

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
DECEMBER 30, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM* ON THE CITY'S WEBSITE.

(I) **CALL TO ORDER**

(II) **OPEN FORUM**

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) **CONSENT AGENDA**

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

- (1) Approval of Minutes for the December 10, 2024 Planning and Zoning Commission meeting.

(IV) **ACTION ITEMS**

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(2) **SP2024-050 (BETHANY ROSS)**

Discuss and consider a request by Heath Hill of Lime Media Group, Inc. on behalf of JC4H Holdings, LLC – LMGHQ Series for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2700 Observation Trail, and take any action necessary.

(3) **MIS2024-021 (BETHANY ROSS)**

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brockette of Vue Real Estate for the approval of a Miscellaneous Case for a Variance to the underground utility requirements in conjunction with a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

(V) **DISCUSSION ITEMS**

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is January 14, 2025.

(4) **Z2024-061 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

MINUTES

PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
DECEMBER 10, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE *ZONING AND SPECIFIC USE PERMIT INPUT FORM*
5 ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Chairman Deckard called the meeting to order at 6:00PM. Commissioners present were Vice-Chairman John Womble, Ross Hustings, Kyle
10 Thompson, Jay Odom and John Hagaman. Commissioners absent were Dr. Jean Conway. Staff members present were Director of Planning and
11 Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala,
12 Assistant City Engineer Jonathan Browning and Civil Engineer Madelyn price. Absent from the meeting was City Engineer Amy Williams.**

14 II. APPOINTMENTS

15
16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.
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19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the architectural
20 review board meeting.**

22 III. OPEN FORUM

23
24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the
25 policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN
26 FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings
27 Act.*

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29 **Chairman Deckard explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being
30 no one indicating such Chairman Deckard closed the open forum.**

32 IV. CONSENT AGENDA

33
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC)
35 and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

36
37 2. Approval of Minutes for the November 26, 2024 Planning and Zoning Commission meeting.
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39 3. **P2024-040 (HENRY LEE)**

40 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a *Final Plat*
41 for Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186,
42 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of
43 FM-549 and FM-1139, and take any action necessary.
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45 4. **P2024-041 (BETHANY ROSS)**

46 Consider a request by Johnathan McBride of NXG Services, LLC for the approval of a *Final Plat* for Lot 1, Block A, NXG Services Addition being a 1.799-
47 acre tract of land identified as a Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial
48 (HC) District, addressed as 227 National Drive, and take any action necessary.
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50 5. **SP2024-049 (HENRY LEE)**

51 Consider a request by Meredith Joyce of Michael Joyce Properties on behalf of Jay Hankla of SH Dev Klutts Rockwall, LLC for the approval of a *Site Plan* for
52 Phase 2 of the Homestead Subdivision being a 48.170-acre tract of land identified as a portion of Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City
53 of Rockwall, Rockwall County, Texas, zoned Planned Development District 92 (PD-92), generally located at the northeast corner of the intersection of FM-
54 549 and FM-1139, and take any action necessary.
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56 **Vice-Chairman Womble made a motion to approve the Consent Agenda. Commissioner Hustings seconded the motion which passed by a vote of 6-
57 0 with Commissioner Conway absent.**

59 V. PUBLIC HEARING ITEMS

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61 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please
62 submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning
63 Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments
64 to three (3) minutes out of respect for the time of other citizens.*

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6. Z2024-053 (ANGELICA GUEVARA)

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

Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District. The applicant has indicated that the purpose for the zoning change has been to later construct a single-family home on the subject property which will adhere to the requirements to the UDC. With the surrounding properties being zoned Agricultural or Planned Development District 98 for single family 8. 4 District land uses, the request for zoning change appears to conform to the surrounding areas. On November 19, 2024. Staff mailed out notices to property owners and occupants within 500-feet of the subject property. As of now, staff has not received any notices back in regard to the applicants request.

Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

Commissioner Hustings made a motion to approve Z2024-053. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.

7. Z2024-054 (BETHANY ROSS)

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

Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a Zoning change amending Planned Development District 9. Planned Development District 9 was adopted in 1973 and currently consist of 66 pages of regulations and 10 regulating ordinances. It also consists of approximately 205 development cases. The proposed draft ordinance consolidates the regulating ordinances into a single document. The proposed consolidating ordinance will not change any of the requirements, concept plans or development standards. This being a zoning case staff mailed out notices to property owners and occupants within 500-feet of the subject property. Staff also included in the notice a letter explaining what was being planned. A of now, staff had not received any notices in return.

Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

Chairman Deckard made a motion to approve Z2024-054. Vice-Chairman Womble seconded the motion which passed b y a vote of 6-0.

8. Z2024-055 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Bryan Cook for the approval of a Specific Use Permit (SUP) for a Detached Garage on a one (1) acre parcel of land identified as Lot 13, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2348 Saddlebrook Lane, and take any action necessary.

Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a detached garage. It exceeds the maximum square footage and the maximum number of accessory structures on the lot. Specifically, the applicant is requesting a 30 x 35 or a 1050 sqft metal garage. Staff has identified 11 detached garages within the subdivision. 3 of which are larger then what the applicant is proposing. This being a zoning case staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has received (1) one notice in favor of the applicants request.

Vice-Chairman Womble asked if the detached structures are typically in the front.

Planner Bethany Ross explained that it is in the rear of the building.

Bryan Cook
2348 Saddlebrook Lane
Rockwall, TX 75032

Mr. Cook came forward and explained that the detached garage would be in the back of the property.

Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such, Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

Commissioner Hagaman asked if the regulations had changed to where they don't have to match the house?

Director of Planning and Zoning Ryan Miller explained that in 2019 the Texas Legislature adopted 2439. It's a bill that prohibited cities into regulating building materials.

Commissioner Odom made a motion to approve Z2024-055. Commissioner Hustings seconded the which passed by a vote of 6-0.

133 9. **Z2024-056 (BETHANY ROSS) [THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE]**
134 Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin
135 for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a
136 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG)
137 District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.
138

139 **Planner Bethany Ross explained that the applicant had requested to withdraw this case.**

140
141 **Chairman Deckard made a motion to approve the withdraw of case Z2024-056. Vice-Chairman Womble seconded the motion which passed by a vote**
142 **of 6-0.**

143
144 **10. Z2024-057 (HENRY LEE)**

145 Hold a public hearing to discuss and consider a request by Michael Jaquette of CED Rockwall on behalf of QA Logistics Rockwall, LP for the approval of a
146 Specific Use Permit (SUP) for General Retail Store in conjunction with a Wholesale Showroom Facility on a portion of a larger 5.1292-acre parcel of land
147 identified Lot 2, Block D, Ellis Centre #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1915 Alpha
148 Drive, and take any action necessary.
149

150 **Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to**
151 **allow a general retail store within this facility. The primary use is for a wholesale showroom facility. Part of the business is contractors would be able**
152 **to come in and buy electrical PPE or general public come also purchase in store. Staff mailed out notices to property owners and occupants within**
153 **500 feet of the subject property.**

154
155 **Michael Jaquette**
156 **1915 Alpha Drive**
157 **Rockwall, TX 75087**

158
159 **Mr. Jaquette came forward and provided additional details inn regards to the applicants request.**

160
161 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such,**
162 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**

163
164 **Vice-Chairman Womble made a motion to approve Z2024-057. Chairman Deckard seconded the motion which passed by a vote of 6-0.**

165
166 **11. Z2024-058 (ANGELICA GUEVARA)**

167 Hold a public hearing to discuss and consider a request by Jerret R. Smith for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established
168 Subdivision on a 0.1960-acre parcel of land identified as Lot 2, Block A, Highridge Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
169 10 (SF-10) District, addressed as 704 S. Alamo Road, and take any action necessary.
170

171 **Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. The applicant is requesting a Specific Use**
172 **Permit (SUP) for a Residential Infill in an established subdivision. Overall, the proposed home meets most of the requirements for a home within the**
173 **Single-Family District 10 (SF-10) District with the exception of the roof pitch and side yard setback requirements. However, staff has recommended**
174 **a condition of approval requiring the applicant to adhere to the se regulations. When looking at the building elevations, the proposed home does not**
175 **seem to have negative effect on the neighborhood. Staff mailed out notices to property owners and occupants within 500-feet of the subject property.**

176
177 **Commissioner Hustings asked what were the conditions of approval?**

178
179 **Planning Technician Angelica Guevara explained that the conditions of approval were needing to meet the roof pitch requirements and side-yard**
180 **setback requirements.**

181
182 **Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such,**
183 **Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action**

184
185 **Commissioner Hustings made a motion to approve Z2024-058. Vice-Chairman Womble seconded the motion which passed by a vote of 6-0.**

186
187 **12. Z2024-059 (BETHANY ROSS)**

188 Hold a public hearing to discuss and consider a request by Daryl Schroeder for the approval of a Specific Use Permit (SUP) for Short-Term Rental on a
189 0.1515-acre parcel of land identified as Lot 16, Block D, Lynden Park Estates, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned
190 Development District 17 (PD-17), addressed as 117 Lanshire Drive, and take any action necessary.
191

192 **Planner Bethany Ross provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) for a**
193 **Short-Term Rental. The proposed STR is a 3591 square foot home with 5 bedrooms and 3 bathrooms. Staff mailed out 154 notices to property owners**
194 **and occupants within 500-feet of the subject property. Staff had received one (1) notice in favor and one (1) notice in opposition of the request.**

195
196 **Daryl Schroeder**
197 **117 Lanshire Drive**
198 **Rockwall, TX 75087**

199 **Mr. Schroeder came forward and explained that it would be a house for his son until he is ready to move into.**
200

201 Commissioner Hagaman asked if he lives in the house currently.

202 Vice-Chairman Womble asked when he would be able to move into his house.

203 Commissioner Odom asked if he would be willing to do a 30-day short-term rental.

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206
207 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time. There being no one indicating such,
208 Chairman Deckard closed the public hearing and brought the item back to the Commission for discussion or action

209
210 Commissioner Odom made a motion to deny Z2024-059. Chairman Deckard seconded the motion which passed by a vote of 6-0.

211
212 13. Z2024-060 (RYAN MILLER)

213 Hold a public hearing to discuss and consider a request by Ryan Joyce of Michael Joyce Properties on behalf of Bill Lofland for the approval of a Zoning
214 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
215 544.89-acre tract of land identified as Tracts 3 & 3-1 of the A. Johnson Survey, Abstract No. 123 [355.146-acres]; Tracts 7 & 7-2 of the W. H. Baird Survey,
216 Abstract No. 25 [45.744-acres]; and Tracts 3 & 4 of the J. R. Johnson Survey, Abstract No. 128 [144.00-acres], City of Rockwall, Rockwall County, Texas,
217 zoned Agricultural (AG) District, situated within the SH-205 Overlay (SH-205) and SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located on the
218 east and west side of S. Goliad Street [SH-205] at the corner of the intersection of John King Boulevard and S. Goliad Street [SH-205], and take any action
219 necessary.

220
221 Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the applicant's request. The subject property was annexed into
222 the City in phases beginning in the 1980s and has remained vacant since annexation. As the Planning and Zoning Commission are aware there have
223 been multiple revisions made to this case since the original case was submitted back in May of this year. This represents the fourth submittal request
224 since the original submittal. Staff has provided the Commission with a breakdown of the four cases and how each of them have changed from the
225 original submittal. The applicant is now proposing a 870 lot residential subdivision on 495 acres. This would range from an acre in a half all the way
226 down to lot sizes that are 7440 SF. The gross residential density proposed for the subdivision is 1.68 dwelling units per acre. The applicant is
227 proposing 24.10 acres of Limited General District 9land uses. These are limited as the applicant has agreed to incorporate limitations on permitted
228 land uses in the Planned Development District. In addition, the General Retail District area will be subject to a PD Development plan that will be a
229 discretionary site plan that would give Planning and Zoning and City Council discretion over the layout of those areas. Staff should also note based
230 on the work session the applicant has removed the 16-acre tract of General Retail Land in the northeast corner of the concept plan. This was in
231 response to some of the conversations the applicant had during that work session as well as some of the comments by the public. That is what
232 reduced the overall acreage from 536 acres down to the presently requested 519 acres. Finally, the applicant is proposing 28% open space or 35.36%
233 of the total site area. This is a total of 183.75 acres of open space which includes 2 public parks totaling 33 acres, 2 private amenity centers on 6.4
234 acres. The dedication of a 1.97-acre tract of land for a future water tower site and 65.78 acres of private open space. The applicant is also proposing
235 to incorporate an 8foot internal trail system and a 10foot hike and bike trail to go along all major roadways with two rest stops. Looking at the
236 infrastructure requirements the applicant will be required to construct all roadways depicted on the master thoroughfare plan that are on or adjacent
237 to the subject property. Perform a traffic impact analysis and construct any improvement's necessary to maintain the current level of service on the
238 property. In addition, the applicant will be required to construct any necessary water wastewater in drainage improvement's necessary to properly
239 and sufficiently serve the subject property. Based on this, there are no infrastructure issues associated with this request. Looking at how the request
240 aligns with the comprehensive plan the subject property is designated primarily for low density residential land use which is defined as 2 units per
241 gross acre. In this case the applicant is proposing 1.68 dwelling units per gross acre. This with the proposed amenity and open space and the mix
242 of land uses is in conformance with the low-density residential designation established by the comprehensive plan. The plan does show a reduction
243 in the land area designated for commercial retail land uses. However, this appears to be nominal when considering the full impact of the request
244 regardless this aspect of this case is a discretionary decision for the Planning and Zoning Commission and City Council. Staff identified two areas
245 that could bring the plan closer into conformance with the comprehensive plan and that would be one the incorporation of the traditional
246 neighborhood design principles. They did incorporate these into the Plan Development District however, they are not required. In addition, staff
247 made the recommendation to the applicant that the larger 100-foot lots should be incorporated along FM 549 instead of the 80-foot lots. When looking
248 at the proposed concept plan and PD standards the request does appear to be in conformance with most of the goals and policies of the
249 Comprehensive plan and in the Unified Development Code. However, with this being a request for a Planned Development District. This makes it a
250 discretionary decision for the City Council pending a recommendation from Planning and Zoning Commission. This being a zoning case staff mailed
251 out notices to property owners and occupants within 500 feet of the subject property. As of now staff has received 3 notices inside the 500-foot
252 buffer in favor, 6 notices inside the 500-foot buffer opposed and 3 notices outside of the 500-foot buffer in favor and 170 notices outside the 500-foot
253 buffer opposed.

254
255 Ryan Joyce
256 767 Justin Road
257 Rockwall, TX 75087

258
259 Mr. Joyce came forward and provided a brief summary in regards to his case. They reduced the number of 62' and 72' lots in phases 1-3. They were
260 reduced by 24%. They increased 82' and 100' lots by 64%. Added ½ acre lot option along FM 549 and removed Commercial property from zoning
261 request. There was also some residential street softening and curvilinear streets.

262
263 Chairman Deckard opened the public hearing and asked if anyone who wished to speak to do so at this time.

264
265 Bob Wacker
266 309 Featherstone Drive
267 Rockwall, TX 75087

269 Mr. Wacker came forward and expressed that traffic will be worse when heading to McLendon Chisholm. Asked if this was the right time for this
270 project.
271
272 Richard Henson
273 2424 FM 549
274 Rockwall, TX 75032
275
276 Mr. Henson came forward and expressed his concerns with this development and mentioned that the comprehensive plan should be reviewed.
277
278 Joe Ward
279 4920 Bear Claw Lane
280 Rockwall, TX 75032
281
282 Mr. Ward came forward and expressed that the community has asked to take in consideration the infrastructure and tax structure and to slow down
283 the process and to allow the developer to present estate lots.
284
285 Kristin Ash
286 599 Deverson Drive
287 Rockwall, TX 75087
288
289 Mrs. Ash came forward and expressed that there needs to be a better job with the infrastructure. Also asked how wide the streets are going to be.
290 Explained that teachers, firefighters and police officers cannot afford to live in this community.
291
292 Leslie Wilson
293 535 Cullins Road
294 Rockwall, TX 75032
295
296 Mrs. Wilson came forward and expressed that this is frustrating and explained that it is currently not the right time.
297
298 Leslie Hope
299 530 Cullins Road
300 Rockwall, TX 75032
301
302 Mrs. Hope came forward and mentioned they have tried to work with the developer and that the comprehensive plan would need to be revisited.
303
304 Terrance Tippet
305 2060 Broken Lance Lane
306 Rockwall, TX 75032
307
308 Mr. Tippet came forward and asked if there was a way to pause this case and allow people to show up. Explained that he has seen 6 empty houses
309 since this case came forward in May.
310
311 Kristi Mase
312 1160 Skylar Drive
313 Rockwall, TX 75032
314
315 Mrs. Mase came forward and explained that traffic is an issue, and traffic will only be worse.
316
317 Amanda Torres
318 3905 Stableglen Drive
319 Rockwall, TX 75087
320
321 Mrs. Torres came forward and explained the traffic will continue to get worse and everyone gets affected.
322
323 Stan Jeffus
324 2606 Cypress Drive
325 Rockwall, TX 75087
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327 Mr. Jeffus came forward and explained the growth is starting to take a toll in the quality of life. Expressed that we should not create more problems
328 than the ones we currently have.
329
330 Zach Butler
331 9 Crestview Circle
332 Rockwall, TX 75087
333
334 Mr. Butler came forward and expressed that the developer has invested in the community and has been keeping it nice.
335

336 Chairman Deckard asked if anyone else who wished to speak to come forward at this time, there being no one indicating such, Chairman Deckard
337 closed the public hearing and brought the item back to the Commission for discussion or action

338
339 Mr. Joyce came forward and explained the project funding summary. Expressed this would also be his last attempt for this project.
340

341 Vice-Chairman Womble asked what the timeline would be for the project.
342

343 Mr. Joyce explained that phase 1 wouldn't start construction until summer of next year and will make completion in 2026. Homeowners wouldn't
344 start to move in until May of 2027. Full buildout of the project won't be till 2039 or 2040.
345

346 Chairman Deckard asked how wide the streets are.
347

348 Mr. Joyce answered and said the streets are standard 29-foot curve to curve for all interior streets.
349

350 Chairman Deckard made a motion to approve Z2024-060. Vice-Chairman Womble seconded the motion which passed by a vote of 5-1 with
351 Commissioner Hagaman dissenting.
352

353 VI. ACTION ITEMS

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355 *These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special*
356 *exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.*
357

358 14. SP2024-046 (HENRY LEE)

359 Discuss and consider a request by Frank Polma, PE of R-Delta Engineers, Inc. on behalf of Stephen Geiger Rayburn County Electric Cooperative for the
360 approval of a *Site Plan* for *Private Recreation Facilities* on a 1.57-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall
361 County, Texas, zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District,
362 addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.
363

364 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. The applicant is requesting a site plan for a private recreation
365 facility. They are requesting three (3) variances those being cementitious material, stone and primary articulation. ARB did make a recommendation
366 of approval.
367

368 Frank Polma
369 150 Peninsula Drive
370 Rowlett, TX 75089
371

372 Mr. Polma came forward and provided details in regards to the request.
373

374 Commissioner Hagaman asked if that is where the basketball court is currently located.
375

376 Vice-Chairman Womble made a motion to approve SP2024-046. Chairman Deckard seconded the motion which passed by a vote of 6-0.
377

378 15. SP2024-048 (HENRY LEE)

379 Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Site*
380 *Plan* for a *Dog Boarding Facility* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall,
381 Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay
382 (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action
383 necessary.
384

385 Senior Planner Henry Lee came forward and provided details in regards to the applicants request. The applicant is requesting a site plan for a dog
386 boarding facility. They do have several variances associated with this request. They have variances related to the masonry materials, cementitious
387 material and the four-sided architecture and primary articulation. ARB did look at this case and have made a recommendation of approval. They are
388 requesting to leave the existing trees in the flood plane and use that as the screening mechanism. They have a variance to the Artificial Turf
389 requirements. Staff did include a condition of approval for an updated landscape plan before they go through engineering.
390

391 Jeff Carroll
392 750 E Interstate 30
393 Rockwall, TX 75087
394

395 Mr. Carroll came forward and provided additional details in regards to the applicants request.
396

397 Commissioner Thompson made a motion to approve SP2024-048. Commissioner Hustings seconded the motion which passed by a vote of 6-0.
398

399 VII. DISCUSSION ITEMS

400

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

402

- 403 • P2024-037: Final Plat for Lot 1, Block A, Texas Products Addition (APPROVED)

- 404 • P2024-039: Replat for Lot 4, Block B, Rockwall Technology Park, Phase 2 (**APPROVED**)
- 405 • Z2024-049: Specific Use Permit (SUP) for a *Residence Hotel* along Fit Sport Life Boulevard (**2ND READING; APPROVED**)
- 406 • Z2024-050: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for a Duplex on Bost Street (**2ND READING; APPROVED**)
- 407 • Z2024-051: Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* for a Duplex on Bost Street (**2ND READING; APPROVED**)

408
409 VIII. ADJOURNMENT

410
411 **Chairman Deckard adjourned the meeting at 8:17PM.**

412
413 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
414 _____, 2023.

