural Wall Spacer

D = 0.38"

H = 4.4"

W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE

Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION

The single-piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH

Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS

Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS

CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



D-Series Size 1

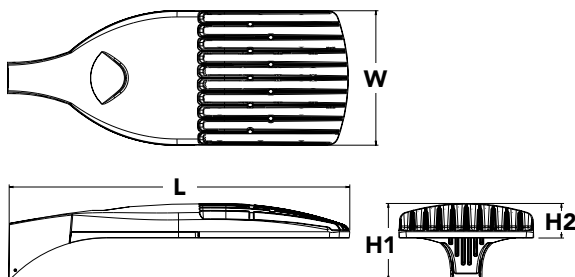
LED Area Luminaire

d#series



Specifications

EPA:	1.01 ft ² (0.09 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Catalog

Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED							
Series	LEDs	Color temperature		Distribution		Voltage	Mounting
DSX1 LED	Forward optics	30K	3000 K	T1S	Type I short (Automotive)	T5VS	Type V very short ²
	P1 P4 P7	40K	4000 K	T2S	Type II short	T5S	Type V short ²
	P2 P5 P8	50K	5000 K	T2M	Type II medium	T5M	Type V medium ²
	P3 P6 P9			T3S	Type III short	T5W	Type V wide ²
	Rotated optics			T3M	Type III medium	BLC	Backlight control ³
	P10 ¹ P12 ¹			T4M	Type IV medium	LCCO	Left corner cutoff ³
	P11 ¹ P13 ¹			TFTM	Forward throw medium	RCCO	Right corner cutoff ³
						MVOLT ⁴	Shipped included
						120 ⁵	SPA Square pole mounting
						208 ⁵	RPA Round pole mounting
						240 ⁵	WBA Wall bracket ²
						277 ⁵	SPUMBA Square pole universal mounting adaptor ⁶
						347 ⁵	RPUMBA Round pole universal mounting adaptor ⁶
						480 ⁵	Shipped separately
							KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁷
Control options						Other options	Finish (required)
Shipped installed						Shipped installed	DDBXD Dark bronze
NLTAIR2 nLight AIR generation 2 enabled ⁸						HS House-side shield ¹⁸	DBLXD Black
PIRHN Network, high/low motion/ambient sensor ⁹						SF Single fuse (120, 277, 347V) ⁵	DNAXD Natural aluminum
PER NEMA twist-lock receptacle only (controls ordered separately) ¹⁰						DF Double fuse (208, 240, 480V) ⁵	DWHXD White
PER5 Five-pin receptacle only (controls ordered separately) ^{10,11}						L90 Left rotated optics ¹	DDBTXD Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separately) ^{10,11}						R90 Right rotated optics ¹	DBLBXD Textured black
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹³						Shipped separately	DNATXD Textured natural aluminum
DS Dual switching ^{13,14,15}						BS Bird spikes ¹⁹	DWHGXD Textured white
						EGS External glare shield	
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{16,17}							
PIRHN High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{16,17}							
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{16,17}							
PIRHN1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{16,17}							
FAO Field adjustable output ¹⁵							



COMMERCIAL OUTDOOR

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DSX1-LED

Rev. 02/05/20

Page 1 of 8

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁰
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁰
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁰
DSHORT SBK U	Shorting cap ²⁰
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5 ¹⁸
DSX1HS 40C U	House-side shield for P6 and P7 ¹⁸
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁸
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁷
DSX1EGS (FINISH) U	External glare shield

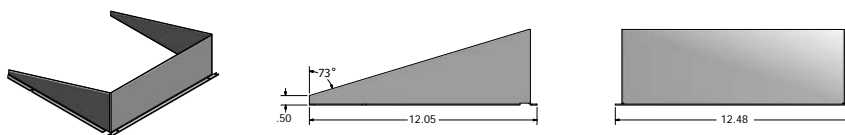
For more control options, visit [DTL](#) and [ROAM](#) online.

NOTES

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31.
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- If ROAM[®] node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
- Requires (2) separately switched circuits with isolated neutral. See Outdoor Control Technical Guide for details.
- Reference Motion Sensor table on page 4.
- Reference controls options table on page 4 to see functionality.
- Not available with other dimming controls options
- Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
- For retrofit use only.

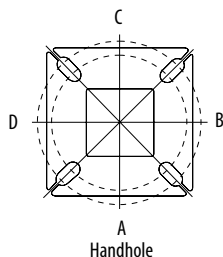
Options

EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION



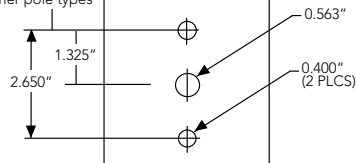
Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
2-3/8"	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
2-7/8"	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
4"	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

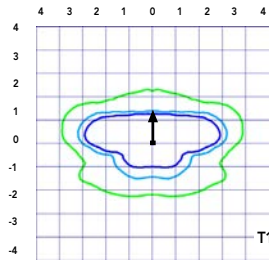
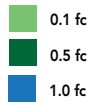
	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RUPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

Photometric Diagrams

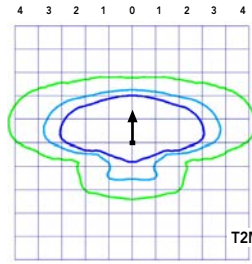
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').