415
416
417 _____
418 Derek Deckard, Chairman

419 Attest:
420 _____
421 Melanie Zavala, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Bethany Ross; *Planner*

DATE: December 30, 2024

SUBJECT: SP2024-050; *Amended Site Plan for 2700 Observation Trail*

The applicant, Heath Hill of Lime Media Group, Inc., is requesting the approval of an amended site plan for *Incidental Display* in conjunction with an existing *Office/Warehouse* (i.e. *Lime Media*). The subject property is a 3.634-acre parcel of land located at 2700 Observation Trail, zoned Light Industrial (LI) District, and situated within the FM-540 Overlay (FM-549 OV) District. On December 13, 2024, the applicant submitted a development application proposing *Incidental Display* to allow Lime Media to allow the display of art/advertising cars that were created to promote various media projects. This display is intended to demonstrate their creations during media events and seminars. In the attached packet, staff has included the exhibits submitted by the applicant showing the vehicles that will be displayed.

According to the Subsection 02.03(F)(6), *Retail and Personal Service Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Incidental Display* shall meet the following requirements, [1] outdoor sales and displays are permitted only in areas designated on the Site Plan filed with the City, [2] outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (*building area is defined as the entirely enclosed portion of the primary building*), [3] Outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained [4] Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must: (a) Be a minimum of eight feet high or one (1) foot taller than the materials being displayed, whichever is greater, and (b) Include a minimum of 20.00% solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence, [5] any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure, and [6] no outdoor sales and display may be located in any portion of a parking lot. In this case, the applicant's proposed *Incidental Display* does not conform to requirements [4] and [5] above. Currently, the applicant's exhibit shows the *Incidental Display* is not screened and is not immediately adjacent to or connected to the primary structure. Based on this, the applicant is requesting an exception from the Planning and Zoning Commission. Additionally, the current exhibit shows the *Incidental Display* located within easements which will not be permitted. Staff will work with the applicant to revise this to meet the spacing requirements by the City of Rockwall Engineering Department's Standards of Design and Construction Manual. According to the site data table provided by the applicant, the proposed *Incidental Display* will encompass 1,728 SF of the site or 1.09% ($1,728 \text{ SF of Display} / 158,297 \text{ SF total site} * 100 = 1.09\%$). The Planning and Zoning Commission is being tasked with determining if the *Incidental Display* proposed by the applicant -- *which is not in conformance with the requirements of the Unified Development Code (UDC)* -- is reasonable for the subject property and warrants the approval of an exception. Staff should point out that the *Incidental Display* would be inside an interior property inside the Rockwall Technology Park, and would not have any visibility from high traffic or major roadways within the City. In addition, the proposed *Incidental Display* does not appear to have a negative impact on any of the adjacent properties. With this being said, exceptions to the *General Standards* require a supermajority vote (i.e. a *three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval; however, requests for exceptions are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the December 30, 2024 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 12/19/2024

PROJECT NUMBER: SP2024-050
PROJECT NAME: Amended Site Plan for 2700 Observation Trail
SITE ADDRESS/LOCATIONS: 2700 OBSERVATION TRL

CASE CAPTION: Discuss and consider a request by Heath Hill of Lime Media Group, Inc. on behalf of JC4H Holdings, LLC – LMGHQ Series for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2700 Observation Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/18/2024	Approved w/ Comments

12/18/2024: SP2024-050; Amended Site Plan for 2700 Observation Trail

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 Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2700 Observation Trail.

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

M.3 For reference, include the case number (SP2024-050) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all of the Incidental Display requirements stipulated by the Unified Development Code (UDC).

(1) Outdoor sales and displays are permitted only in areas designated on the Site Plan filed with the City. IN CONFORMANCE

(2) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (building area is defined as the entirely enclosed portion of the primary building). IN CONFORMANCE

(3) Outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained. IN CONFORMANCE

(4) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties.

NON-CONFORMING

(5) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure. NON-CONFORMING

(6) No outdoor sales and display may be located in any portion of a parking lot. IN CONFORMANCE

I.5 Please note that failure to address all comments provided by staff by 3:00 PM on August 6, 2024 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.6 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 August 6, 2024; 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 August 13, 2024 Planning & Zoning Meeting.

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on July 30, 2024.
- 2) Planning & Zoning meeting/public hearing meeting will be held on August 13, 2024.

I.8 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. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

12/18/2024: 1. Not allowed in easement. There should be an existing swale here to pick up drainage.

2. Inlet here
3. Not allowed in easements which have public utilities
4. Check visibility to vehicles exiting property...safety concern
5. Get written permission from all franchise utilities for this one
6. Not allowed within easement. Must be at least 10' from public sewer line and storm drainage pipe.
7. No slopes steeper than 4:1 to ROW and must follow approved drainage map from original construction
8. Ex. 6 fire line
9. 2- ex. water meters
10. Not allowed in easement
11. All drainage patterns must match the approved drainage plan from original construction
12. No slopes greater than 4:1 and no grading into the ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	12/19/2024	Approved

No Comments

Amended Site Plan

SITE PLAN NOTES

1. ALL CONCRETE PAVING AT BUILDING TO BE 4" THICK AND SLOPE MAX 2% AWAY FROM THE BUILDING TO MEET EXISTING SIDEWALK OR GRADE. EXTERIOR CONCRETE SURFACE TO BE FLUSH WITH INTERIOR SURFACE AT THRESHOLD. VERIFY WITH CIVIL.
2. ALL EXTERIOR SIDEWALK JOINTS TO BE FILLED.
3. VERIFY GRADES AT ALL DOOR LOCATIONS. ENSURE PAVING SLOPES AWAY FROM BUILDING.
4. ALL PAVING / FLATWORK SHOULD MATCH OR ENHANCE EXISTING SITE DRAINAGE.
5. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN, INCLUDING LANDSCAPE.
6. MONUMENT SIGN TO BE DESIGNED BY OTHERS AND APPROVED BY ARCHITECT/OWNER.

SITE SUMMARY

AREA	
TOTAL SITE AREA	158,297 SF = 3,624 AC
GROSS BUILDING AREA	36,525 SF
SETBACKS	
BUILDING SETBACKS	25'-0"
LANDSCAPE BUFFERS	20'-0"
PARKING	
TOTAL PARKING REQUIRED (1/500 GSP)	36,525 / 500 = 72
TOTAL PARKING PROVIDED	90
ACCESSIBLE PARKING REQUIRED	4 (1 VAN)
ACCESSIBLE PARKING PROVIDED	5 (5 VAN)

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE LOANED, REPRODUCED, COPIED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER
LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR
Z CONSTRUCTORS
201 WEST KAUFMAN STREET
RICHARDSON, TEXAS 75081
972.682.1435
CONTACT: SETH WILLIAMS, CEO

CIVIL ENGINEER
CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE | SUITE 405
BEDFORD, TEXAS 76021
817.281.0572
CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT
CONTACT: -

STRUCTURAL ENGINEER
MK ENGINEERS & ASSOCIATES, INC
400 CHISHOLM PLACE | SUITE 106
PLANO, TEXAS 75075
214.501.3354
CONTACT: MOHAMMAD KABIR, P.E.

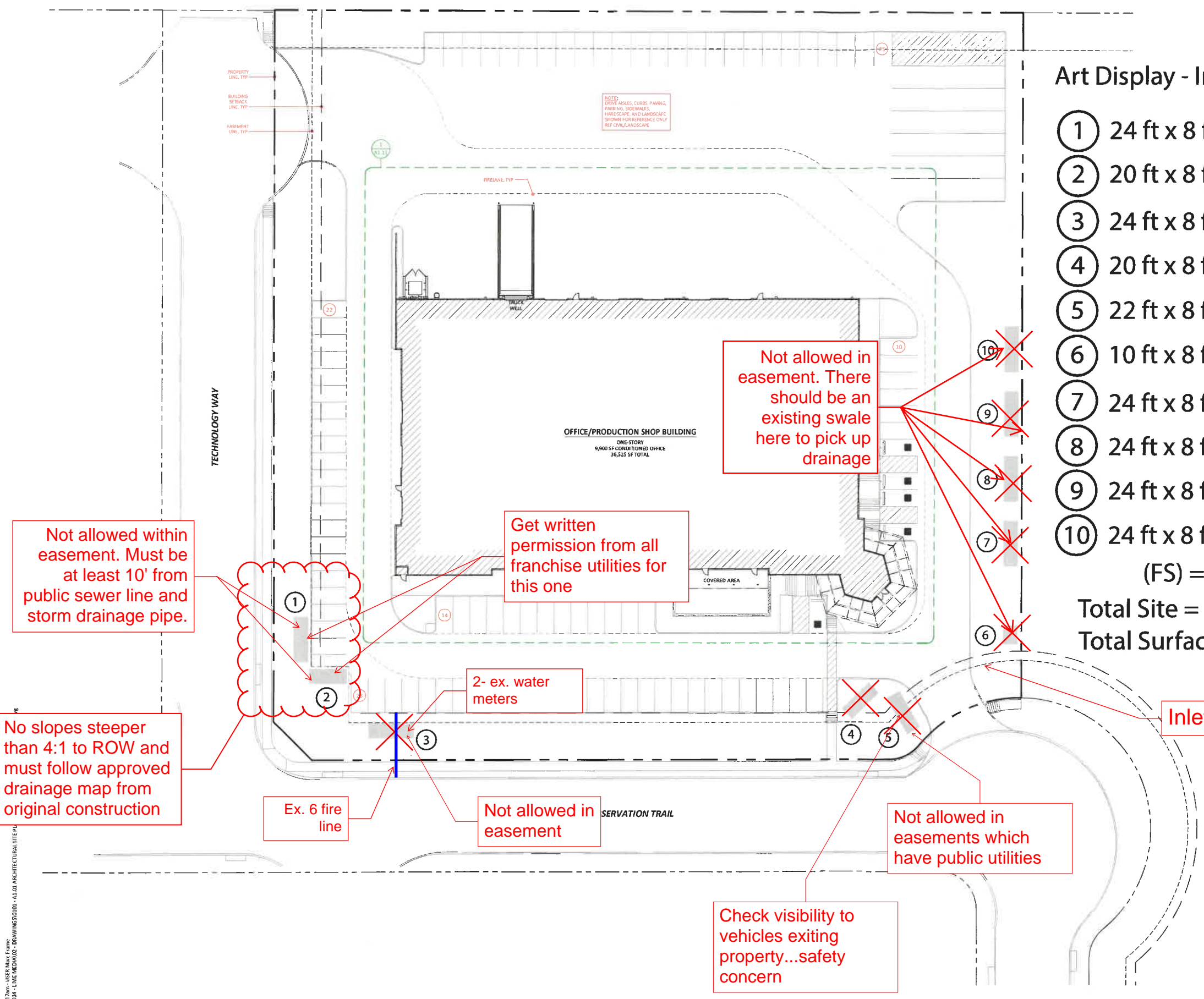
MEP ENGINEER
SCHMIDT & STACY
2713 H HESSELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER
CONTACT: -

Art Display - Incidental Display

- ① 24 ft x 8 ft = 192 sq ft
- ② 20 ft x 8 ft = 160 sq ft
- ③ 24 ft x 8 ft = 192 sq ft
- ④ 20 ft x 8 ft = 160 sq ft
- ⑤ 22 ft x 8 ft = 176 sq ft
- ⑥ 10 ft x 8 ft = 80 sq ft
- ⑦ 24 ft x 8 ft = 192 sq ft (FS)
- ⑧ 24 ft x 8 ft = 192 sq ft (FS)
- ⑨ 24 ft x 8 ft = 192 sq ft (FS)
- ⑩ 24 ft x 8 ft = 192 sq ft (FS)

(FS) = Future Sight
Total Site = 158,297 sq ft (5% = 7,914 sq ft.)
Total Surface Area = 1,728 sq ft



-All drainage patterns must match the approved drainage plan from original construction
- No slopes greater than 4:1 and no grading into the ROW.

PROJECT
LIMEMEDIA
OFFICE/WAREHOUSE

PROJECT ADDRESS
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS 75032

REV.	DATE	REASON
01.20.18		DESIGN DEVELOPMENT
01.18.19		CD PROGRESS
02.08.19		PERMIT

2018.108
PROJECT NUMBER
OVERALL
ARCHITECTURAL
SITE PLAN
A1.01
SHEET NUMBER



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2700 Observation Trail

SUBDIVISION Rockwall Technology Park LOT 1 BLOCK E

GENERAL LOCATION Phase 1 Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING L1 CURRENT USE L1

PROPOSED ZONING _____ PROPOSED USE L1 w/ incidental display

ACREAGE 3.634 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input checked="" type="checkbox"/> OWNER	<u>SC4H Holdings, LLC - LIMEHA Series</u>	<input type="checkbox"/> APPLICANT	<u>Lime Media Group, Inc.</u>
CONTACT PERSON	<u>Heath Hill</u>	CONTACT PERSON	<u>HEATH HILL</u>
ADDRESS	<u>2700 Observation Trail</u>	ADDRESS	<u>2700 observation trail</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX, 75032</u>
PHONE	<u>469-446-4160</u>	PHONE	<u>469 446-4160</u>
E-MAIL	<u>heath@lime-media.com</u>	E-MAIL	<u>heath@lime-media.com</u>

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:

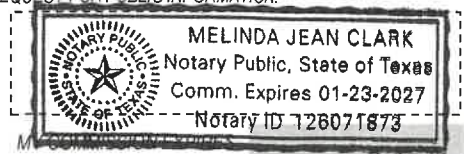
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 11 DAY OF December 2024

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Melinda J Clark



Ross, Bethany

From: Heath Hill <heath@lime-media.com>
Sent: Thursday, December 19, 2024 9:48 AM
To: Ross, Bethany
Subject: Lime Media

Hey Stephanie

Thanks for the call, sorry for the delay. We are wanting to display our special projects thru out our property as sculptures so that when brand directs come to our facility every month for our seminar we are starting they can see some of the displays. This will be tasteful and thoughtful and they will be temporary so that we can move them if needed for utilities or some other reason. They will be on concrete blocks so that we can weedeat and keep it clean looking. Here are some examples: [Special Projects Book](#) Location is not a problem for us so we are open. If this doesn't give you what you need please call my cell and we can talk thru it.



Heath Hill
President | limemedia
O. 972.475.1200
C. 469.446.4160
www.lime-media.com
heath@lime-media.com



[CLICK HERE](#) to opt-in for Lime Media news and updates!

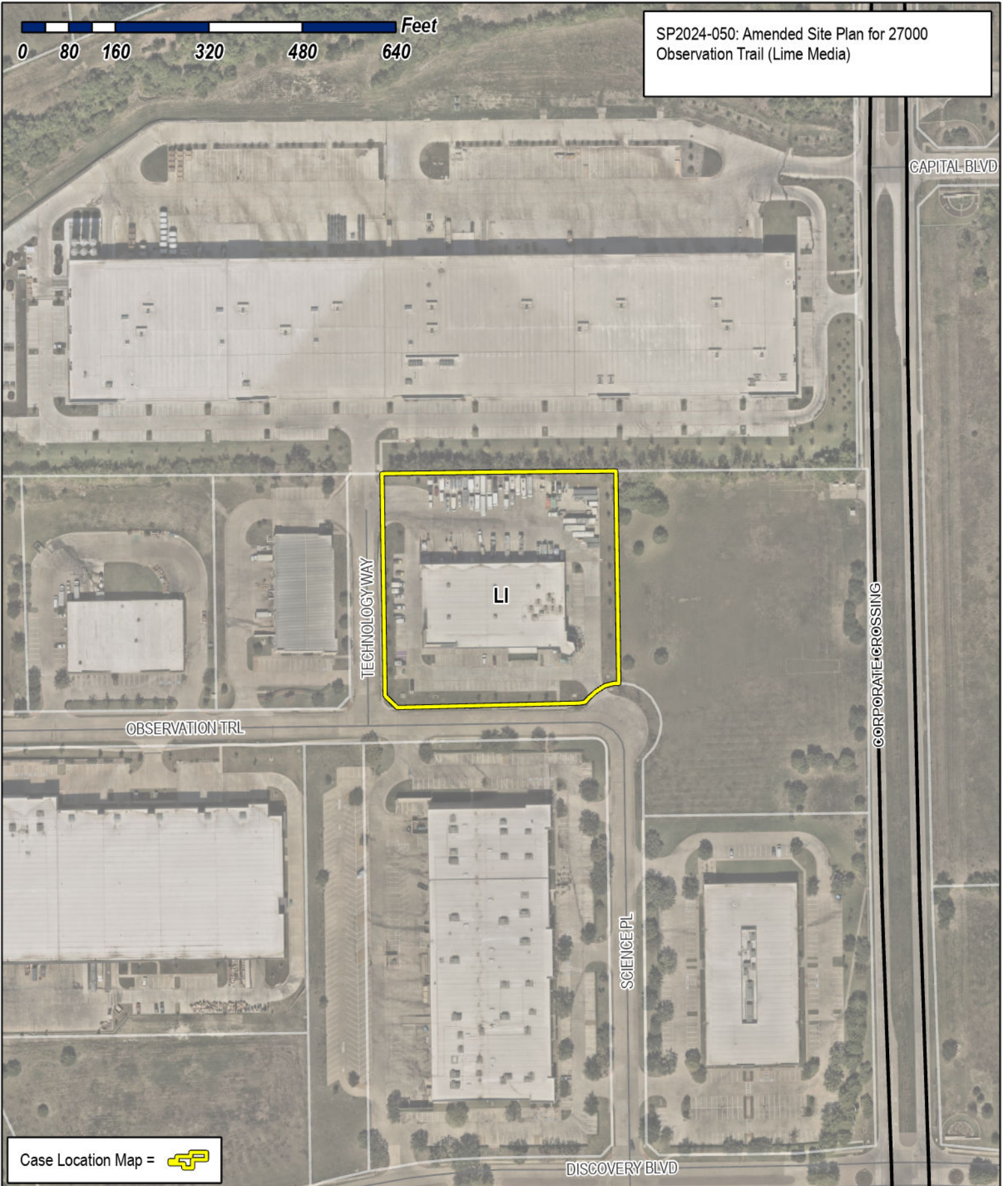
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0 80 160 320 480 640 Feet

SP2024-050: Amended Site Plan for 27000
Observation Trail (Lime Media)



Case Location Map = 



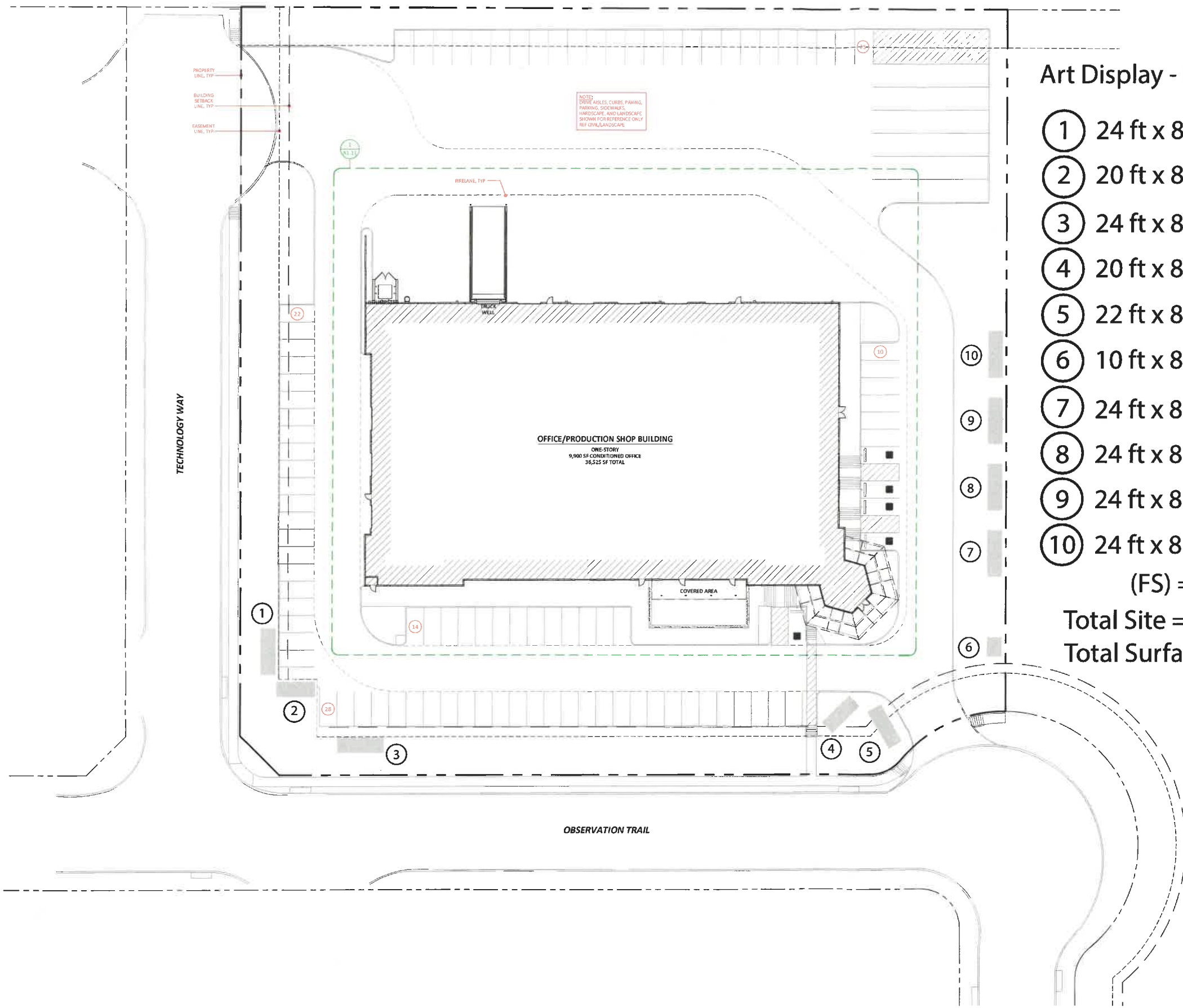
City of Rockwall

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

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



Amended Site Plan



Art Display - Incidental Display

- ① 24 ft x 8 ft = 192 sq ft
- ② 20 ft x 8 ft = 160 sq ft
- ③ 24 ft x 8 ft = 192 sq ft
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- ⑩ 24 ft x 8 ft = 192 sq ft (FS)

(FS) = Future Sight

Total Site = 158,297 sq ft (5% = 7,914 sq ft.)