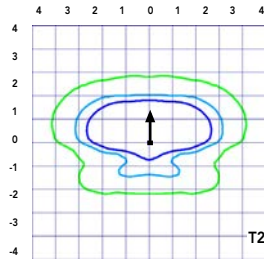
LEGEND



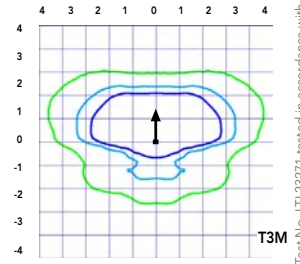
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



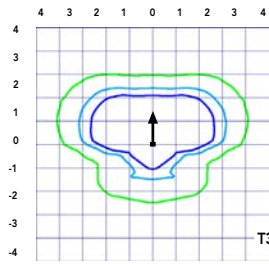
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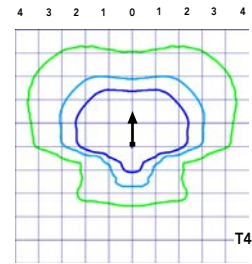
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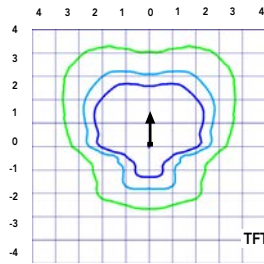
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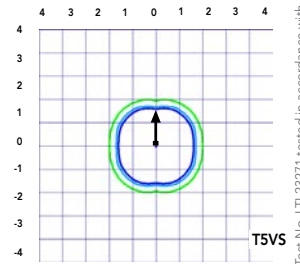
Test No. LTL23211 tested in accordance with IESNA LM-79-08.



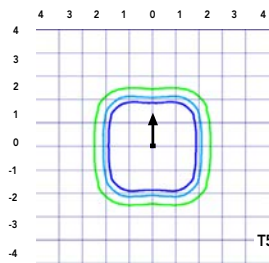
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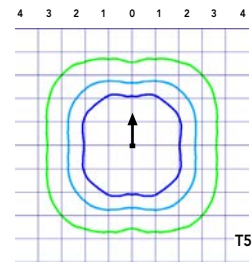
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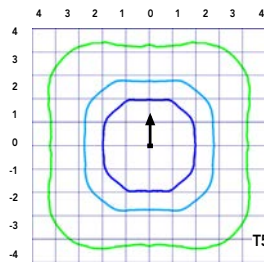
Test No. LTL23271 tested in accordance with IESNA LM-79-08.



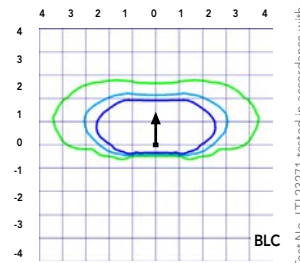
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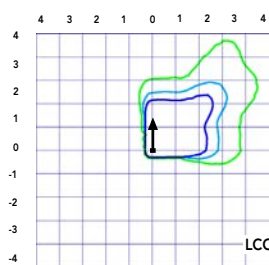
Test No. LTL23164B tested in accordance with IESNA LM-79-08.



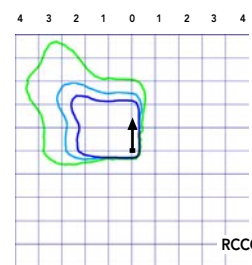
Test No. LTL23222 tested in accordance with IESNA LM-79-08.



Test No. LTL23271 tested in accordance with IESNA LM-79-08.



Test No. LTL23211 tested in accordance with IESNA LM-79-08.