Total Surface Area = 1,728 sq ft

SITE PLAN NOTES	
1.	ALL CONCRETE PAVING AT BUILDING TO BE 4" THICK AND SLOPE MAX 2% AWAY FROM THE BUILDING TO MEET EXISTING SIDEWALK OR GRADE. EXTERIOR CONCRETE SURFACE TO BE FLUSH WITH INTERIOR SURFACE AT THRESHOLD. VERIFY WITH CIVIL.
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5.	REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN, INCLUDING LANDSCAPING.
6.	MONUMENT SIGN TO BE DESIGNED BY OTHERS AND APPROVED BY ARCHITECT/OWNER.

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ACCESSIBLE PARKING REQUIRED	4 (1 VAN)
ACCESSIBLE PARKING PROVIDED	5 (5 VAN)

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE LOANED, REPRODUCED, COPIED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER

LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR

Z CONSTRUCTORS
201 WEST KAUFMAN STREET
RICHARDSON, TEXAS 75081
972.682.1435
CONTACT: SETH WILLIAMS, CEO

CIVIL ENGINEER

CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE | SUITE 405
BEDFORD, TEXAS 76021
817.281.0572
CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT

CONTACT:

STRUCTURAL ENGINEER

MK ENGINEERS & ASSOCIATES, INC
400 CHISHOLM PLACE | SUITE 106
PLANO, TEXAS 75075
214.501.3354
CONTACT: MOHAMMAD KABIR, P.E.

MEP ENGINEER

SCHMIDT & STACY
2713 H HASKELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER

CONTACT:

PROJECT

LIMEMEDIA
OFFICE/WAREHOUSE

PROJECT ADDRESS

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS 75032

REV.	DATE	ISSUE
01	12.20.18	DESIGN DEVELOPMENT
01	01.14.19	CD PROGRESS
01	02.08.19	PERMIT

2018.108
PROJECT NUMBER

OVERALL
ARCHITECTURAL
SITE PLAN

A1.01
SHEET NUMBER

Feb 08, 2019 - 7:13am - USER Marc Frame
P:\02 - ARCH\18-034 - LIME MEDIA\02 - DRAWING\0101 - A1.01 ARCHITECTURAL SITE PLAN.dwg



Netflix's "Spellbound" Monster Trucks



Netflix's "Spellbound" Monster Trucks



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Planner*
DATE: December 30, 2024
SUBJECT: MIS2024-021; *Variance Request to the Utility Standards for a Medical Office Building*

On November 26, 2024, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2024-043*] for a *Medical Office Building* on an 8.4841-acre tract of land (*i.e. Tract 2-2 of the W.H. Barnes Survey, Abstract No. 26*) located at the southeast corner of the intersection of S. Goliad Street and SH-276. In addition to the site plan approval, the Planning and Zoning Commission also granted variances to the *Stone and Primary Articulation Requirements* of the *General Overlay District Standards*. To off-set these requested variances, the applicant offered the following compensatory measures: [1] increased landscaping by seven (7) percent, and [2] the addition of architectural and shading elements over the main façade (*i.e. they incorporate a portico*). Many of the compensatory measures that they identified were requirements of the *General Overlay District Standards* and could not be counted as compensatory measures.

The subject property is located at the southeast corner of the intersection of S. Goliad Street and SH-276, and is zoned Planned Development District 10 (PD-10). The majority of the requirements in Planned Development District 10 (PD-10) were established through a *Compromise Settlement Agreement and Mutual Release of All Claims* that was executed by the Cambridge Companies, Inc. and the City of Rockwall on February 16, 2004. Planned Development District 10 (PD-10) was amended by the City Council to incorporate the *Compromise Settlement Agreement* on April 5, 2004 through the adoption of *Ordinance No. 04-25*. The requirements for the subject property have remained the same since the adoption of *Ordinance No. 04-25*. Staff should note that a consolidating ordinance [*i.e. Ordinance No. 20-30*] was adopted for Planned Development District 10 (PD-10) on August 3, 2020; however, no development requirements or concept plans were changed from *Ordinance No. 04-25* within the consolidating ordinance.

On December 13, 2024, the applicant -- *Jake Hodges of Kimley Horn* -- submitted a development application requesting a variance to the utility placement requirements of Planned Development District 10 (PD-10), the Unified Development Code (UDC), and the Municipal Code of Ordinances to allow the existing overhead powerlines to remain in place. These requirements are summarized as follows:

- Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

NOTE: *The subject property is located within the SH-205 Overlay (SH-205 OV) District.*

- Section 03.03, Utility Distribution Lines, of Article 04, Permissible Uses, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

- Section 38-15, Miscellaneous Requirements, of Chapter 38, Subdivisions, of the Municipal Code of Ordinances:

(e) Underground Utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

Staff should note that these requirements were communicated to the applicant multiple times throughout the development process beginning with the pre-application meeting, the site plan submittal (*see staff's project comments in the attached packet*) and again with the civil engineering submittal (*see staff's civil engineering comments in the attached packet*).

Since Planned Development District 10 (PD-10) does not outline a variance process -- *and the requirement for undergrounding overhead utilities is also contained within the General Overlay District Standards* -- this request is subject to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). This section states, "...an applicant may request the Planning and Zoning Commission [*or City Council in this case*] grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." In this case, the applicant's letter only cites a financial hardship for the reason for the variance, and fails to identify a *unique* or *extraordinary condition* that prevents the applicant from meeting the City's requirements. Subsection 09.02 of the UDC goes on to state that two (2) compensatory measures that *directly offset* the requested variance shall be provided. In this case, the applicant's letter does not provide any compensatory measures; however, all variance requests are considered on a *case-by-case* basis and are discretionary to the approving body (*i.e. Planning and Zoning Commission or City Council*). In this case, since the requirement exists in Planned Development District 10 (PD-10), the Unified Development Code (UDC), and the Municipal Code of Ordinances, the City Council is the approving body pending a recommendation from the Planning and Zoning Commission. Staff should also note that in accordance with Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)pproval of any variance to the requirements of this section [*i.e. Subsection 09.02; Article 11, UDC*] by the Planning and Zoning Commission or City Council shall require a supermajority vote (*i.e. three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

In considering this request, staff should note that in previous cases for similar requests the City Council and Planning and Zoning Commission have not approved variances relating to the undergrounding of utilities due to the potential of creating a precedence. With this being said, requests for variances are considered on a case-by-case basis at the discretion of the Planning and Zoning Commission and City Council. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the December 30, 2024 Planning and Zoning Commission work session meeting.

PROJECT COMMENTS



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

DATE: 10/24/2024

PROJECT NUMBER: SP2024-043
PROJECT NAME: Site Plan for Rockwall Medical Building
SITE ADDRESS/LOCATIONS: 2651 S GOLIAD ST, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	10/23/2024	Approved w/ Comments

10/23/2024: SP2024-043; Site Plan for a Medical Office Building

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

I.1 This is a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276.

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

M.3 For reference, include the case number (SP2024-043) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide a physical Material Sample Board with samples of the material used on the building before the Architecture Review Board (ARB) meeting on October 29, 2024. (Subsection 03.04.A, Article 11, UDC)

M.6 Site Plan

- 1) All parking spaces shall be 9'x20'. (Engineering Standards of Design and Construction)
- 2) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
- 3) A five (5)-foot sidewalk will be required along S Goliad and SH-276. (Subsection 03.04.B, of Article 11, UDC)
- 4) The building setback along S. Goliad is 25 feet. (Subsection 06.02.D.1(d), Article 05, UDC)
- 5) Please show the City of Heath water line located on the north side of the property for reference. (03.041.A, Article 11, UDC)
- 6) Indicate the fire lanes. (Subsection 03.04.A, Article 11, UDC)
- 7) Indicate the location of all existing and proposed fire hydrants. (Subsection 03.04.A, Article 11, UDC)

M.7 Landscape Plan

- 1) All landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage along the Primary Roadway. (Subsection 06.02.E, Article 05, UDC)
- 2) Provide the actual impervious area vs. landscape area. (Subsection 01.01.B, of Article 05, UDC) Currently the landscape plan shows 100% pervious which is not correct. The maximum allowable impervious surface is 85%.
- 3) The generators will need to be screened. The screening must be at least one (1) foot taller than the material or vehicles being stored 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. (Subsection 01.05.E, Article 05, UDC)
- 4) Residential Adjacency screening is required along the east property line. Where the property immediately abuts a residential zoning district or residentially used property a minimum 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF in area. (Subsection 04.01.E(4), Article 05, UDC) In this case, a 25-foot wide landscape buffer is required on the east property line. In addition, any non-residential land use that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02.B, Article 08, UDC)
- 5) Detention area is required to have 1 canopy tree per 750 SF and one (1) accent per 1,500 SF of detention. Please show this on the landscape plan. (Subsection 05.03.D, Article 08, UDC)
- 6) The Dumpster and generators shall be screened with evergreen shrubs. (Subsection 01.05.B, Article 05, UDC)
- 7) Please indicate Decomposed Gravel (DG) on the landscape plan index. Is the DG contained in some way (i.e. glue, concrete edging, etc.)?

M.8 Treescap Plan

- 1) Any Cedar tree less than eight (8)-foot in height are not protected. Any Cedar tree more than eight (8)-foot in height is required four (4) inches of mitigation. (Subsection 05, Article 09, UDC) If the chittamwood is in declining health -- less than a two (2) on a five (5)-point scale, the mitigation required would be zero (0). Please update the provided table to reflect the heights and updated mitigation as shown in the example table below:

#	Species	Caliper	Protect or Remove	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required
1	Cedar	10' Tall	Remove	2	N	N	Y	0
2	Cedar	15' Tall	Remove	5	N	N	N	4"
3	Oak	10"	Remove	5	N	N	N	10"
Total:								14"

TREE HEALTH: 1: DEAD; 2: DISEASE/STRUCTURAL ISSUES; 3: VIABLE TREE WITH CARE; 4: GOOD HEALTH; 5: EXCELLENT HEALTH TREE GRADES: 1-2: NOT PROTECTED; 3-5: PROTECTED

M.9 Building Elevations

- 1) Building does not meet four (4)-sided architecture requirements. Specifically, the minimum length of the secondary element and primary entryway is not met on the elevations. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 2) Dash in the Roof Mounted Mechanical Equipment on the building elevations to ensure these will be screened from view. (Subsection 01.05.C, Article 05, UDC)
- 3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 5) Building materials do not meet the 90% masonry requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)
- 6) Building materials do not meet the 20% stone requirement. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C, of Article 05, UDC)

M.10 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] 20% stone, [4] 90% masonry, [5] excess of 10% secondary materials, and [6] natural stone. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2)



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10** CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10** PROPOSED USE **Medical Office**

ACREAGE **8.4841** LOTS [CURRENT] **N/A** LOTS [PROPOSED] **2**



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

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

OWNER **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brochette**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

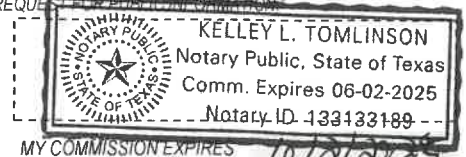
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeffery T Brochette [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

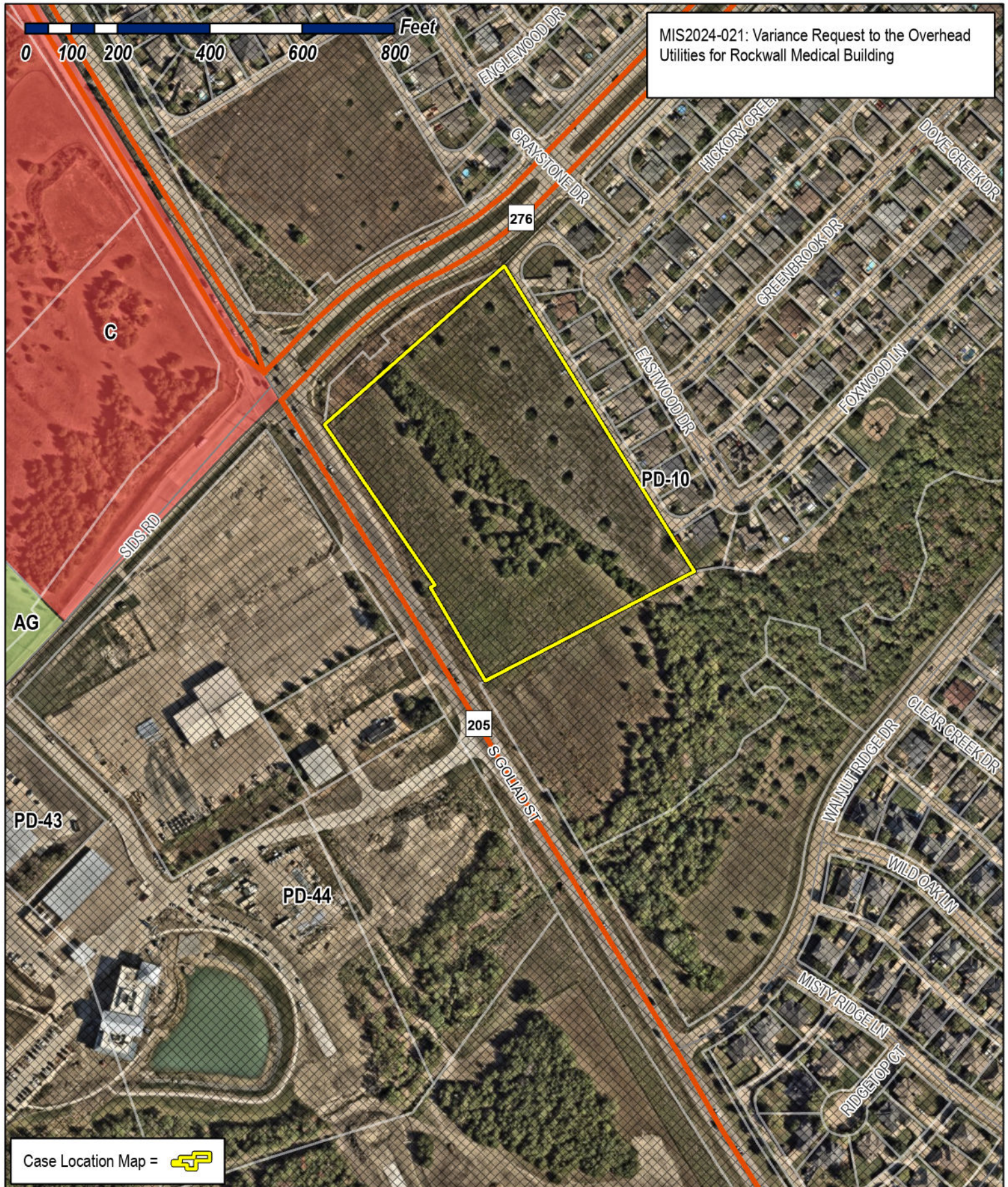
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 107.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 10th DAY OF December, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION FROM THE CITY."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2024


OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





MIS2024-021: Variance Request to the Overhead Utilities for Rockwall Medical Building

Case Location Map = 



City of Rockwall

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

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



**B O O T H
C A P I T A L
P A R T N E R S**

Date: 12/13/24
To: City of Rockwall Planning
Department
385 S Goliad St.
Rockwall, TX 75087
From: Matthew Booth – Developer
Re: Variance Request

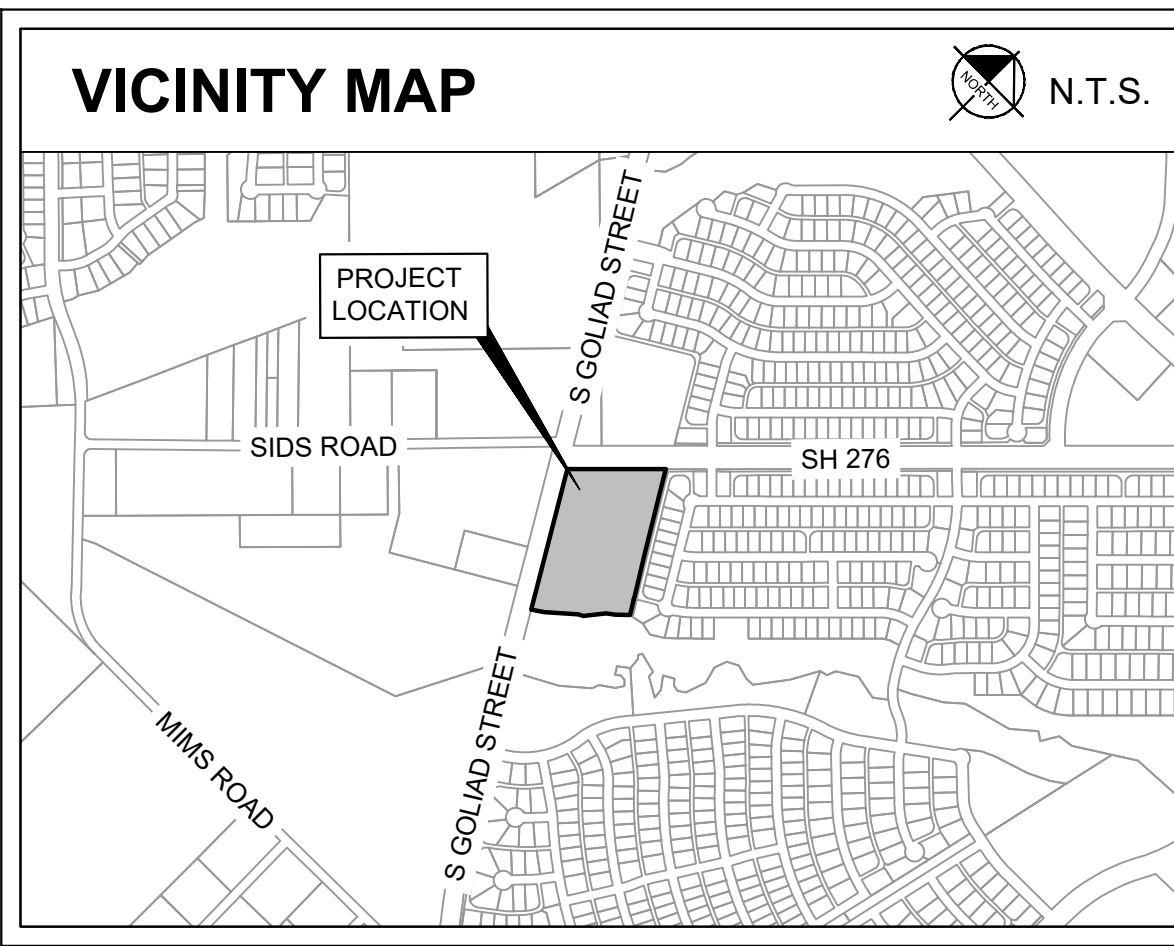
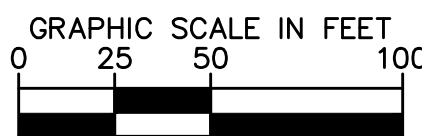
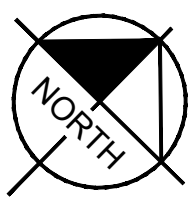
Dear Staff,

The proposed Rockwall MOB development is located within the overlay districts for State Highway 276 and South Goliad Street. Consequently, staff has requested that the overhead electric lines along the northern and western frontages of our site be buried. This letter seeks a variance to remove the burial requirement. Several financial considerations underpin our request, including the cost of installing a 16-inch public water main along both frontages as mandated by the City. The additional expense of burying the overhead power lines imposes a significant financial burden on the project and jeopardizes its viability.

We acknowledge the City's preference for a consistent appearance along streets, which have been reconstructed with a precedent for burying power lines. In contrast, the Highway 205 (Goliad) frontage has not been reconstructed, and many properties along these corridors still have overhead lines. For these reasons we respectfully request a variance to the burial of the overhead electric lines fronting our property boundaries.

SINCERELY,

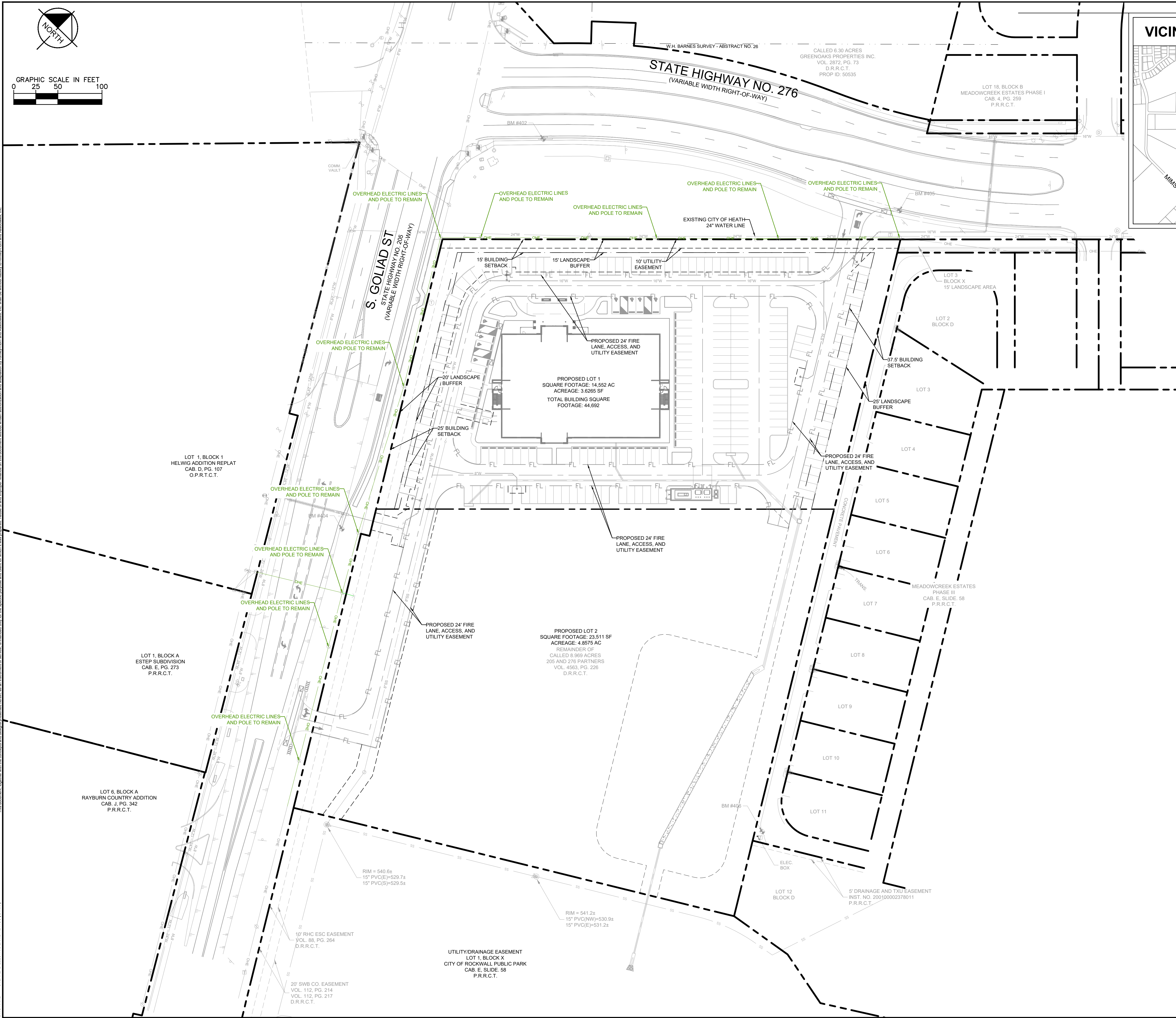
MATTHEW BOOTH



LEGEND

	PROPERTY LINE
	FIRE LANE
	PROPOSED STORM LINE
	SANITARY SEWER LINE
	8" SANITARY SEWER LINE
	12" WATER LINE
	16" WATER LINE
	24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPOR T PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING
	EXISTING OVERHEAD ELECTRIC LINES TO REMAIN IN PLACE

IMAGES: KIMLEY-HORN AND ASSOCIATES, INC. (KHA); SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. (KHA); DESIGNER: KIMLEY-HORN AND ASSOCIATES, INC. (KHA); DATE: 12/13/2024; SCALE: AS SHOWN; DESIGNED BY: CJH; DRAWN BY: JO; CHECKED BY: MAL.



PROJECT NUMBER: SP2024-043
POWER POLE EXHIBIT
FOR
ROCKWALL MEDICAL BUILDING
 8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING
DECEMBER 13, 2024

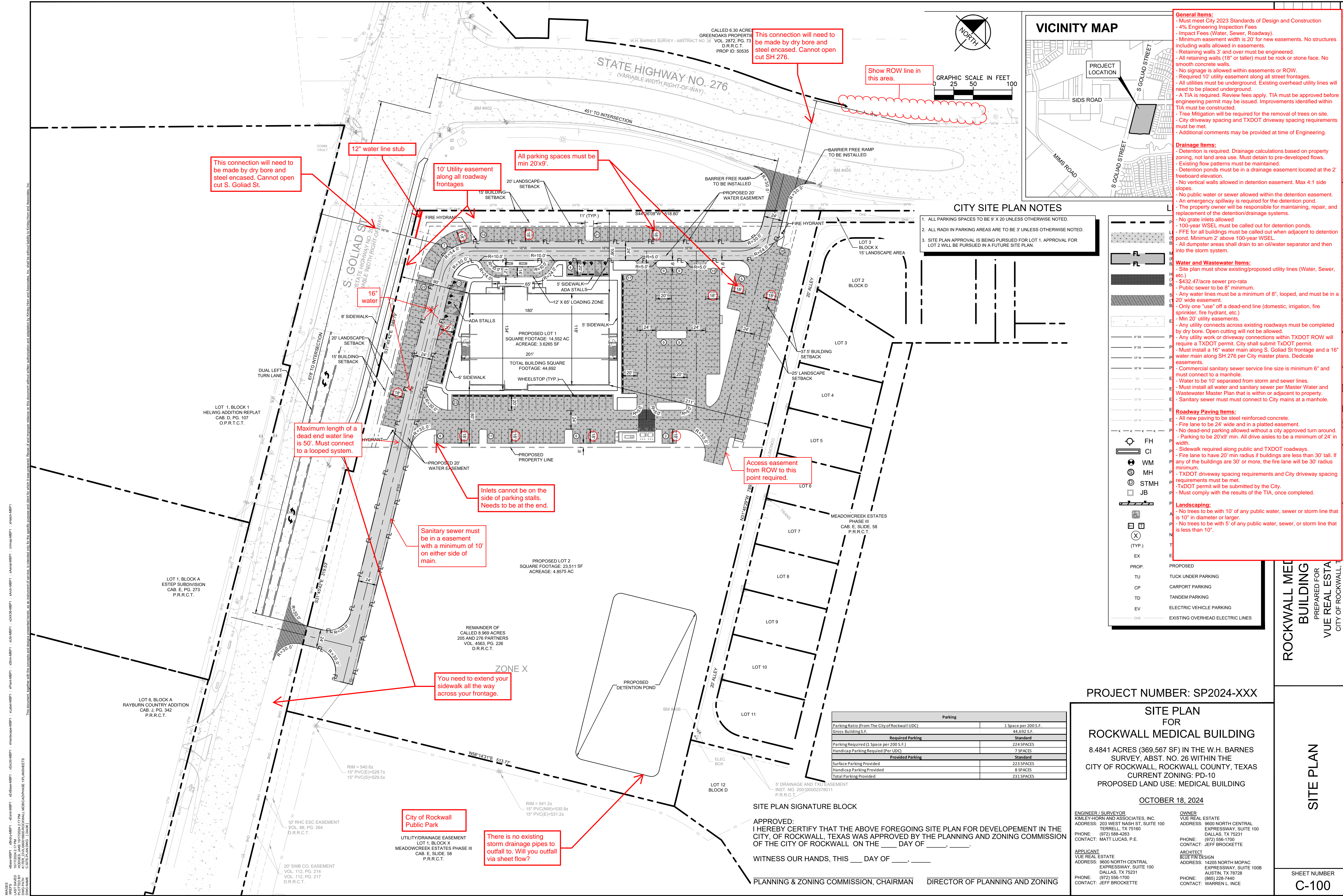
ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 PHONE: (972) 588-8283 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

ROCKWALL MEDICAL BUILDING
POWER POLE EXHIBIT
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

PROJECT: 060016800
 DATE: 12/13/2024
 SCALE: AS SHOWN
 DESIGNED BY: CJH
 DRAWN BY: JO
 CHECKED BY: MAL

THE SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.



- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines will need to be placed underground.
 - A TIA is required. Review fees apply. TIA must be approved before engineering permit may be issued. Improvements identified within TIA must be constructed.
 - Tree Mitigation will be required for the removal of trees on site.
 - City driveway spacing and TXDOT driveway spacing requirements must be met.
 - Additional comments may be provided at time of Engineering.

- Drainage Items:**
- Detention is required. Drainage calculations based on property zoning, not land area use. Must detain in pre-developed flows.
 - Existing flow patterns must be maintained.
 - Detention ponds must be in a drainage easement located at the 2' freeboard elevation.
 - No vertical walls allowed in detention easement. Max 4:1 side slopes.
 - No public water or sewer allowed within the detention easement.
 - An emergency spillway is required for the detention pond.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - 100-year WSEL must be called out for detention ponds.
 - FFE for all buildings must be called out when adjacent to detention pond. Minimum 2' above 100-year WSEL.
 - All dumpster areas shall drain to an oil/water separator and then into the storm system.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - 5432.47/acre sewer pro-rata
 - Public sewer to be 8" minimum.
 - Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements.
 - Any utility connects across existing roadways must be completed by dry bore. Open cutting will not be allowed.
 - Any utility work or driveway connections within TXDOT ROW will require a TXDOT permit. City shall submit TXDOT permit.
 - Must install a 16" water main along S. Goliad St frontage and a 16" water main along SH 276 per City master plans. Dedicate easements.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to a manhole.
 - Water to be 10' separated from storm and sewer lines.
 - Must install all water and sanitary sewer per Master Water and Wastewater Master Plan that is within or adjacent to property.
 - Sanitary sewer must connect to City mains at a manhole.

- Roadway Paving Items:**
- All new paving to be steel reinforced concrete.
 - Fire lane to be 24' wide and in a platted easement.
 - No dead-end parking allowed without a city approved turn around.
 - Parking to be 20'x9' min. All drive aisles to be a minimum of 24' in width.
 - Sidewalk required along public and TXDOT roadways.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - TXDOT driveway spacing requirements and City driveway spacing requirements must be met.
 - TXDOT permit will be submitted by the City.
 - Must comply with the results of the TIA, once completed.

- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

ROCKWALL MEDICAL BUILDING PREPARED FOR VUE REAL ESTATE CITY OF ROCKWALL, TEXAS

SITE PLAN

PROJECT NUMBER: SP2024-XXX

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	Standard
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Provided Parking	
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES

ENGINEER / SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 203 WEST NASH ST, SUITE 100
TERRELL, TX 75160
DALLAS, TX 75231
PHONE: (972) 588-0263
CONTACT: MATT LUCAS, P.E.

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PHONE: (972) 556-1700
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CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

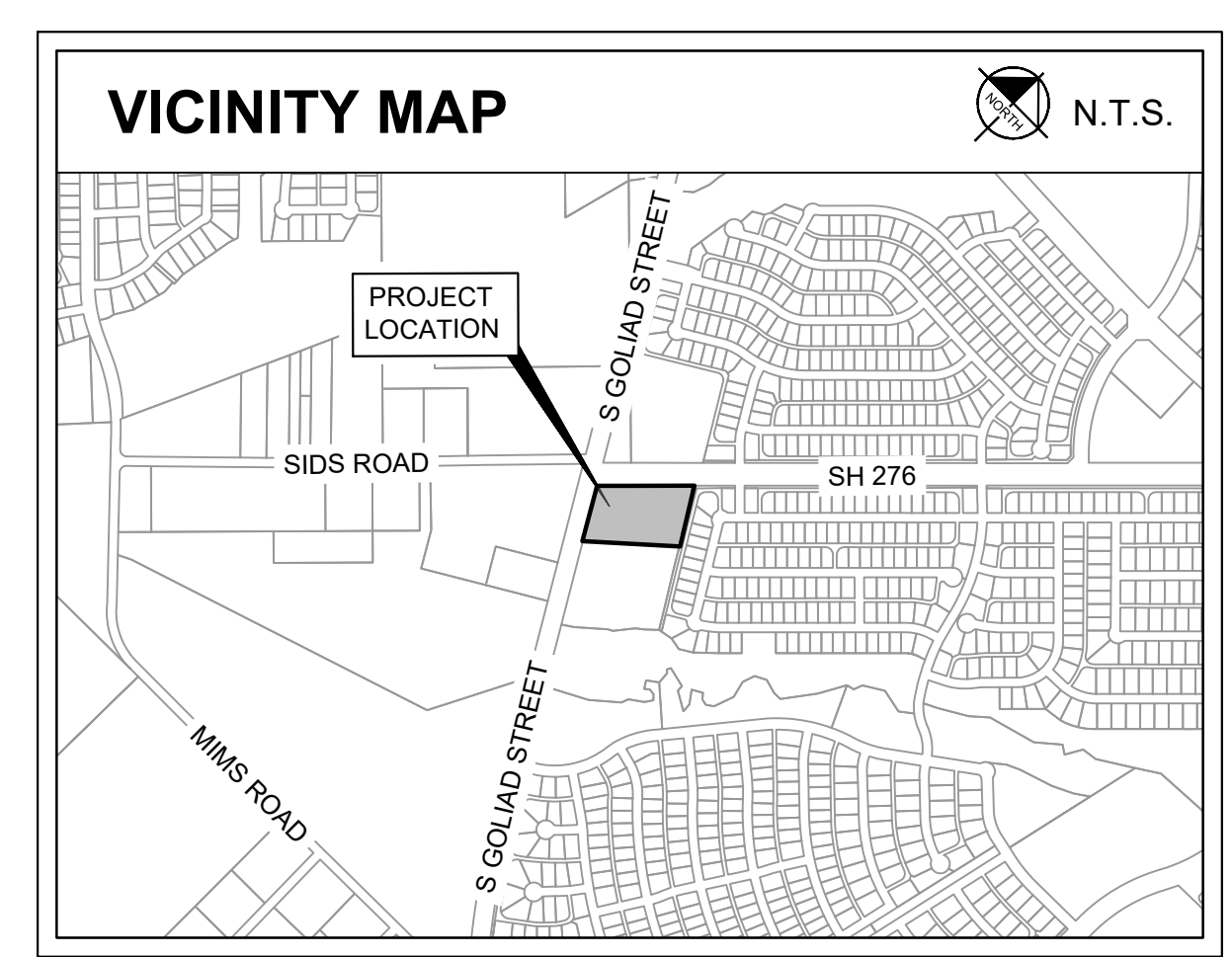
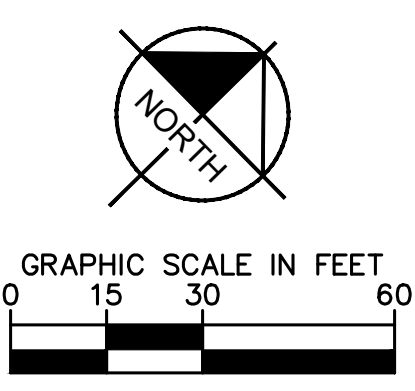
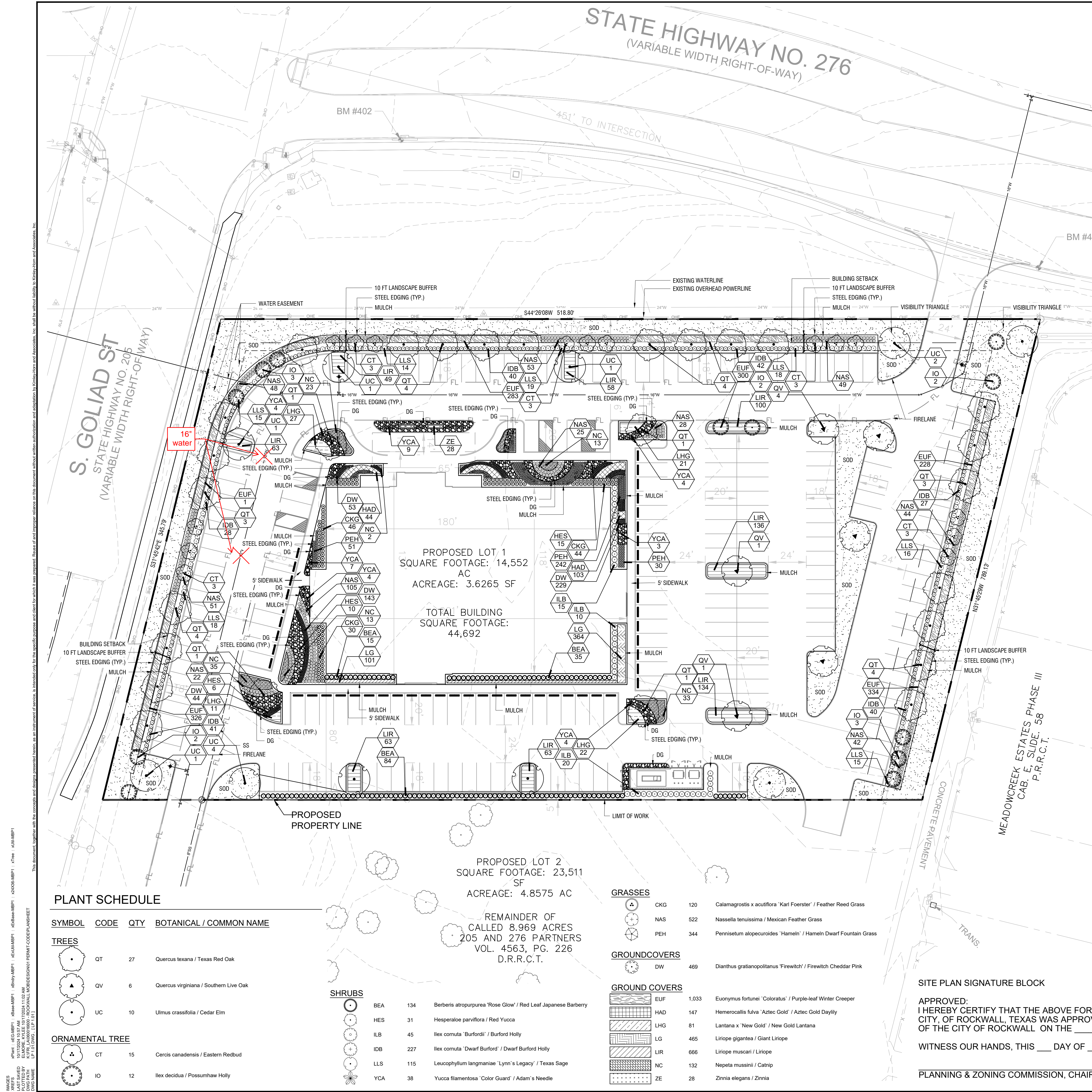
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

IMAGES: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) 10/18/24 10:00 AM
 PLOTTED BY: JAMES W. BAYNE 10/18/24 10:00 AM
 DRAWN BY: JAMES W. BAYNE 10/18/24 10:00 AM
 DWG NAME: C:\SITE\PLAN\DWG\SP2024-XXX.DWG