Test No. LTL23164B tested in accordance with IESNA LM-79-08.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
0	1.00
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use when motion sensor is used as dusk to dawn control.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
Rotated Optics (Requires L90 or R90)	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FA0	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FA0 device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	P1	54W	T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128
				TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131
				TSVS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136
				TSS	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136
				TSM	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136
				TSW	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80
30	700	P2	70W	T1S	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128
				T2M	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2	0	2	129
				T3S	8,021	2	0	2	115	8,641	2	0	2	123	8,751	2	0	2	125
				T3M	8,263	2	0	2	118	8,901	2	0	2	127	9,014	2	0	2	129
				T4M	8,083	2	0	2	115	8,708	2	0	2	124	8,818	2	0	2	126
				TFTM	8,257	2	0	2	118	8,896	2	0	2	127	9,008	2	0	2	129
				TSVS	8,588	3	0	0	123	9,252	3	0	0	132	9,369	3	0	0	134
				TSS	8,595	3	0	1	123	9,259	3	0	1	132	9,376	3	0	1	134
				TSM	8,573	3	0	2	122	9,236	3	0	2	132	9,353	3	0	2	134
				TSW	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106
				LCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79
30	1050	P3	102W	T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122
				TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130
				TSM	12,119	4	0	2	119	13,056	4	0	2	128	13,221	4	0	2	130
				TSW	12,040	4	0	3	118	12,970	4	0	3	127	13,134	4	0	3	129
				BLC	9,570	1	0	2	94	10,310	1	0	2	101	10,440	1	0	2	102
				LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76
30	1250	P4	125W	T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115
				TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117
				TSVS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122
				TSS	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122
				TSM	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122
				TSW	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72
30	1400	P5	138W	T1S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116
				T2S	14,664	3	0	3	106	15,797	3	0	3	114	15,997	3	0	3	116
				T2M	14,739	3	0	3	107	15,878	3	0	3	115	16,079	3	0	3	117
				T3S	14,274	3	0	3	103	15,377	3	0	3	111	15,572	3	0	3	113
				T3M	14,704	2	0	3	107	15,840	3	0	3	115	16,040	3	0	3	116
				T4M	14,384	2	0	3	104	15,496	3	0	3	112	15,692	3	0	3	114
				TFTM	14,695	2	0	3	106	15,830	3	0	3	115	16,030	3	0	3	116
				TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121
				TSS	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121
				TSM	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121
				TSW	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95
				LCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
				RCCO	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	1250	P6	163W	T1S	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	118
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	118
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	119
				T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	115
				T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	118
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	116
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	118
				TSVS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	123
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	123
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	123
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	122
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	97
				LCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	72
40	1400	P7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	115
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	114
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	115
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	111
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	115
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	112
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	115
				TSVS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	119
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	119
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	119
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	118
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	94
				LCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	70
60	1050	P8	207W	T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	119
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	118
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	119
				T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	115
				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	119
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	116
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	119
				TSVS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	123
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	123
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	122
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	97
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
60	1250	P9	241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	116
				T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	116
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	116
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	113
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	116
				T4M	25,061	3	0	4	104	26,997	3	0	4	112	27,339	3	0	4	113
				TFTM	25,602	3	0	4	106	27,580	3	0	4	114	27,929	3	0	4	116
				TSVS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	121
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	121
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	120
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	120
				BLC	20,990	2	0	3	87	22,612	2	0	3	94	22,898	2	0	3	95
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60	530	P10	106W	T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
				T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
				TFTM	13,279	4	0	4	125	14,305	4	0	4	135	14,486	4	0	4	137
				TSVS	13,372	3	0	1	126	14,405	4	0	1	136	14,588	4	0	1	138
				TSS	13,260	3	0	1	125	14,284	3	0	1	135	14,465	3	0	1	136
				TSM	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	136
				TSW	13,137	4	0	3	124	14,153	4	0	3	134	14,332	4	0	3	135
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCCO	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	131
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	133
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	129
				T3M	16,748	4	0	4	122	18,042	4	0	4	132	18,271	4	0	4	133
				T4M	16,432	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	131
				TFTM	16,857	4	0	4	123	18,159	4	0	4	133	18,389	4	0	4	134
				TSVS	16,975	4	0	1	124	18,287	4	0	1	133	18,518	4	0	1	135
				TSS	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	134
				TSM	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	134
				TSW	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	133
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	110
				LCCO	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
60	1050	P12	207W	T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	121
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	120
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	123
				T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	119
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	123
				T4M	22,824	5	0	5	110	24,588	5	0	5	119	24,899	5	0	5	120
				TFTM	23,414	5	0	5	113	25,223	5	0	5	122	25,543	5	0	5	123
				TSVS	23,579	5	0	1	114	25,401	5	0	1	123	25,722	5	0	1	124
				TSS	23,380	4	0	2	113	25,187	4	0	2	122	25,506	4	0	2	123
				TSM	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	123
				TSW	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	122
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	101
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	72
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	120
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	119
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	121
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	117
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	121
				T4M	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	119
				TFTM	25,861	5	0	5	112	27,860	5	0	5	121	28,212	5	0	5	122
				TSVS	26,043	5	0	1	113	28,056	5	0	1	121	28,411	5	0	1	123
				TSS	25,824	4	0	2	112	27,819	5	0	2	120	28,172	5	0	2	122
				TSM	25,818	5	0	3	112	27,813	5	0	3	120	28,165	5	0	3	122
				TSW	25,586	5	0	4	111	27,563	5	0	4	119	27,912	5	0	4	121
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	100
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	72

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability¹
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**¹

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED

Rev. 02/05/20

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PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 6/26/2020

PROJECT NUMBER: SP2020-011
PROJECT NAME: Amended Site Plan for Channell Commercial Corporation
SITE ADDRESS/LOCATIONS: 1700 S JOHN KING BLVD

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: 972-772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Ed Burke of Channell Commercial Corporation for the approval of an Amended Site Plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	06/25/2020	Needs Review

06/25/2020: SP2020-011; Amended Site Plan for Channell Commercial Corp.