DATE: _____
 REVISIONS: _____
 NO. _____
 CHECKED BY: _____
 MAL _____
 DATE: _____



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS

LANDSCAPE MATERIAL (SECTION 4.A.)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
LANDSCAPE BUFFERS (SECTION 5.B.)	REQUIRED	PROVIDED
10 ft wide landscape buffer along the entire length of any non-residential lot that abuts a public right-of-way (collector street, arterial roadway, or alleyway) or residentially zoned that is located directly across a public street.	10 ft	10 ft
1 Canopy Tree and 1 Accent Tree / 50 LF		
<i>S Goliad St.</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
<i>State Highway No. 276</i> : 519 LF / 50 LF = 11 Canopy trees and 11 Accent Trees	11 Canopy Trees 11 Accent Trees	11 Canopy Trees 11 Accent Trees
<i>20' Alleyway</i> : 314 LF / 50 LF = 7 Canopy trees and 7 Accent Trees	7 Canopy Trees 7 Accent Trees	7 Canopy Trees 7 Accent Trees
All landscape buffers adjacent to a public right of way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30 inches.	30 in	30 in
LANDSCAPE REQUIREMENTS (SECTION 5.03.)	REQUIRED	PROVIDED
Zoning District: Commercial (C) District 20% required landscaping areas 20% x 157,972 sf = 31,595 sf	31,595 sf (20%)	43,923 sf (27.8%)
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. 50% x 31,595 sf = 15,797 sf	15,797 sf (50%)	*15,797 sf (50%)
PARKING LOT LANDSCAPING (SECTION 5.03.E.)	REQUIRED	PROVIDED
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping.	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree.	80 ft	80 ft

Pervious	Impervious
100%	0%
(157,972 sf)	(0 sf)

Total Mitigation Required: 214.1 in
Total Mitigation Provided: 280 in
*Refer to Tree Mitigation Plan

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
NOTE: REFER TO SHEET LP 3.03 TO SEE FULL LANDSCAPE TABLE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	QT	27	Quercus texana / Texas Red Oak
	QV	6	Quercus virginiana / Southern Live Oak
	UC	10	Ulmus crassifolia / Cedar Elm
ORNAMENTAL TREE			
	CT	15	Cercis canadensis / Eastern Redbud
	IO	12	Ilex decidua / Possumhaw Holly

SHRUBS

	BEA	134	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
	HES	31	Hesperaloe parviflora / Red Yucca
	ILB	45	Ilex cornuta 'Burfordii' / Burford Holly
	IDB	227	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly
	LLS	115	Leucophyllum langianmea 'Lynn's Legacy' / Texas Sage
	YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle

GRASSES

	CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	NAS	522	Nassella tenuissima / Mexican Feather Grass
	PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass

GROUNDCOVERS

	DW	469	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
--	----	-----	---

GROUND COVERS

	EUF	1,033	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
	HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
	LHG	61	Lantana x 'New Gold' / New Gold Lantana
	LG	485	Liriope gigantea / Giant Liriope
	LIR	666	Liriope muscari / Liriope
	NC	132	Nepeta mussinii / Catnip
	ZE	28	Zinnia elegans / Zinnia

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, 2024.

WITNESS OUR HANDS, THIS ___ DAY OF ___, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-XXX

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

OCTOBER 18, 2024

ENGINEER / SURVEYOR
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CONTACT: MATT LUCAS, P.E.

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PHONE: (972) 556-1700
CONTACT: JEFF BROCKETTE

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PHONE: (855) 228-7440
CONTACT: JEFF BROCKETTE

ARCHITECT
BLUE FIN DESIGN
ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
AUSTIN, TX 78728
PHONE: (855) 228-7440
CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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PROJ. INFORMATION

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 10/18/2024

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
060016600	10/17/2024	AS SHOWN	KAE	KAE	NBA	NBA

ROCKWALL MEDICAL BUILDING
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

IMAGES: © iStockphoto.com - danielm881; © iStockphoto.com - danielm881; © iStockphoto.com - danielm881; © iStockphoto.com - danielm881
 PLOTTED BY: ELIZABETH KYLE 10/17/2024 11:02 AM
 PLOT DATE: 10/17/2024 11:02 AM
 PLOT TIME: 11:02 AM
 PLOT NAME: LP 1.01

PROJECT COMMENTS



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

DATE: 12/19/2024

PROJECT NUMBER: Z2024-061
PROJECT NAME: Zoning Change from AG to PD
SITE ADDRESS/LOCATIONS: 379 N COUNTRY LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	12/19/2024	Approved w/ Comments

12/19/2024: Z2024-061; Zoning Change (AG to PD) Erwin Farms
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 Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141.

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

M.3 For reference, include the case number (Z2024-061) in the lower right-hand corner of all pages on future submittals.

I.4 Conformance to the Codes. Based on the submitted draft ordinance the proposed Planned Development District does not conform to the following requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual:

(1) Alleyways. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]

(2) Garage Configuration. Section 04, Residential Parking, of Article 06, Parking and Loading, of the Unified Development Code (UDC) requires that, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages unless it is a J-Swing [or traditional swing] garage where the garage door is perpendicular to the street."

Staff Response: The proposed garage configurations do NOT conform to the Engineering Standards of Design and Construction and the Unified Development Code (UDC). This will require the discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

I.5 Future Land Use Map. According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the Northeast Residential District, and

according to the Future Land Use Map contained within this document the subject property is designated for Low Density Residential land uses. According to the OURHometown Vision 2040 Comprehensive Plan, "(t)he Low Density Residential land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." At 2.07 dwelling units per gross acre the proposed density is above the 2.00 dwelling units per gross acre defined by the Future Land Use Map. Based on this, the applicant will need to incorporate increased amenity. According to Chapter 08, Residential, Section 2.03, Single Family/Suburban Residential, Goal #1, Unique and Distinctive Neighborhoods, Policy #6, "(i)increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." The proposed increase in density above two (2) units per acre will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. This decision will be predicated on if the proposed amenities warrant the increase in density.

Staff Suggestion: Provide increased amenity to warrant the density. Currently, the plan only proposes: [1] 0.90% additional open space, [2] does not propose a golf course comparable recreation facility, [3] includes amenity areas, but does NOT have a dedicated amenity center, [4] does not include school site integration, [5] does not incorporate any additional parkland, and [6] the proposed trails are currently in the location of required sidewalks and cannot be considered to be additional.

I.6 Northeast Residential District. The following are the pertinent District Strategies of the Northeast Residential District and how the proposed concept plan conforms to these strategies:

(1) Suburban Residential. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district.

Staff Response: The concept plan does NOT show a mix of larger to mid-sized lots. It does appear to match the lot sizes used on the development north of the subject property (i.e. Nelson Lakes Subdivision), but does not have enough lots similar to the subdivisions south of the subject property (i.e. Winding Creek Subdivision and Northgate Subdivision) to be considered conforming to this goal. Staff suggests incorporating a higher number of larger to mid-sized lots in the lot mix. Staff would also suggest removing all 72' x 120' lots as these are typically smaller lot products. This will also help reduce the density below 2.00 dwelling units per gross acre.

I.7 Residential Design Guidelines. The OURHometown Vision 2040 Comprehensive Plan stipulates various goals and design guidelines for residential developments. The following aspects of the applicant's proposal either do not conform to or could better conform to the stated goals of the City's Comprehensive Plan, and could be revised -- per staff's recommendations below -- to bring the project closer to conformance with these goals:

(1) CH. 1; Section 2.01; Goal #1 | Policy #8 (Page 1-2). Ensure there is ample recreation and parkland amenities for residents.

Staff's Response: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density.

(2) CH. 1; Section 2.02; Goal #2 | Policy #4 (Page 1-2). At a minimum, new residential development should be equal to or of a higher quality than the existing surrounding residential development.

Staff's Response: The development should use similar architectural styles (i.e. Traditional Neighborhood Design principles, modern tutor, craftsman or farmhouse architectural styles/material mixes, etc.) and lot sizes as the adjacent Nelson Lakes, Northgate, and Winding Creek Subdivisions to create a consistent development theme throughout the area. Staff has made changes to the Planned Development District ordinance that can better conform to these developments; however, the applicant should consider incorporating larger more comparable lot sizes on the southside of the development.

(3) CH. 8; Section 2.03; Goal #1 | Policy #6 (Page 8-3). Only allow increased densities (i.e. up to 2½ units per gross acre for properties identified as Low Density Residential [LDR]) for Planned Development Districts that are in conformance with all applicable residential requirements, incorporate a mixture of land uses, and provide increased amenities. Increased amenities in this case refers to developments that provide some of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreational facilities, (3) amenity/recreation center, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6)

additional development of trails, (7) other amenities deemed appropriate by the City Council.

Staff's Response: Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density.

I.8 PD Ordinance. Based on the above information staff has made the following changes to the proposed PD Standards in the draft PD Ordinance:

- (1) Added landscape buffers along public and private open spaces and parks.
- (2) Modified garage requirements.
- (3) Per the requirements of the Unified Development Code (UDC) AND the Municipal Code of Ordinances, staff added language that requires the powerlines along North Country Lane to be undergrounded.
- (4) Added upgraded entry signage requirements.

M.9 Based on the submitted plans, please make the following corrections or provide the requested information by January 7, 2025:

- (1) Provide an exhibit showing that all lots less than 12,000 SF are located within 800-feet of a public or private open space.
- (2) Show the open space calculation (i.e. ½ floodplain + parks + open space) on the concept plan.
- (3) Please show the following calculations on the concept plan:

Total Acreage

Total Floodplain

Floodplain for Open Space (i.e. Total Floodplain/2)

Total Private Open Space (i.e. does not include floodplain areas)

Open Space Percentage

Gross Density

Net Density

- (5) Please provide cross connectivity via a trail stub to Alma Williams Park.
- (6) Please change all streets adjacent to public parks and private open spaces to be a minimum of a 41-foot back-to-back roadway in accordance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

M.10 In addition to the above required changes, staff is recommending the following:

- (1) Develop an amenity center that features both indoor and outdoor community gathering spaces (e.g. indoor gathering space, swimming pool, and/or sports courts), prioritizing high-quality amenities over basic features like benches and grills. This will also help better justify the proposed density.
- (2) Incorporate a higher number of larger to mid-sized lots mixed within the development in addition to existing along the perimeter, and remove the 72' x 120' lot product. This is specifically important in the southern portions of the proposed subdivision.

M.11 Please review the attached draft ordinance prior to the January 14, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by January 7, 2025. Please carefully read through this document as staff has incorporated changes from what was originally submitted.

I.12 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 January 7, 2025; 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 January 17, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.13 The projected City Council meeting dates for this case will be January 21, 2025 (1st Reading) and February 3, 2025 (2nd Reading).

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

12/18/2024: 1. No parking allowed to back into public street.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Additional comments may be provided at time of Site Plan.

Streets/Paving:

- TIA is required.
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City driveway spacing requirements must be met.
- Any medians must be curbed, and streets draining away from medians.
- Must construct all roadways on the current Master Thoroughfare Plan
- A Major Collector, Undivided 4-Lane Roadway (M4U), with a 65' ROW dedication will be required for N. Country Lane (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadway if building the full width.
- A Minor Collector, Undivided 2-Lane Roadway (MC), with a 60' ROW will be required for Clem Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.

Water and Wastewater Items:

- An Infrastructure study has been completed. All infrastructure recommendations/requirements in study must be constructed.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water main per City master plans. Dedicate easements or through the subdivision.
- Must install a 8" and 10" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a residential property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Water not served by the City. This property is located within the Mount Zion WSC CCN.
- Need to opt out of the Mount Zion WSC. If not, must have flow reports that verify fire flow and TCEQ min. standards are met.
- Possible pro-ratas to be paid

Drainage/Floodplain/Lakes:

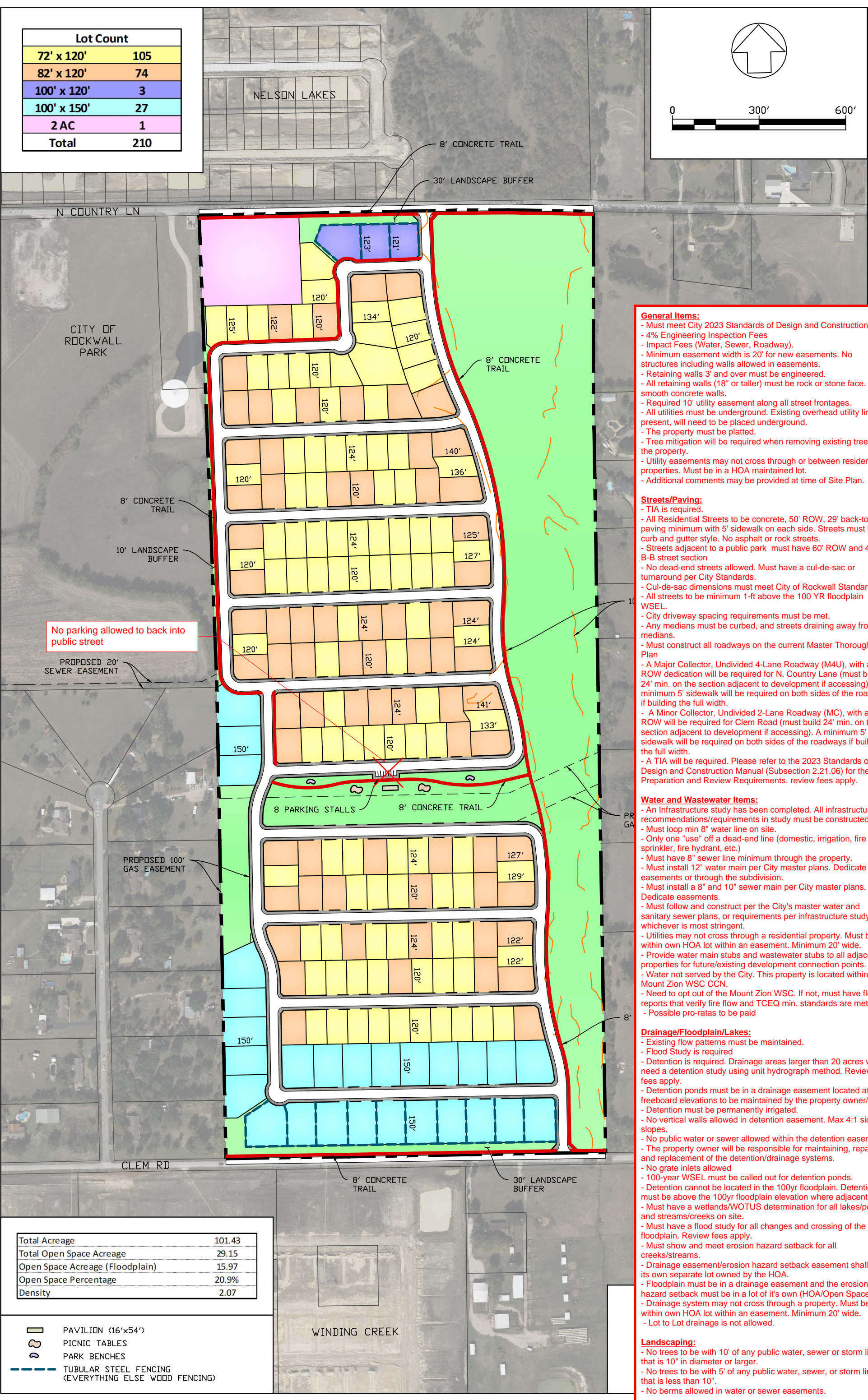
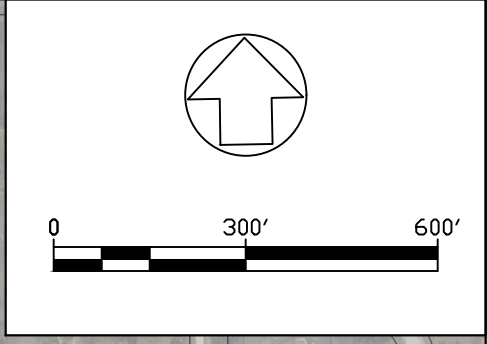
- Existing flow patterns must be maintained.
- Flood Study is required
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- Detention must be permanently irrigated.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention cannot be located in the 100yr floodplain. Detention must be above the 100yr floodplain elevation where adjacent.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- 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.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms allowed in water or sewer easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved
No Comments			

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210



No parking allowed to back into public street

Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

- PAVILION (16'x54')
- PICNIC TABLES
- PARK BENCHES
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
 - The property must be platted.
 - Tree mitigation will be required when removing existing trees on the property.
 - Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
 - Additional comments may be provided at time of Site Plan.
- Streets/Paving:**
- TIA is required.
 - All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
 - Streets adjacent to a public park must have 60' ROW and 41' B-B street section
 - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
 - Cul-de-sac dimensions must meet City of Rockwall Standards.
 - All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
 - City driveway spacing requirements must be met.
 - Any medians must be curbed, and streets draining away from medians.
 - Must construct all roadways on the current Master Thoroughfare Plan
 - A Major Collector, Undivided 4-Lane Roadway (M4U), with a 65' ROW dedication will be required for N. Country Lane (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadway if building the full width.
 - A Minor Collector, Undivided 2-Lane Roadway (MC), with a 60' ROW will be required for Clem Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width.
 - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Water and Wastewater Items:**
- An Infrastructure study has been completed. All infrastructure recommendations/requirements in study must be constructed.
 - Must loop min 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Must have 8" sewer line minimum through the property.
 - Must install 12" water main per City master plans. Dedicate easements or through the subdivision.
 - Must install a 8" and 10" sewer main per City master plans. Dedicate easements.
 - Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
 - Utilities may not cross through a residential property. Must be within own HOA lot within an easement. Minimum 20' wide.
 - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
 - Water not served by the City. This property is located within the Mount Zion WSC CCN.
 - Need to opt out of the Mount Zion WSC. If not, must have flow reports that verify fire flow and TCEQ min. standards are met.
 - Possible pro-ratas to be paid
- Drainage/Floodplain/Lakes:**
- Existing flow patterns must be maintained.
 - Flood Study is required
 - Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
 - Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
 - Detention must be permanently irrigated.
 - No vertical walls allowed in detention easement. Max 4:1 side slopes.
 - No public water or sewer allowed within the detention easement.
 - The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
 - No grate inlets allowed
 - 100-year WSEL must be called out for detention ponds.
 - Detention cannot be located in the 100yr floodplain. Detention must be above the 100yr floodplain elevation where adjacent.
 - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
 - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
 - 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.
 - Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
 - Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
 - Lot to Lot drainage is not allowed.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
 - No berms allowed in water or sewer easements.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 379 N Country Ln, Rockwall, TX 75087

SUBDIVISION J.A. Ramsey, Abstract No. 186, Tract 6

LOT -

BLOCK -

GENERAL LOCATION East of FM 1141 between N Country Ln and Clem Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agricultural (AG)

CURRENT USE Vacant Land

PROPOSED ZONING Planned Development (SF-8.4)

PROPOSED USE Single Family Residential

ACREAGE 101.43

LOTS [CURRENT] N/A

LOTS [PROPOSED] 208

- 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 Estate of Karl W Erwin

APPLICANT Skorburg Company

CONTACT PERSON Dr. Karl Erwin, Executor

CONTACT PERSON Adam Buczek

ADDRESS 2030 Crosswood Ln

ADDRESS 8214 Westchester Dr

Suite 900

CITY, STATE & ZIP Irving, Tx 75063

CITY, STATE & ZIP Dallas, Tx 75225

PHONE (469) 877-4307

PHONE (214) 522-4945

E-MAIL kderwindpa@live.com

E-MAIL abuczek@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dr. Karl Erwin, Executor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1,722 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

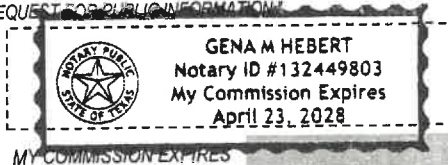
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10th DAY OF December, 2024