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an existing industrial building on an 18.762-acre parcel of land identified as Lot 2, Block A, Channell Subdivision Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, addressed as 1700 John King Boulevard.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2020-011) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the SH-205 By-Pass Overlay (SH-205 BY OV) District, and the Development Standards of Article 05, that are applicable to the subject property.

I.5 Signage Plan. Please note that the plan for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for your proposed sign(s).

I.6 Please note that the property will require a replat prior to the issuance of a building permit.

I.7 All comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.8 Provide a standard signature block with a signature space for the Planning & Zoning Chairman and Planning Director on all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

M.9 Provide a Site Data Table and the same site data information on all plans as required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of

the checklist. See the checklist for details. (§03.04.A, Art. 11, UDC)

M.10 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§03.04, Art. 11, UDC):

- 1) Remove building footprint of future building as this is not being considered with this site plan amendment. (§03.04.B, Art. 11, UDC)
- 2) Indicate the location and total square footage of the proposed storage area. (§03.04.B, Art. 11, UDC)
- 3) Indicate front building setbacks adjacent to right-of-way. (§03.04.B, Art. 11, UDC)
- 4) Indicate the minimum 10-ft landscape buffer along Justin Road. (§03.04.B, Art. 11, UDC)
- 5) Indicate location of all Fire Hydrants. (§03.04.B, Art. 11, UDC)
- 6) Update the parking table indicating the total number of required parking spaces and remove the parking table listed as 'Future Bldg Parking Data Summary'. This site is not considering the future building, only the addition of parking spaces to the existing building. (§05.01, Art. 06, UDC)
- 7) Provide a label for all Firelane to indicate "24-ft Firelane, Public Access, Drainage, & Utility Easement", as appropriate for existing and proposed. (§03.04.B, Art. 11, UDC)
- 8) As a note, all parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department for compliance).
- 9) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. Must meet Engineering standards of design. (§03.02, Art. 06, UDC)
- 10) Outside Storage. Outside storage of materials shall be screened from all public streets, any residential zoning district or residentially used property, and parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least one (1) foot taller than the material being stored (i.e. demonstrate that the materials being stored will not exceed six (6) feet in height as indicated for the proposed wall height) and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve a screening method in accordance with Subsection 05.02, Landscape Screening Standards, of Article 08, Landscape Standards. Provide landscape detail. (§01.05.E, Art. 05, UDC)
- 11) Driveway Spacing. Approval of a variance to the driveway spacing from the adjacent property to the north is required for the proposed ingress/egress at the western property boundary of Industrial Blvd. (Engineering Standards of Design and Construction)

M.11 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. 08, UDC):

- 1) Provide the necessary landscape screening associated with the outside storage requirement on the site plan along Justin Road (i.e. canopy trees on 20-foot centers). (§01.05.E, Art. 05, UDC)
- 2) Indicate the locations and dimensions of the required landscape buffers along Justin Road. (§05.01, Art. 08, UDC)
- 3) Provide a label for all Firelane to indicate "24-ft Firelane, Public Access, Drainage, & Utility Easement", as appropriate for existing and proposed. (§03.04.B, Art. 11, UDC)
- 4) Delineate and label a minimum 10-foot landscape buffer strip along Justin Road. (§05.01.B.1, Art. 08, UDC)
- 5) Provide trees in the required street landscape buffer in numbers equal to one (1) canopy tree and one (1) accent tree for every 50 feet of street frontage. Verify and provide the necessary amount of trees within the landscape buffer along Justin Road. (§05.01, Art. 08, UDC)
- 6) Add 'Notes' to landscape plan indicating the following:
 - a. Trees must be planted at least five (5) feet from water, sewer and storm sewer lines. (§05.03.E, Art. 08, UDC)
 - b. Irrigation will meet requirements of UDC. (§05.04, Art. 08, UDC)

I.12 Treescape Plan. According to Section 3.4, Treescape Plan Review Process, of Article 09, of the UDC, The planning and zoning commission will review and approve or disapprove the treescape plan. The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted.

- 1) A treescape plan was not submitted for this development and is not required.

M. 13 Photometric Plan. Photometric Plan Required. According to Section 3.3, Minimum Requirements, of Article 07, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Provide plan for review. (§03.03.C, Art. 07, UDC)

As a note:

- 1) No light pole, base or combination thereof shall exceed 30 feet unless further restricted within an Overlay District. The site is restricted to 20-feet maximum height with the overlay district. Provide lighting pole detail. (§03.03.D, Art. 07, UDC)
- 2) Provide lighting cut-sheets of the proposed exterior light fixtures with photometric plan. (§03.03, Art. 07, UDC)

I.14 Please note that failure to address all comments provided by staff by 3:00 PM on July 7, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.15 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due no later than July 7, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the July 14, 2020 Planning & Zoning Regular Meeting.