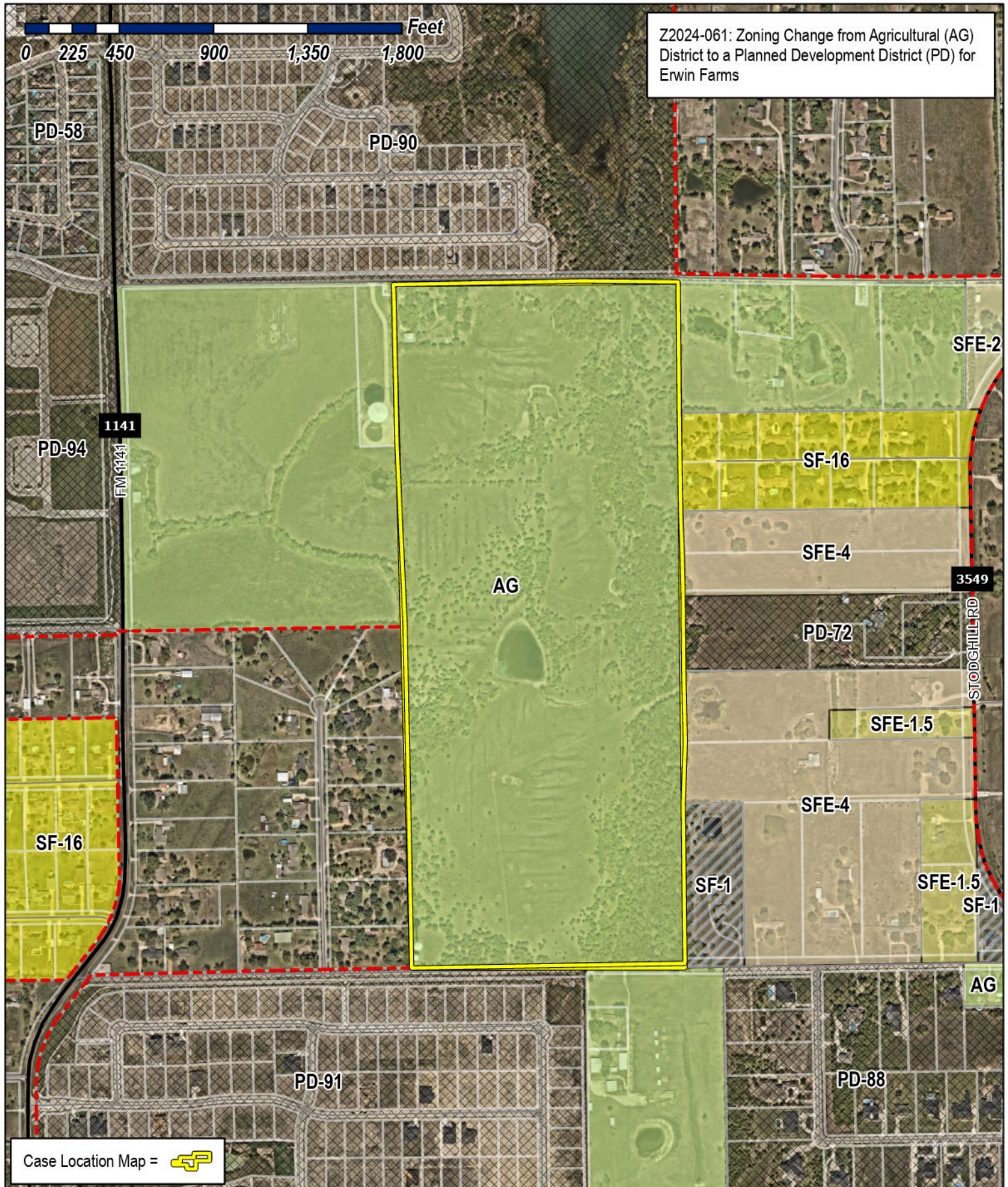
OWNER'S SIGNATURE

Karl W Erwin

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Genam Hebert





Z2024-061: Zoning Change from Agricultural (AG) District to a Planned Development District (PD) for Erwin Farms

Case Location Map = 



City of Rockwall

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

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

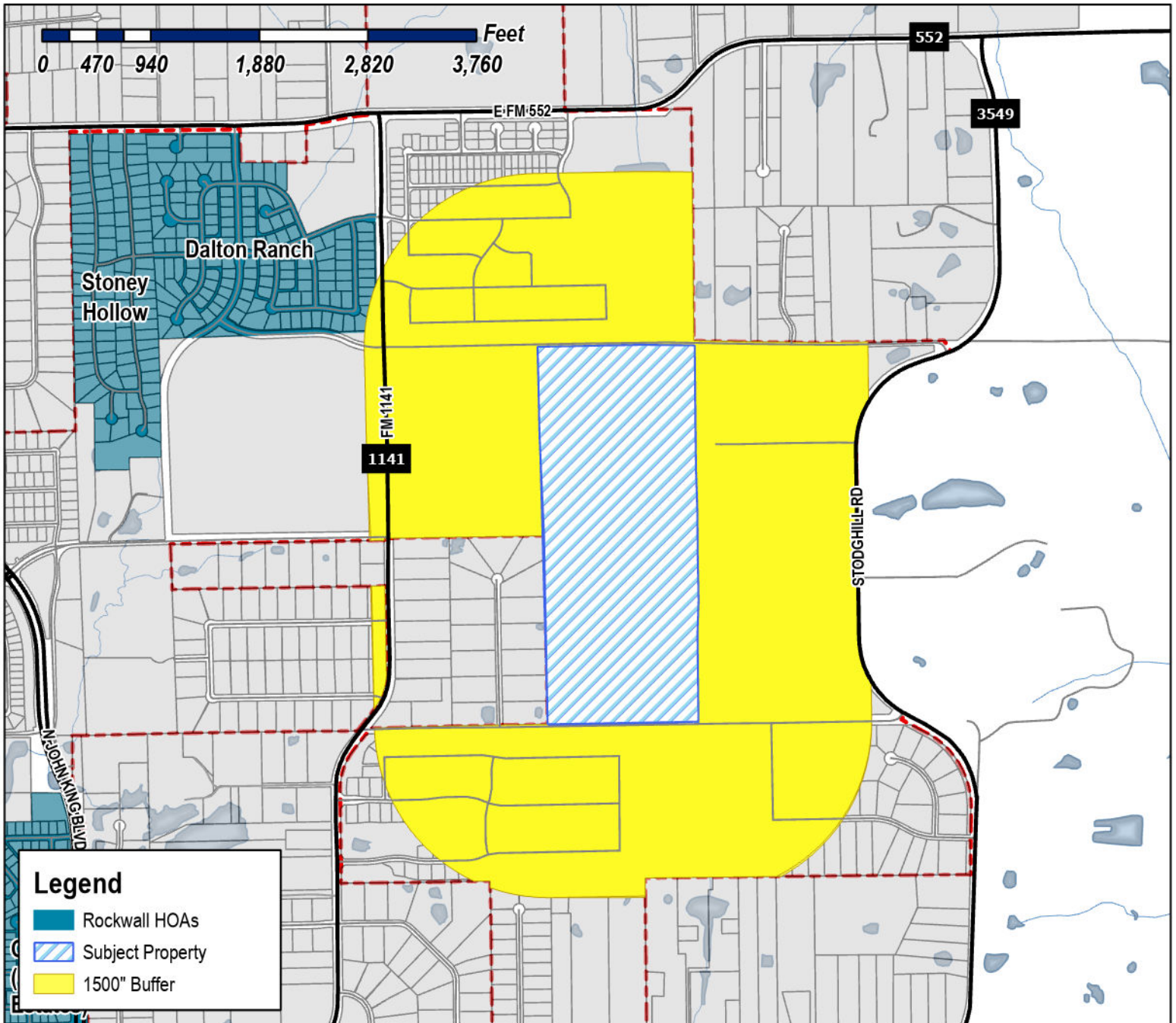




City of Rockwall

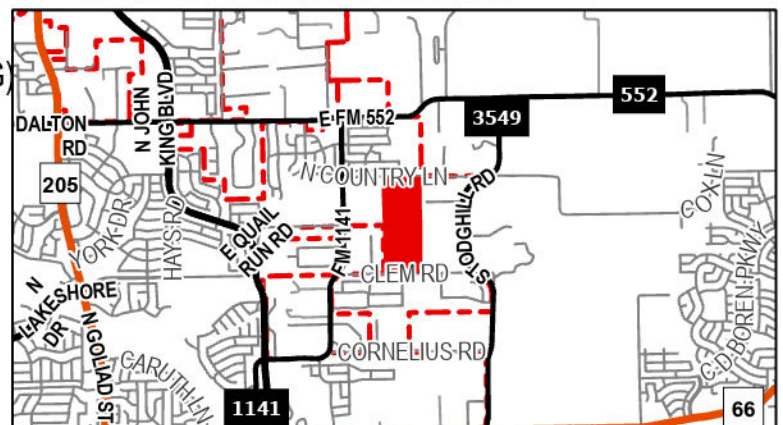
Planning & Zoning Department
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Case Number: Z2024-061
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane

Date Saved: 12/12/2024
 For Questions on this Case Call (972) 771-7745



Ross, Bethany

From: Zavala, Melanie
Sent: Wednesday, December 18, 2024 4:22 PM
Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica
Subject: Neighborhood Notification Program [Z2024-061]
Attachments: HOA Map (12.12.2024).pdf; Public Notice (12.16.2024).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *Friday, December 20, 2024*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 14, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 21, 2025 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-061: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a *Zoning Change* from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, and take any action necessary.

Thank you,

Melanie Zavala

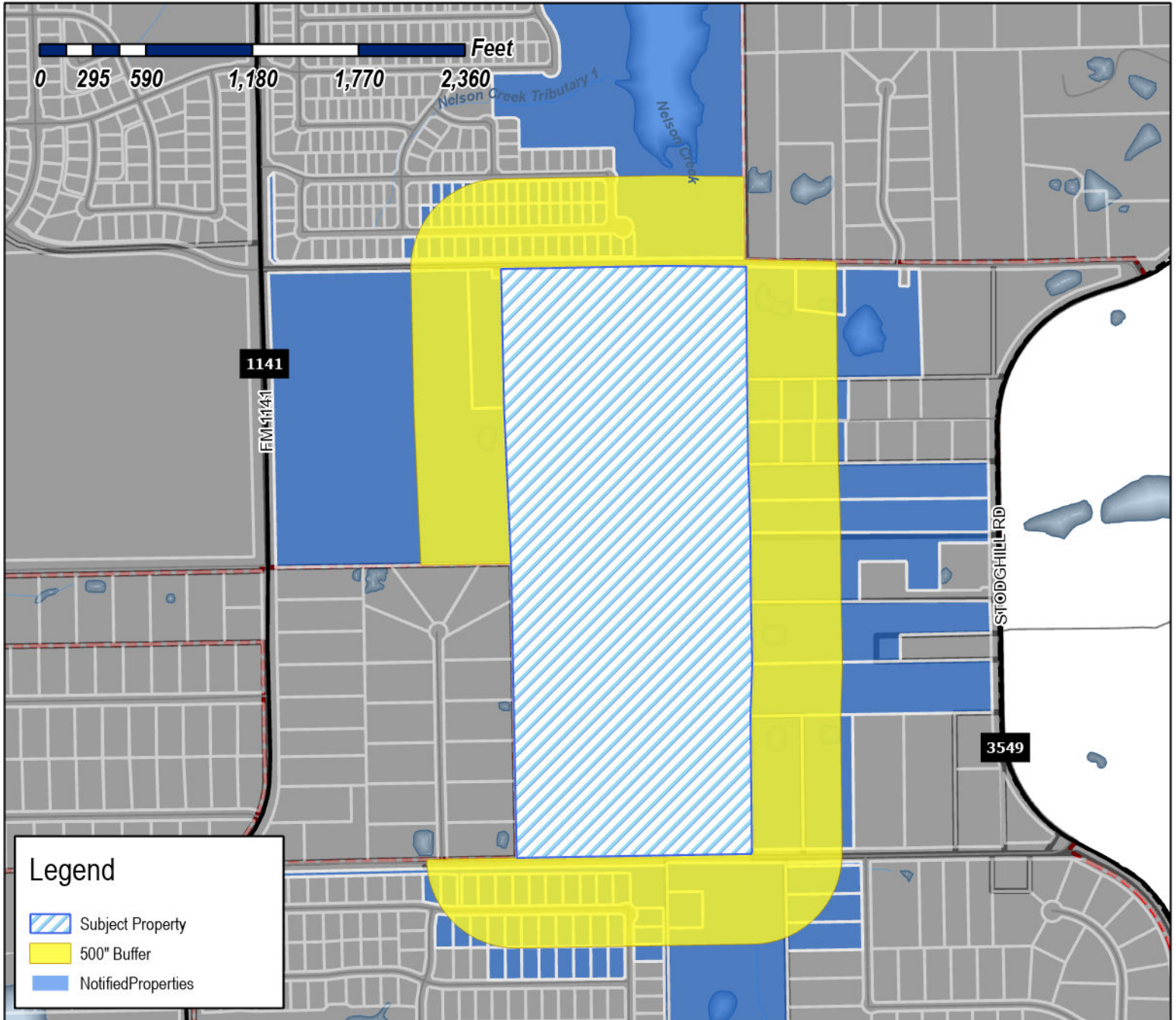
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

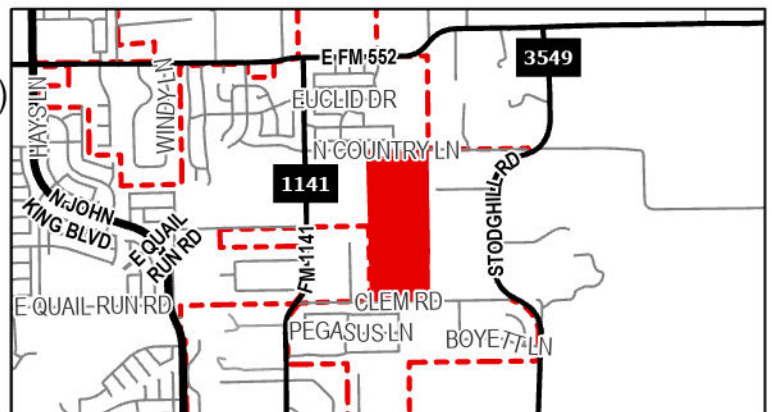
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2024-061
Case Name: Zoning Change from Agricultural (AG) District to a Planned Development District (PD)
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 379 N. Country Lane
Date Saved: 12/12/2024

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



RESIDENT
FM1141
ROCKWALL, TX 75087

RESIDENT
FM3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
10 CRESTVIEW CIR
ROCKWALL, TX 75087

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

ERBERT STEPHEN RICHARD & PATRICIA ERBERT
1004 CEDAR GLEN TRL
ROCKWALL, TX 75032

NORTHGATE ROCKWALL HOMEOWNERS
ASSOCIATIONS INC
1189 WATERS EDGE DRIVE
ROCKWALL, TX 75087

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

RESIDENT
1506 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1510 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1514 QUASAR DR
ROCKWALL, TX 75087

RESIDENT
1518 QUASAR DR
ROCKWALL, TX 75087

MCCALLUM CRAIG WILLIAM
1983 N STODGHILL RD
ROCKWALL, TX 75087

ERWIN KARL DANIEL EXECUTOR
KARL W ERWIN ESTATE
2030 CROSSWOOD LANE
IRVING, TX 75063

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

RESIDENT
2105 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2109 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2109 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2110 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2113 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2113 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2114 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2116 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2117 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2117 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2120 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2121 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2121 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2122 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2124 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2125 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2125 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2128 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2129 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2129 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2132 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2201 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2201 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2202 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2203 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2203 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2204 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2205 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2206 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2206 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2207 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2207 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2207 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2209 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2210 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2210 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2211 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2211 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2213 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2214 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2214 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2214 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2215 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2215 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2215 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2218 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2218 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2218 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2219 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2219 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2219 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2219 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2220 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2222 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2222 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2223 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2223 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2225 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2226 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2227 WICKERSHAM RD
ROCKWALL, TX 75087

ZAMBRANO PEDRO A & LAURA R
2227 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2230 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2231 CLAIRMOUNT DR
ROCKWALL, TX 75087

RESIDENT
2231 WICKERSHAM RD
ROCKWALL, TX 75087

SWIATKIEWICZ CHRISTINE AND GABRIEL
2231 SANDERSON LN
ROCKWALL, TX 75087

RESIDENT
2235 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2239 WICKERSHAM RD
ROCKWALL, TX 75087

RESIDENT
2301 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2302 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2304 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2305 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2306 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2308 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2309 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2310 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2312 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2313 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2314 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2316 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2317 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2318 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2320 PEGASUS LN
ROCKWALL, TX 75087

RESIDENT
2321 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2322 DRACO DR
ROCKWALL, TX 75087

RESIDENT
2324 PEGASUS LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 560
PLANO, TX 75093

GAIL PROPERTIES LLC
2422 BROOKSIDE DR
ROWLETT, TX 75088

OWNBY MITCH AND SANDRA
255 COUNTRY CLUB DR
HEATH, TX 75032

CONNER KEVIN AND AMY
2652 N FM 3549
ROCKWALL, TX 75087

VALK JAMES WILLIAM JR & RENEE LUCILLE
BURNS
TRUSTEES OF JAMES WILLIMA VALK JR LIVING
TRUST
2730 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

WATSON STANLEY & PATRICIA
2826 FM 3549 STODGHILL RD
ROCKWALL, TX 75087

RESIDENT
325 N COUNTRY LN
ROCKWALL, TX 75087

RESIDENT
379 N COUNTRY LN
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

ROCKWELL TX LLC
4250 W LOVERS LN STE 150
DALLAS, TX 75209

HANKS MICHAEL JOEL AND BATINA L
5 CRESTVIEW CIR
ROCKWALL, TX 75087

WINDSOR HOMES CUMBERLAND LLC
5310 HARVEST HILL RD SUITE 162
DALLAS, TX 75230

LENZI LEWIS B AND MARY K
6 CRESTVIEW CIRCLE
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
611 CLEM RD
ROCKWALL, TX 75087

RESIDENT
656 N COUNTRY LN
ROCKWALL, TX 75087

GIPSON ANTHONY D & JOYCE E
7 CRESTVIEW CIR
ROCKWALL, TX 75087

CANAVAN JOHN P & RITA
714 CLEM RD
ROCKWALL, TX 75087

PEARCE CAROL ALLEY
721 N COUNTRY LN
ROCKWALL, TX 75087

PEARCE CAROL ALLEY &
BRIAN S & NICOLE DEJARNETT
721 N COUNTRY LN
ROCKWALL, TX 75087

BELL SALLY REDDICK
768 CLEM RD
ROCKWALL, TX 75087

PRITCHARD BRIAN E AND JENNIFER L
8 CRESTVIEW CIR
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DRIVE SUITE 900
DALLAS, TX 75225

BUTLER ZACHARY AND COURTNEY
9 CRESTVIEW CIR
ROCKWALL, TX 75087

BENEDETTO MATTHEW & STEPHANIE
914 IVY LN
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-061: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl W. Erwin for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.43-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas zoned Agricultural (AG) District, generally located on the southside of North Country Lane east of the intersection of North Country Lane and FM-1141, 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, January 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-061: Zoning Change from AG to PD

Please place a check mark on the appropriate line below:

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

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:
Address:

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

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



Skorburg Company
8214 Westchester Dr., Ste.
900
Dallas, TX 75225
Phone: 214/522-4945
Fax: 214/522-7244

December 10, 2024

City of Rockwall
Attn: Ryan Miller, AICP
385 S Goliad St
Rockwall, TX 75087

Dear Mr. Miller,

In conjunction with the December 13, 2024 submittal cycle, the Skorburg Company respectfully requests that our project be taken to the next available Planning and Zoning Commission meeting for a work session as the first step in the zoning change request process. This project is for the proposed development of the ±101.4 acres identified as Tract 6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas located between North Country Lane and Clem Road east of FM 1141 and west of N. Stodghill Road (referred to as "Erwin Farms").


The property is currently zoned AG. We are proposing a development for Single-Family Residential homes on lots ranging from 8,640 SF (72' x 120') to 87,120 SF minimum (with a weighted average lot size of ±10,300 SF, which is greater than the typical 82' x 120' sized lot). This community will feature high quality homes as featured in other nearby Skorburg communities such as Quail Hollow, Stone Creek Estates, Breezy Hill Estates, Nelson Lakes, Winding Creek and Gideon Grove.

Within the property boundary for this development, we have incorporated extensive 8' wide hike and bike trails and a centralized, linear open space with other amenities for residents to enjoy that will complement the eventual City public park to the adjacent west of the site.

We look forward to working with the City to bring this high-quality community to fruition.

Sincerely,

Skorburg Company


Adam J. Buczek, President

TRACT 1:

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, Located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin insaid road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT:

.08 acre tract located in the Southwest corner of said 89.04 acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04 acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion

Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County, Texas.

TRACT 2:

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING: at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71 acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

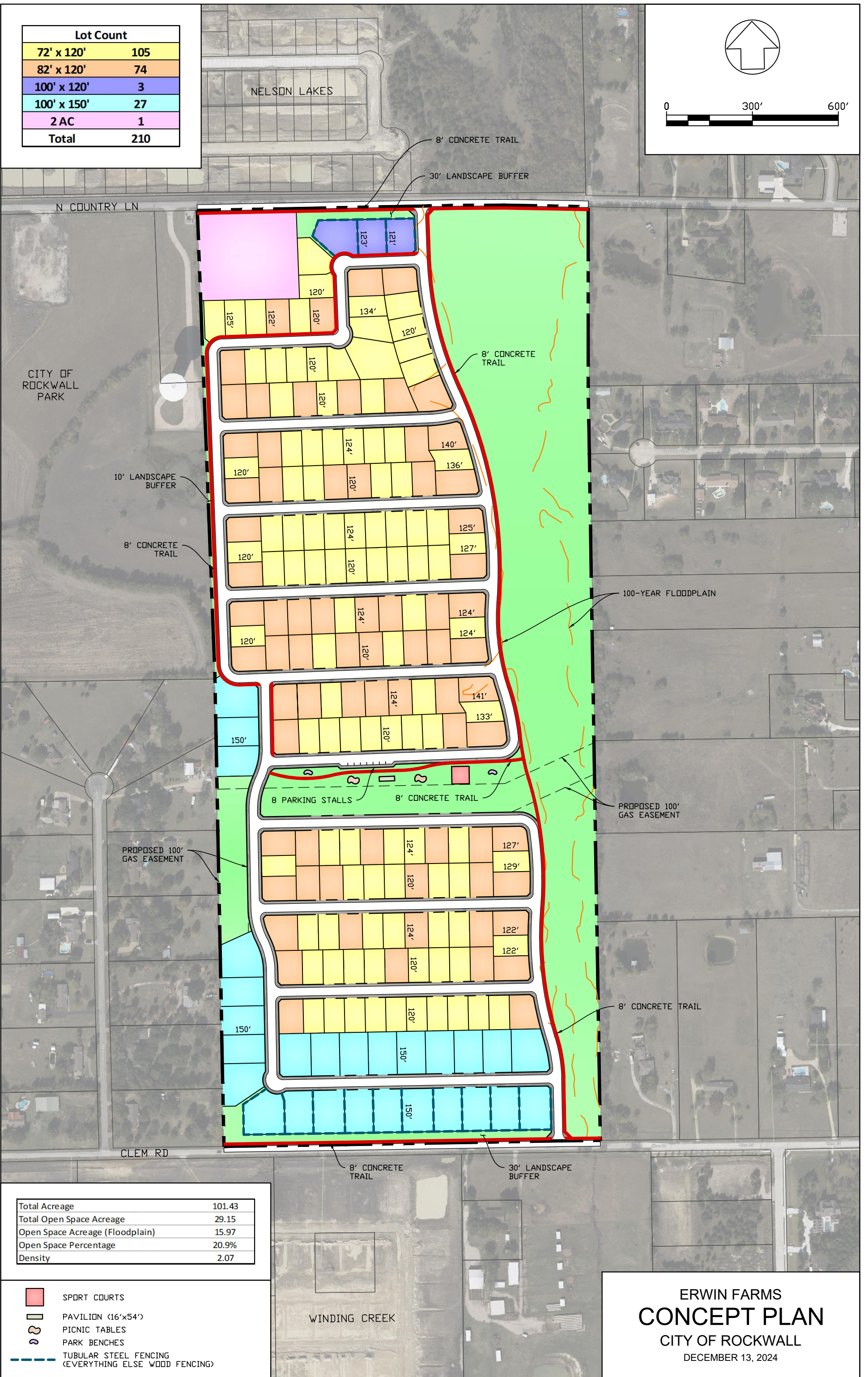
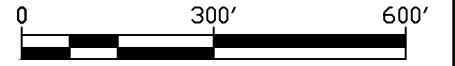
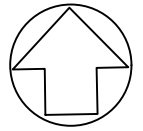
THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land

more or less.

Lot Count	
72' x 120'	105
82' x 120'	74
100' x 120'	3
100' x 150'	27
2 AC	1
Total	210



Total Acreage	101.43
Total Open Space Acreage	29.15
Open Space Acreage (Floodplain)	15.97
Open Space Percentage	20.9%
Density	2.07

- SPORT COURTS
- PAVILION (16'x54')
- PICNIC TABLES
- PARK BENCHES
- TUBULAR STEEL FENCING (EVERYTHING ELSE WOOD FENCING)

ERWIN FARMS
CONCEPT PLAN
 CITY OF ROCKWALL
 DECEMBER 13, 2024

**Erwin Farms
Lot Matrix**

<u>Lot Type</u>	<u># of lots</u>	<u>% of lots</u>	<u>Min Lot size (SF)</u>
72's	105	50.0%	8,640
82's	74	35.2%	9,840
100 x 120	3	1.4%	12,000
100' x 150	27	12.9%	15,000
2-acre	1	0.5%	87,120
Total / Avg	210	100.0%	10,302



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit '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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of 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(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) *Master Parks and Open Space Plan*
 - (2) *Master Plat*
 - (3) *Preliminary Plat*
 - (4) *PD Site Plan*
 - (5) *Final Plat*
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

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

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANURARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

Exhibit 'A':
Legal Description

TRACT 1.

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

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THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT.

0.08-acre tract located in the Southwest corner of said 89.04-acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04-acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

Exhibit 'A':
Legal Description

Texas.

TRACT 2.

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71-acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

**Exhibit 'B':
Concept Plan**

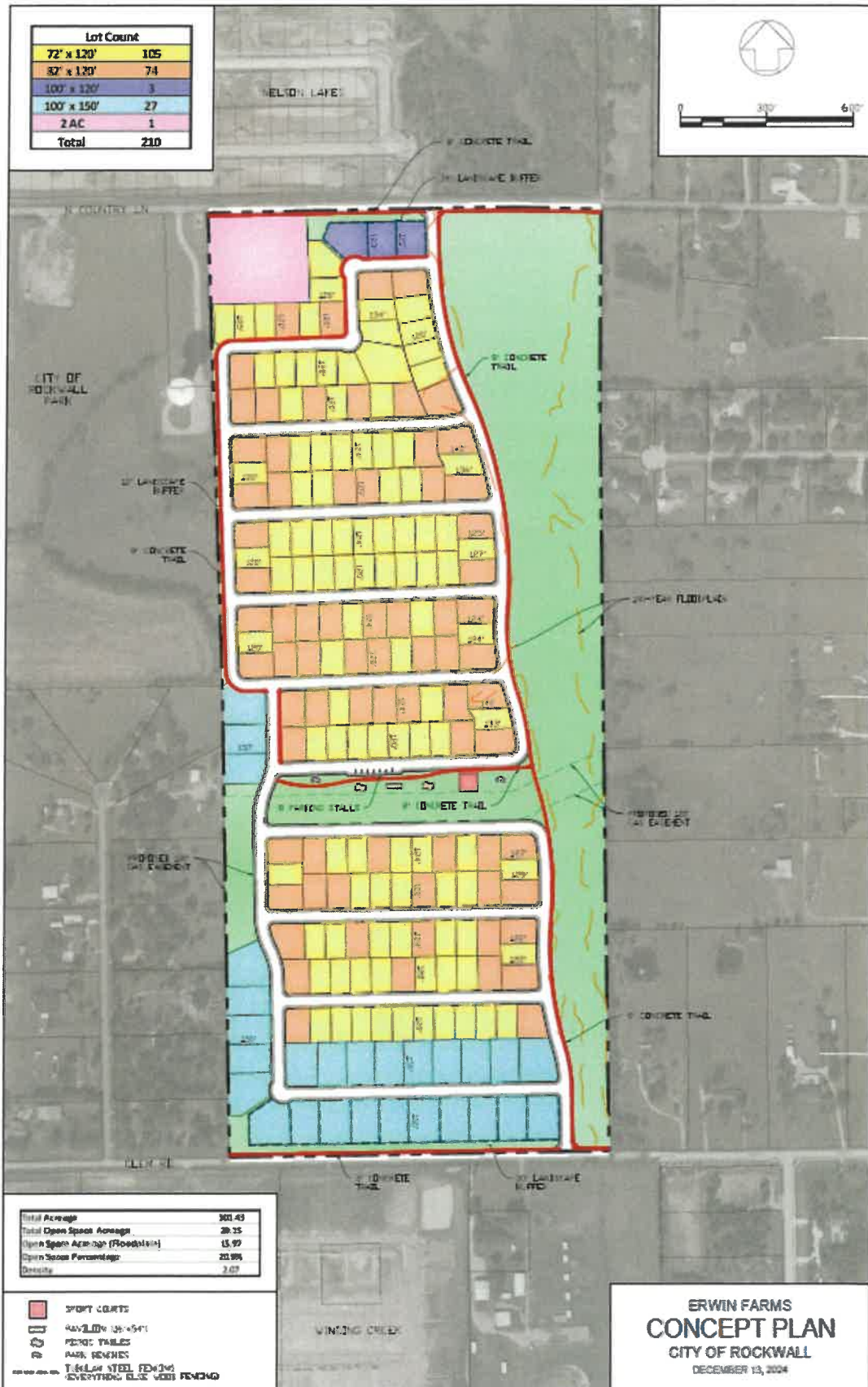


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.24%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	250' x 250'	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.07 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 210 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ►	A	B	C	D	E
<i>Minimum Lot Width</i> ⁽¹⁾	72'	82'	100'	100'	250'
<i>Minimum Lot Depth</i>	120'	120'	120'	150'	250'
<i>Minimum Lot Area</i>	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
<i>Minimum Front Yard Setback</i> ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
<i>Minimum Side Yard Setback</i>	6'	6'	6'	6'	6'
<i>Minimum Side Yard Setback Adjacent to a Street</i> ^{(2), (5), & (7)}	20'	20'	20'	20'	20'
<i>Minimum Length of Driveway Pavement</i>	25'	25'	25'	25'	25'
<i>Maximum Height</i> ⁽³⁾	36'	36'	36'	36'	36'
<i>Minimum Rear Yard Setback</i> ⁽⁴⁾	10'	10'	10'	10'	10'
<i>Minimum Area/Dwelling Unit (SF)</i> ^{(8) & (9)}	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
<i>Maximum Lot Coverage</i>	65%	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching

Exhibit 'C':
Density and Development Standards

- faces.
6. Type 'A' Lots that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (i.e. 21 lots) of the Type 'A' Lots may have a *flat-front entry* garage configuration.
 7. All *Comer Lots* that back to a lot that fronts onto the same street that the *Comer Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
 8. Air-Conditioned Space.
 9. No more than 20.00% (i.e. 21 lots) of the Type 'A' Lots may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) *Masonry Requirement*. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see examples below) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



- (b) *Roof Pitch*. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) *Garage Orientation and Garage Doors*. This development shall adhere to the following garage design and orientation requirements
 - (1) *Type 'A' Lots*. The Type 'A' Lots (i.e. the yellow lots depicted in Exhibit 'C') may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (or *j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (or *j-swing*) configuration. A maximum of 20.00% of these lots (i.e. 21 Lots or 10.09% of the total lots) shall be permitted to be oriented in a *flat-front entry* configuration -- allowing the garage to be flush with the front façade of the primary

Exhibit 'C':
Density and Development Standards

structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

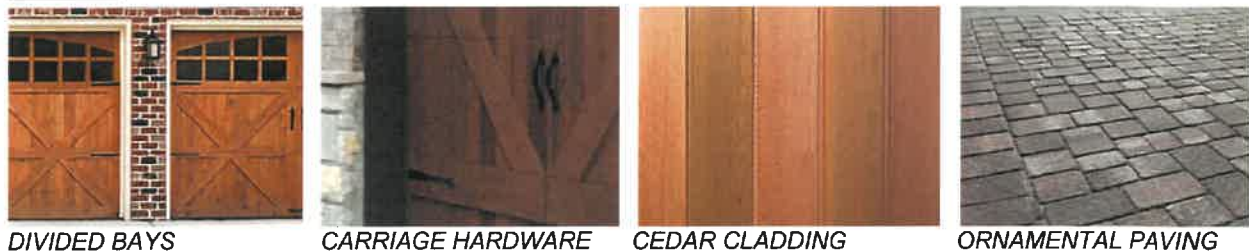
- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.

- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include one [1] of the upgraded or enhanced finishes from *Figure 3* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished [see *Figures 1 – 3* for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

**Exhibit 'C':
Density and Development Standards**

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 5 & 6* below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(1), (2), (3), (4)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street.

Exhibit 'C':
Density and Development Standards

intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.

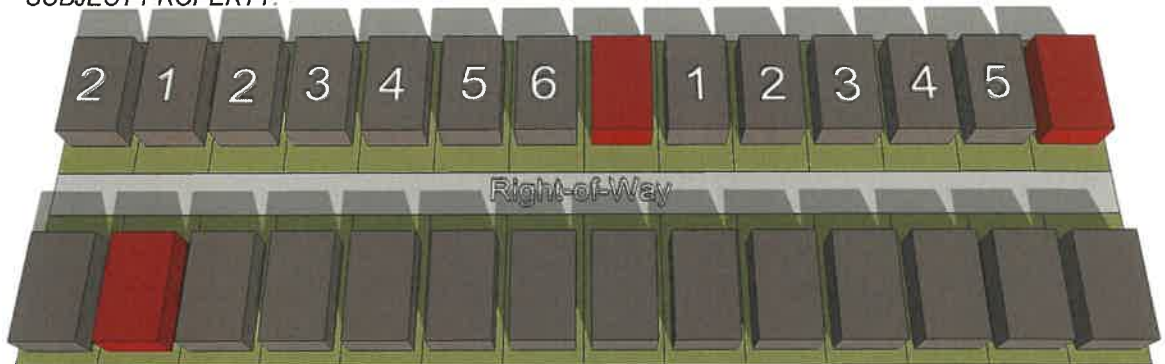
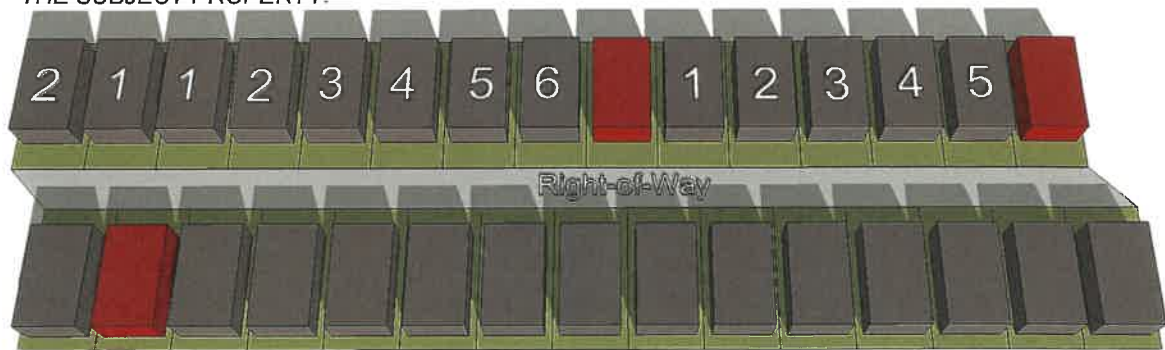


FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



- (4) Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
- (a) Front Yard Fences. Front yard fences shall be prohibited.

Exhibit 'C':
Density and Development Standards

- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* – that begin at the rear of the property line. A maximum of six (6) 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. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (5) Landscape and Hardscape Standards.
- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs]' property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'C'* of this ordinance.
- (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall

Exhibit 'C':
Density and Development Standards

have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of one (1), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.
- (7) 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.
- (8) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall

Exhibit 'C':
Density and Development Standards

be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (9) Buried Utilities. New distribution power-lines required to serve the *Subject Property* shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines 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.
- (10) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 20.286-acres -- as calculated by the formula stipulated in the *Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. All open space areas (including landscape buffers) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (11) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (12) Amenities. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 7* below. The amenities will feature at least one (1) pavilion, a multi-use court (e.g. pickle ball and basketball court), four (4) benches, two (2) grills.

FIGURE 4: PAVILION



Exhibit 'C':
Density and Development Standards

- (13) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.
- (14) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (15) VariANCES. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

11 NORTHEAST RESIDENTIAL DISTRICT

↑ NORTHERN ESTATES DISTRICT (PAGE 1-24)

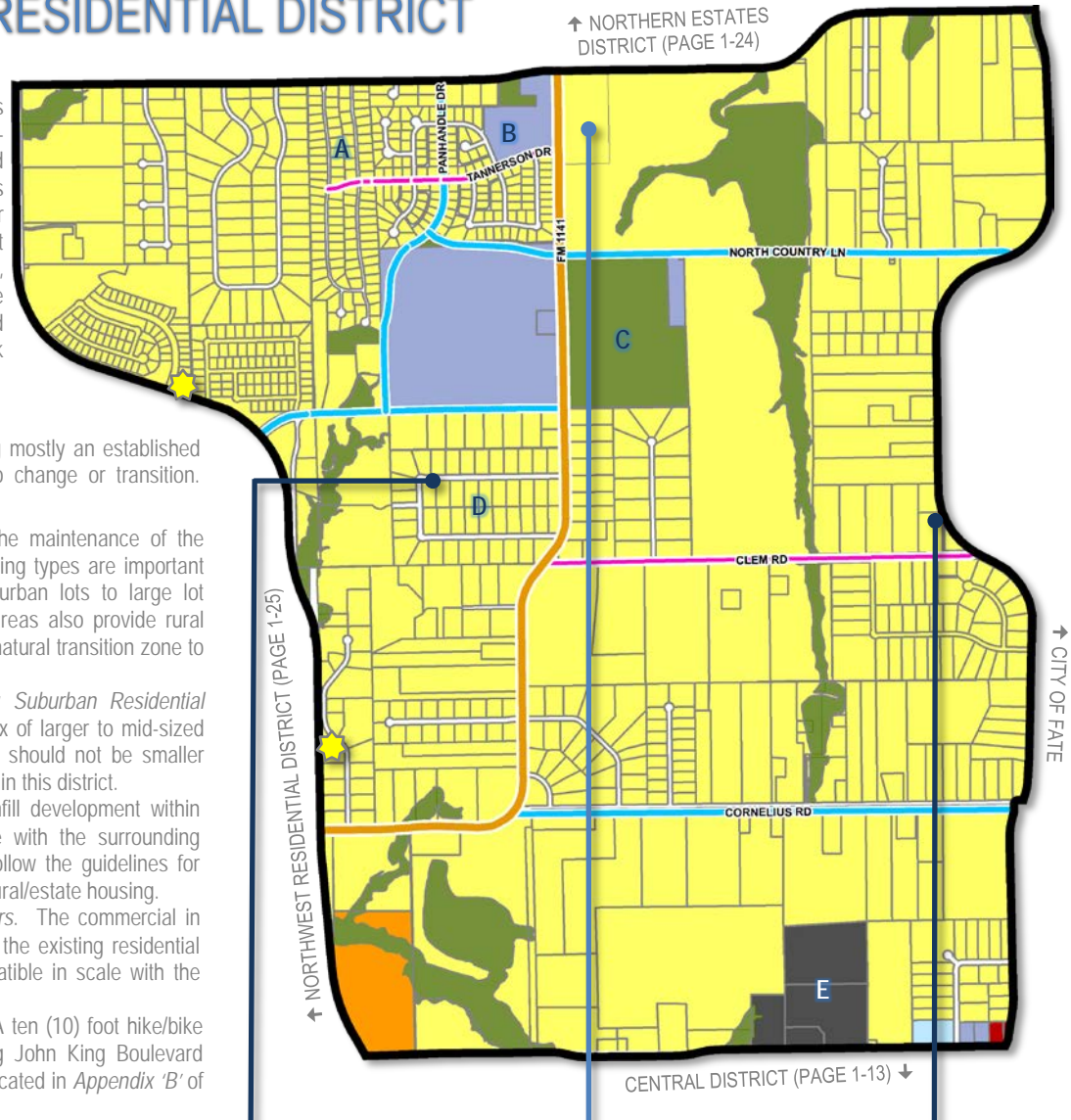
DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

- 1 *Estate and Rural Residential.* The maintenance of the *Estate and Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
- 2 *Suburban Residential.* Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
- 3 *Infill Development.* Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
- 4 *Neighborhood/Convenience Centers.* The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
- 5 *John King Boulevard Trail Plan.* A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



POINTS OF REFERENCE

- A. Stoney Hollow Subdivision
- B. Celia Hays Elementary School
- C. North Country Lane Park
- D. Saddlebrook Estates Subdivision
- E. Resthaven Funeral Home



2 Current Suburban Residential



2 Future Suburban Residential



1 Current Rural Residential

LAND USE PALETTES

- Current Land Use
- Future Land Use

★ John King Boulevard Trail Plan Rest Stop/Trailblazer Pylon

BUILD OUT 1,964

5,794

% OF ROCKWALL 3.13%

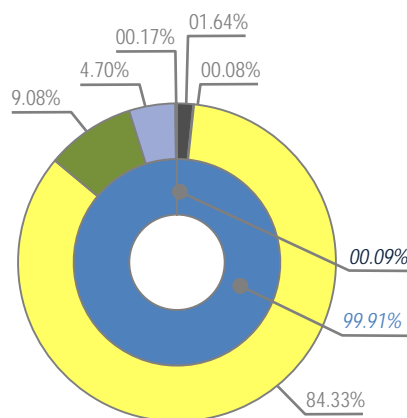
0.99%

3.10%

CURRENT 625

18

1,844



MINOR COLLECTOR	0.00%
M4U	0.00%
M4D	0.00%
COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%
CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

05 FUTURE LAND USE PLAN

01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL ● ● ●

● LOW DENSITY RESIDENTIAL (LDR)

The *Low Density Residential* land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

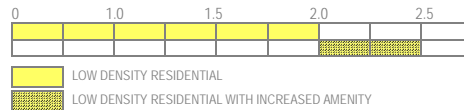
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban, Estate and Rural Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- 1 Breezy Hill Subdivision
- 2 Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART



● MEDIUM DENSITY RESIDENTIAL (MDR)

The *Medium Density Residential* land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, *Residential Developments, of this Comprehensive Plan*).