I.16 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on June 30, 2020.
- 2) Planning & Zoning regular meeting/public hearing meeting will be held on July 14, 2020.

I.17 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. The City prefers that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	06/25/2020	Needs Review

06/25/2020: M - Label the distance for each driveway. Standards of Design and Construction Section 2.

M - Must show the existing driveways of neighboring properties and label the distances. Standards of Design and Construction Section 2.

M - Will need a variance from Council regarding the driveway spacing requirements.

M - Parking spaces to be 20'x9' min. even on curves. Standards of Design and Construction Section 2.

M - Decomposed granite not allowed for parking. Standards of Design and Construction Section 2.

M - All site walls, regardless of height, must be rock or stone face.

M - All walls 3' and over must be engineered.

M - Are the inlets shown wye inlets? No grate inlets are allowed. Standards of Design and Construction Section 3.

M - The fire department will likely need the drive isle behind the building to be fire lane. A new fire hydrant may be required to meet spacing.

M - Driveway radii must be 25'R min. Standards of Design and Construction Section 2.

M - No storage will be allowed in easements or fire lane. Standards of Design and Construction Section 5.

The following is for your information for the engineering design process.

I- 4% Engineering inspection fees

I- Impact fees for new/up-sizing water taps or building square footage.

I- No storage in fire lane or utility easements - Parking to be 20'x9' if adjacent to the building or head-to-head, all else to be 18'x9' min.

I- Must show existing and proposed utilities. - Must have detention for reference plans for Justin Rd. for what is being detained already. A portion at corner of Industrial and Justin that is not detained, that will need to be detained.

I- All retaining walls to be rock or stone faced. No smooth concrete walls.

I- Retaining walls 3' and over must be engineered.

I- All fire lane radii to be a minimum of 20' unless the building is 30' or taller then the radii will be required to be 30'

Label/Show all utilities and easements.

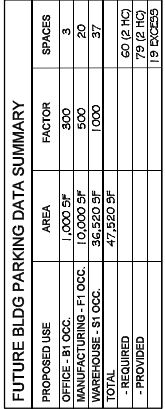
I- Must get written approval from NTMWD to build and have storage in their easement.

I- Must meet all city standards of design and construction.

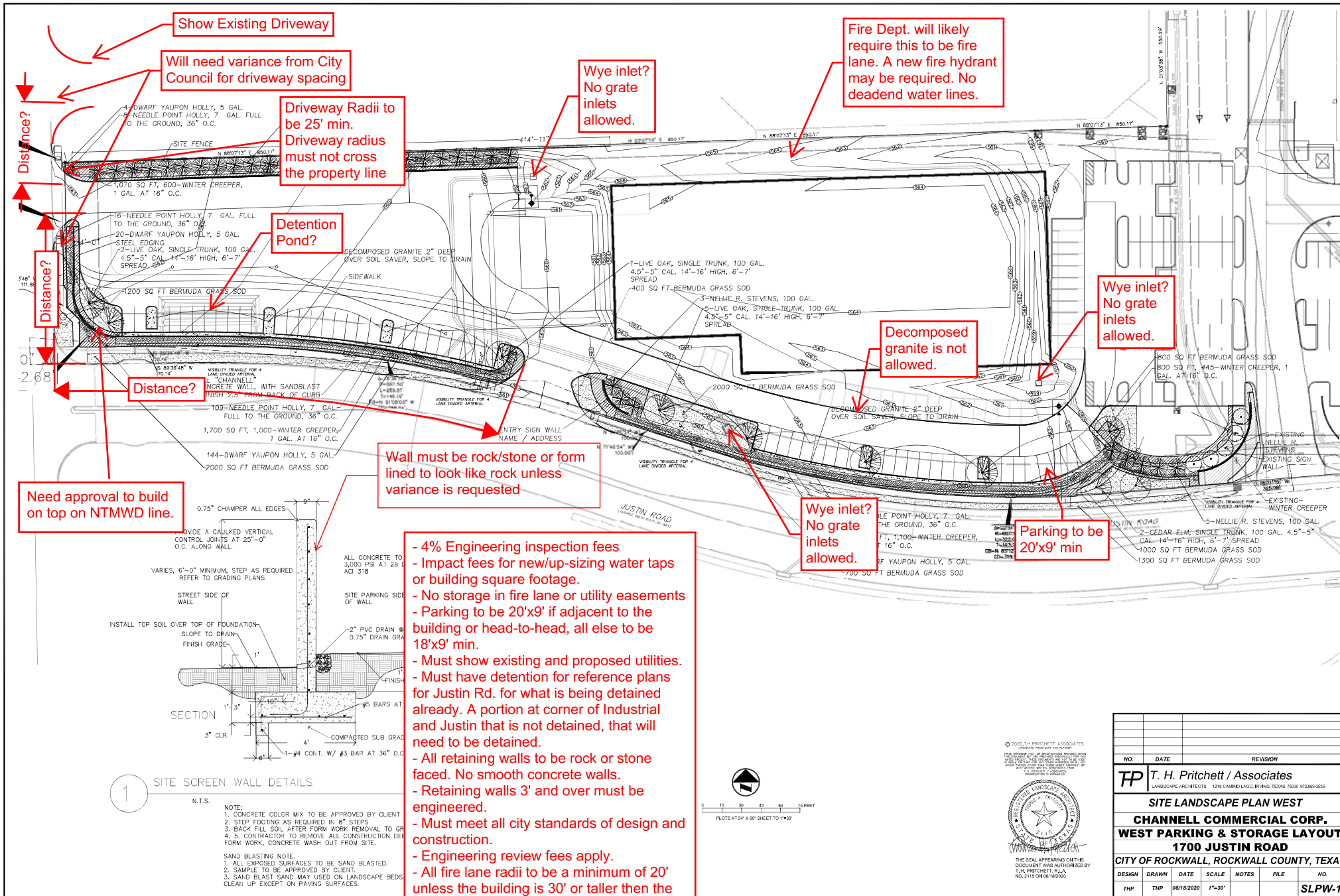
I- Engineering review fees apply.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/24/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/23/2020	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	06/23/2020	N/A

06/23/2020: Submit tree mitigation plans for addition
Provide a required versus proposed landscape legend
Provide a landscape legend with species, quantities and size



No storage in fire lane or utility easements



NO.	DATE	REVISION			
TP	T. H. Pritchett / Associates				
	LANDSCAPE ARCHITECTS 1218 CAMINO LAGO, IRVING, TEXAS 75039 972.666.0555				
SITE LANDSCAPE PLAN WEST					
CHANNELL COMMERCIAL CORP.					
WEST PARKING & STORAGE LAYOUT					
1700 JUSTIN ROAD					
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS					
DESIGN	DRAWN	DATE SCALE NOTES FILE NO.			
THP	THP	06/18/2020 1"=30'			SLPW-1



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☒ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 1700 Justin Road

Subdivision Channel1 Subdivision

Lot 2R Block A

General Location NE corner of Justin Road and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Light Industrial

Current Use Light Industrial

Proposed Zoning No Change

Proposed Use Office / Warehouse / Storage

Acreage 18.762 AC

Lots [Current] 1

Lots [Proposed] 1 - no change

☐ **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 Channel1 Commercial Corp.

☒ Applicant Mark Pross - Pross Design Group Inc.

Contact Person Ed Burke

Contact Person Mark Pross

Address 1700 Justin Road

Address 5310 Harvest Hill Road, Suite 180

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75230

Phone 951-587-7884

Phone 972-759-1400

E-Mail eburke@channel1.com

E-Mail mpross@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

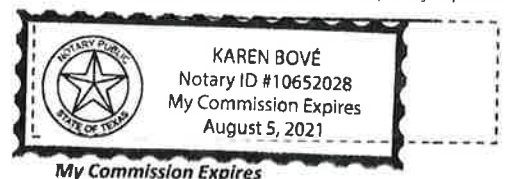
Before me, the undersigned authority, on this day personally appeared Mark W. Pross [Owner] the undersigned, who stated the information on this application to be true and certified the following:

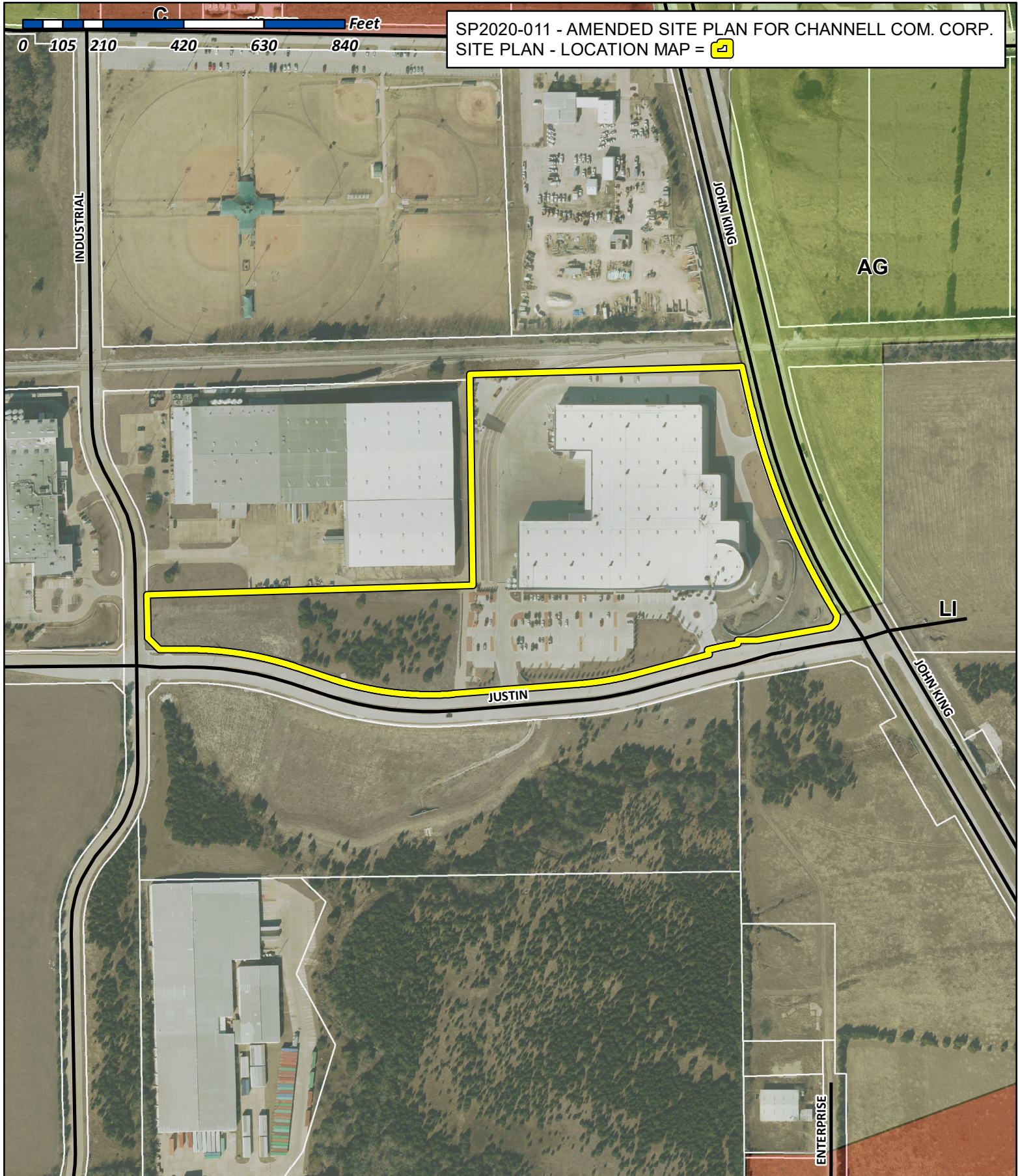
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 19th day of June, 20 20. By signing this application, 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 19th day of June, 20 20.

Owner's Signature

Notary Public in and for the State of Texas

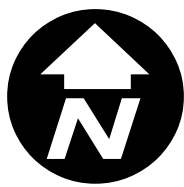




City of Rockwall

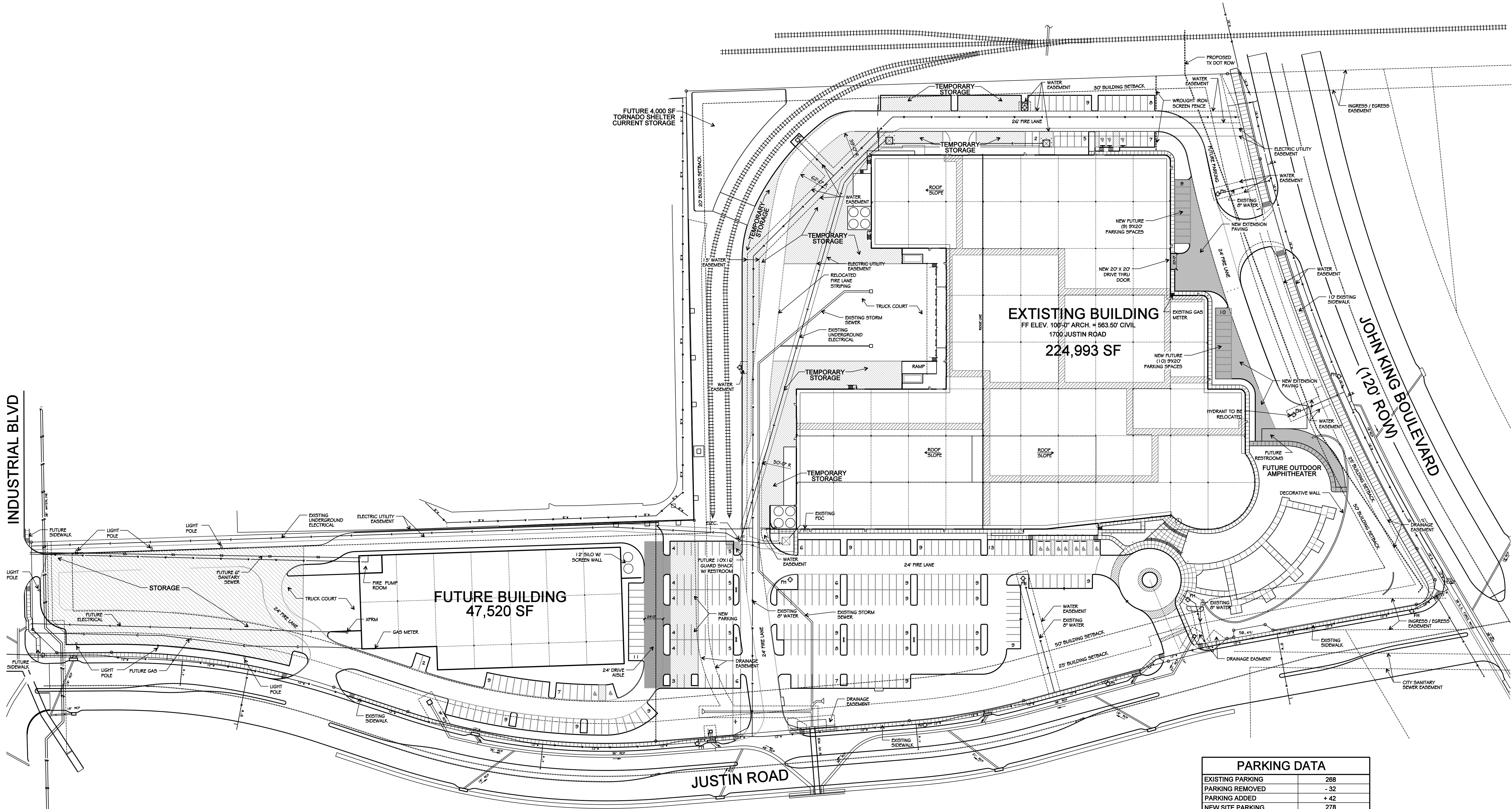
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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



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INDUSTRIAL BLVD



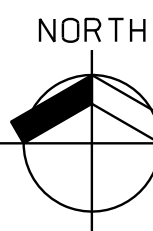
FUTURE BLDG PARKING DATA SUMMARY			
PROPOSED USE	AREA	FACTOR	SPACES
OFFICE - B1 OCC.	1,000 SF	300	3
MANUFACTURING - F1 OCC.	10,000 SF	500	20
WAREHOUSE - S1 OCC.	36,520 SF	1,000	37
TOTAL	47,520 SF		
- REQUIRED			60 (2 HC)
- PROVIDED			79 (2 HC)
			19 EXCESS

SYMBOLGY	
—	GAS
—	SANITARY SEWER
—	WATER
—	ELECTRICAL

PARKING DATA	
EXISTING PARKING	288
PARKING REMOVED	- 32
PARKING ADDED	+ 42
NEW SITE PARKING	278
PROPOSED NEW PARKING	278 = NO VARIANCE NEEDED

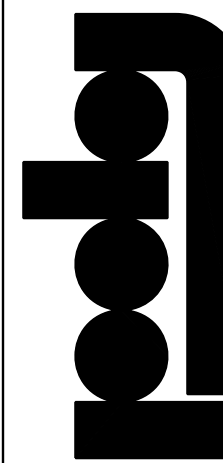
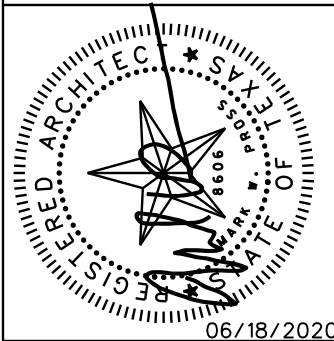
NOTE: SEE PHASE II OVERPARKING TO BE USED IN THE FUTURE

SYMBOLGY	
■	PROPOSED AREAS OF CONSTRUCTION
□	PHASE II WORK

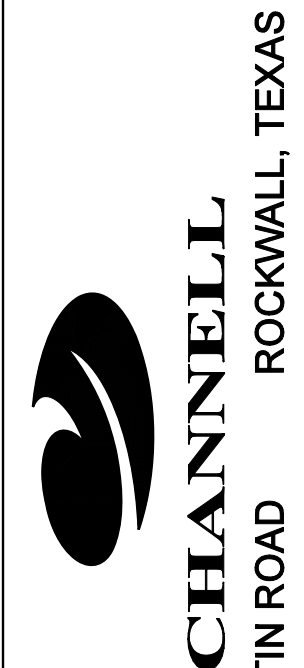


1 SITE PLAN
SCALE: 1"=60'-0"

OWNER:
CHANNEL, INC.
26040 YNEZ ROAD
P.O. BOX 9022
TEMECULA, CA 92589-9022
CONTACT: EDWARD J. BURKE
951-587-7884



pross design group, incorporated
2610 Fairview Hill Road, Suite 100, Temecula, CA 92592



CHANNEL, INC.
1700 JUSTIN ROAD
ROCKWALL, TEXAS

job no
1423
sheet
A1.0

drawn:
checked
MARK W. PROSS
date
06/18/2020