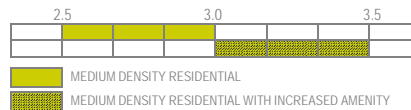
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban Residential (i.e. *Single-Family Detached Homes*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- 1 Caruth Lakes Subdivision
- 2 Lago Vista Subdivision
- 3 Park Place Subdivision

RESIDENTIAL DENSITY CHART



● HIGH DENSITY RESIDENTIAL (HDR)

The *High Density Residential* land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

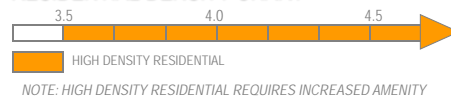
DESIGNATION CHARACTERISTICS

- 1 Primary Land Uses: Suburban and Urban Residential (i.e. *Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments*)
- 2 Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- 3 Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- 2 Sixteen50 @ Lake Ray Hubbard Apartments
- 3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 10 (SF-10) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 101.428-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. M. GASS SURVEY, ABSTRACT NO. 88, 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 from Adam Buczek of the Skorburg Company on behalf of Dr. Karl Erwin of the Estate of Karl Erwin for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 10 (SF-10) District land uses on a 101.428-acre tract of land identified as Tract 4 of the J. M. Gass Survey, Abstract No. 88, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit '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 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a

condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'C'* of this ordinance, shall be considered for approval by the City Council following recommendation of 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(g) below*], shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for a *Master Parks and Open Space Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Master Parks and Open Space Plan
 - (2) Master Plat
 - (3) Preliminary Plat
 - (4) PD Site Plan
 - (5) Final Plat
- (c) *Master Parks and Open Space Plan.* A *Master Parks and Open Space Plan* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, prepared in accordance with this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Master Parks and Open Space Plan* application for the development.
- (e) *Preliminary Plat.* A *Preliminary Plat* for each phase of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted in accordance with the phasing plan established by the *Master Plat* and shall include a *Treescape Plan* for the phase being *Preliminary Platted*. A *Preliminary Plat* application may be processed by the City concurrently with a *Master Plat* and a *Master Parks and Open Space Plan* application for the development.
- (f) *PD Site Plan.* A *PD Site Plan* for each phase of the development of the *Subject Property*, as depicted in *Exhibit 'C'* of this ordinance, shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Final Plat* application for the development.

(g) *Final Plat*. Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, shall be submitted for approval.

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

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

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

Exhibit 'A':
Legal Description

TRACT 1.

All that certain lot, tract, or parcel of land lying and being situated in the County of Rockwall, State of Texas, located about 3 1/2 miles Northeast of the town of Rockwall, being part of the John M. Gass Survey, Abst. No. 88 and more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron pin in the Southeast corner of the John M. Gass Survey, being also the Southwest corner of the J. E. Sherwood Survey and said point located in the middle of a public road;

THENCE SOUTH 89 deg. 45' West 1318 feet distance with survey line and the middle of the road to an iron pin in said road, said point being also the Southeast corner of the Jess Peoples tract;

THENCE NORTH 0 deg. 35' West 3310 feet iron fence being set back about 18 inches East of the Peoples East line continuing on with the Rochell line to an iron pin in a county road;

THENCE EAST 1356.5 feet along middle of road to an iron pin in road;

THENCE SOUTH 835 feet to an iron pin for a corner;

THENCE NORTH 89 deg. 00' West 669 feet with fence line to an original Bois d'Arc stake for a corner;

THENCE SOUTH 00 deg. 15' East 821 feet to an iron pin for a corner;

THENCE SOUTH 89 deg. 45' East 665 feet with a line of old fence post fence line meanders on and off line, corners 10' East of fence post;

THENCE SOUTH 1658' with old hedge row, fence line meanders on and off line to the East and to the West, to the place of beginning containing 89.04 acres as surveyed R.E.L. Halford, County Surveyor by Survey dated July 21, 1962; and being the same land that conveyed by Thomas B. Corrie and wife, Maxine J. Corrie to D.L. Hairston by deed dated August 8, 1962 and of record in Vol. 65 Page 647 of the Deed Records of Rockwall County, Texas,

SAVE AND EXCEPT.

0.08-acre tract located in the Southwest corner of said 89.04-acre tract being more particularly described as follows:

BEGINNING at an iron pin at the Southwest Corner of said 89.04-acre tract in the middle of a country road, said pin also being Southeast corner of said Peoples tract;

THENCE North 0 deg. 35' West a distance of 90.0 ft. to an iron pin for a corner;

THENCE North 89 deg. 45' East a distance of 40.0 ft. to an iron pin for a corner;

THENCE South 0 deg. 35' East for 89 deg. 45' West along said South line and center of public road for a distance of 40.0 ft. to the place of beginning and containing 3600 sq. ft. or .08 acres of land, more or less.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corporation filed April 24, 1968 and recorded in Volume 82, Page 280, Real Property Records, Dallas County, Texas.

SAVE AND EXCEPT that portion thereof conveyed from Karl W. Erwin and wife, Lenore E. Erwin to Mt. Zion Water Supply Corp. filed February 18, 2000 and recorded in Volume 1810, Page 34, Real Property Records, Dallas County,

Exhibit 'A':
Legal Description

Texas.

TRACT 2.

All that certain tract or parcel of land situated in Rockwall County, Texas, and being a part of the J.M. GASS SURVEY, Abstract No. 44 located approximately four miles Northeast of the City of Rockwall, Texas, and being a part of the same tract conveyed by Deed to Earl W. Meridith from T.H. Meridith dated December 15, 1928, and recorded in Vol. 39, page 233, Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron pin that is 829.88 feet S 00 03' E from an iron pin set in the center of a County Road, said pin in County road being Northwest corner of a 116.71-acre tract as surveyed by R.E.L. Halford, Rockwall County Surveyor, April 25, 1959.

THENCE SOUTH: 0° 25' E a distance of 803.07 feet to a point for a corner;

THENCE SOUTH: 88° 10' W a distance of 667.34 feet to a point for a corner;

THENCE NORTH: 10° 08' W a distance of 824.36 feet to a point for a corner;

THENCE SOUTH: 89° 19' E a distance of 667.74 feet to the place of beginning and containing 12.468 acres of land more or less.

Exhibit 'B': Concept Plan

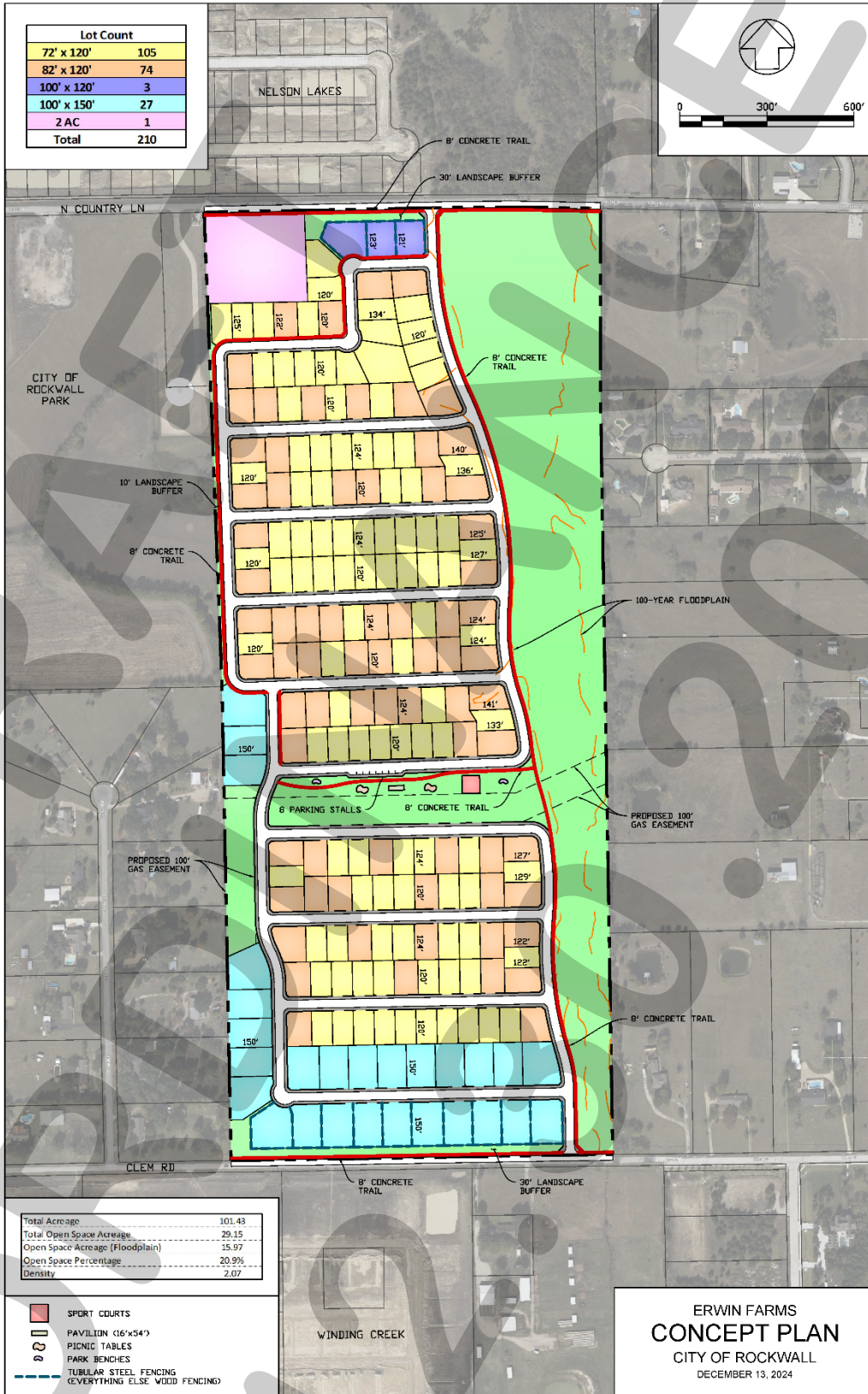


Exhibit 'C':
Density and Development Standards

Density and Development Standards.

- (1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 10 (SF-10) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) Lot Composition and Layout. The lot layout and composition shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* and stated in *Table 1*, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
A	72' x 120'	8,640 SF	105	50.00%
B	82' x 120'	9,840 SF	74	35.24%
C	100' x 120'	12,000 SF	3	01.43%
D	100' x 150'	15,000 SF	27	12.86%
E	250' x 250'	87,120 SF	1	00.48%
<i>Maximum Permitted Units:</i>			210	100.00%

Density and Dimensional Requirements. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 10 (SF-10) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed 2.07 dwelling units per gross acre of land; however, in no case should the proposed development to exceed 210 units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	B	C	D	E
Minimum Lot Width ⁽¹⁾	72'	82'	100'	100'	250'
Minimum Lot Depth	120'	120'	120'	150'	250'
Minimum Lot Area	8,640 SF	9,840 SF	12,000 SF	15,000 SF	87,120 SF
Minimum Front Yard Setback ^{(2), (5) & (6)}	20'	20'	20'	20'	20'
Minimum Side Yard Setback	6'	6'	6'	6'	6'
Minimum Side Yard Setback Adjacent to a Street ^{(2), (5), & (7)}	20'	20'	20'	20'	20'
Minimum Length of Driveway Pavement	25'	25'	25'	25'	25'
Maximum Height ⁽³⁾	36'	36'	36'	36'	36'
Minimum Rear Yard Setback ⁽⁴⁾	10'	10'	10'	10'	10'
Minimum Area/Dwelling Unit (SF) ^{(8) & (9)}	2,700 SF	2,800 SF	2,800 SF	2,800 SF	2,800 SF
Maximum Lot Coverage	65%	65%	65%	65%	65%

General Notes:

- ¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the *Front Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- ⁴: The location of the *Rear Yard Building Setback* as measured from the rear property line.
- ⁵: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching

Exhibit 'C':
Density and Development Standards

- faces.
- 6: *Type 'A' Lots* that incorporate a *flat-front entry* garage configuration shall be required to have a minimum setback of 25-feet. In addition, no more than 20.00% (i.e. 21 lots) of the *Type 'A' Lots* may have a flat-front entry garage configuration.
 - 7: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (i.e. a *Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
 - 8: Air-Conditioned Space.
 - 9: No more than 20.00% (i.e. 21 lots) of the *Type 'A' Lots* may have a dwelling unit size between 2,700 SF and 2,799 SF.

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

- (a) **Masonry Requirement.** The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see examples below) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD



- (b) **Roof Pitch.** A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) **Garage Orientation and Garage Doors.** This development shall adhere to the following garage design and orientation requirements
 - (1) **Type 'A' Lots.** The *Type 'A' Lots* (i.e. the yellow lots depicted in Exhibit 'C') may be oriented in a *traditional swing* (or *j-swing*) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a *traditional swing* (or *j-swing*) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the *traditional swing* (or *j-swing*) configuration. A maximum of 20.00% of these lots (i.e. 21 Lots or 10.09% of the total lots) shall be permitted to be oriented in a *flat-front entry* configuration -- allowing the garage to be flush with the front façade of the primary

Exhibit 'C':
Density and Development Standards

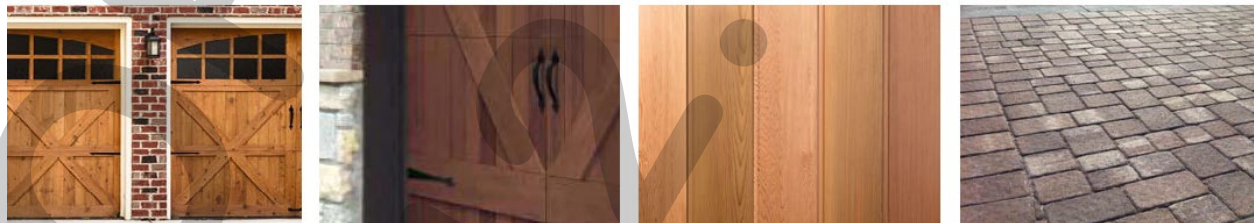
structure -- pending the front yard setback is increased to a minimum setback of 25-feet.

- (2) Type 'B', 'C', 'D' & 'E' Lots. The Type 'B', 'C', 'D' and 'E' Lots (i.e. orange, purple, light blue and pink lots, respectively, as depicted in Exhibit 'C') may be oriented in a traditional swing (or j-swing) garage configuration -- where the two (2) car garage is stated facing the side property line and the driveway swings into the garage in a 'J' configuration. In a traditional swing (or j-swing) garage configuration, a second (single or double) garage door facing the street is permitted if it is behind the width of the double garage door in the traditional swing (or j-swing) configuration.
- (3) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from Figure 3 & 4 below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers or stained finished [see Figures 1 – 3 for examples of the aforementioned garage and driveway features].

FIGURE 2. EXAMPLE OF COACH LIGHTING



FIGURE 3: EXAMPLES OF UPGRADED OR ENHANCED FINISHES



DIVIDED BAYS

CARRIAGE HARDWARE

CEDAR CLADDING

ORNAMENTAL PAVING

Exhibit 'C':
Density and Development Standards

FIGURE 4: EXAMPLES OF UPGRADED GARAGES



Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for spacing requirements see *Figures 5 & 6* below).

TABLE 3: ANTI-MONOTONY MATRIX

<i>Lot Type</i>	<i>Minimum Lot Size</i>	<i>Elevation Features</i>
A	72' x 120'	(1), (2), (3), (4)
B	82' x 120'	(1), (2), (3), (4)
C	100' x 120'	(1), (2), (3), (4)
D	100' x 150'	(1), (2), (3), (4)
E	250' x 250'	(1), (2), (3), (4)

(a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.

(b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6)

Exhibit 'C':
Density and Development Standards

intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or Clem Road or North Country Lane 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:

- (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
- (c) Permitted encroachment (*i.e. porches and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).

FIGURE 5: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



FIGURE 6: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



- (4) **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:

Exhibit 'C':
Density and Development Standards

- (a) Front Yard Fences. Front yard fences shall be prohibited.
- (b) Wood Fences. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). All posts and/or framing shall be placed on the private side (*i.e. facing towards the home*) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited.
- (c) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways (*i.e. North Country Lane and Clem Road*), abutting open space contiguous to perimeter roads, greenbelts and parks shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height and a minimum of four (4) feet in height.
- (d) Corner Lots. Corner lot fences (*i.e. adjacent to the street*) shall provide masonry columns evenly spaced along the side and/or rear property line – *with columns not exceeding 45-foot centers* -- that begin at the rear of the property line. A maximum of six (6) 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. The property owner shall be required to maintain both sides of the fence.
- (e) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- (f) Fence in Easements. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.

(5) Landscape and Hardscape Standards.

- (a) Landscape. Landscaping shall be reviewed and approved with the *PD Site Plan*. All *Canopy/Shade Trees* planted within this development shall be a minimum of four (4) caliper inches in size and all *Accent/Ornamental/Under-Story Trees* shall be a minimum of four (4) feet in total height. Any residential lot that sides or backs to a major roadway where wrought iron/tubular steel fencing is required, shall also be required to plant a row of shrubs adjacent to the wrought iron/tubular fence within the required 30-foot landscape buffer (*i.e. on the Homeowner's Associations' [HOAs] property*). These shrubs shall be maintained by the Homeowner's Association (HOA).
- (b) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA). All trail locations shall generally be in accordance with *Exhibit 'C'* of this ordinance.
 - (1) Landscape Buffer and Sidewalks (North Country Lane). A minimum of a 30-foot landscape buffer shall be provided along North Country Lane (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover,

Exhibit 'C':
Density and Development Standards

a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.

- (2) Landscape Buffer and Sidewalks (Clem Road). A minimum of a 30-foot landscape buffer shall be provided along Clem Road (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, a *built-up* berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. No berms shall be allowed on water or sanitary sewer lines. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 30-foot landscape buffer.
- (3) Landscape Buffer Adjacent to Open Spaces and Public Parks. A minimum of a ten (10) foot landscape buffer shall be provided along all roadways adjacent to public or private parks and open space. These landscape buffers shall incorporate ground cover and shrubbery along the entire length of the frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (c) Street Trees. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-foot vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (d) Residential Lot Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'C'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the front yard. In addition, corner lots shall be required to add a minimum of one (1), four (4) inch caliper canopy trees (*as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]*) within the side yard facing the street.
- (e) Irrigation Requirements. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (f) Hardscape. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (6) Street. All streets (*excluding drives, fire lanes and private parking areas*) shall be built according to City street standards.

Exhibit 'C':
Density and Development Standards

- (7) 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.
- (8) Sidewalks. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential lots -- *as depicted in Exhibit 'B' of this ordinance* -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.
- (9) Buried Utilities. New distribution power-lines required to serve the *Subject Property* and the existing power-lines adjacent to North Country Lane shall be placed underground, whether such lines are located internally or along the perimeter of the *Subject Property*, unless otherwise authorized by the City Council. Temporary power-lines 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.
- (10) Open Space. The development shall consist of a minimum of 20.00% open space (*or a minimum of 20.286-acres -- as calculated by the formula stipulated in the Comprehensive Plan*), and generally conform to the Concept Plan contained in *Exhibit 'C'* of this ordinance. All open space areas (*including landscape buffers*) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (11) Trails. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (12) Amenities. Amenities shall be constructed in generally the same areas as depicted in *Exhibit 'C'* of this ordinance, and shall be maintained by the Homeowner's Association (HOA). The design and layout of the amenities shall be approved with the *PD Site Plan*; however, the proposed pavilion shall be of a quality that is better than or equal to the pavilion picture in *Figure 7* below. The amenities will feature at least one (1) pavilion, a multi-use court (e.g. pickle ball and basketball court), four (4) benches, two (2) grills.

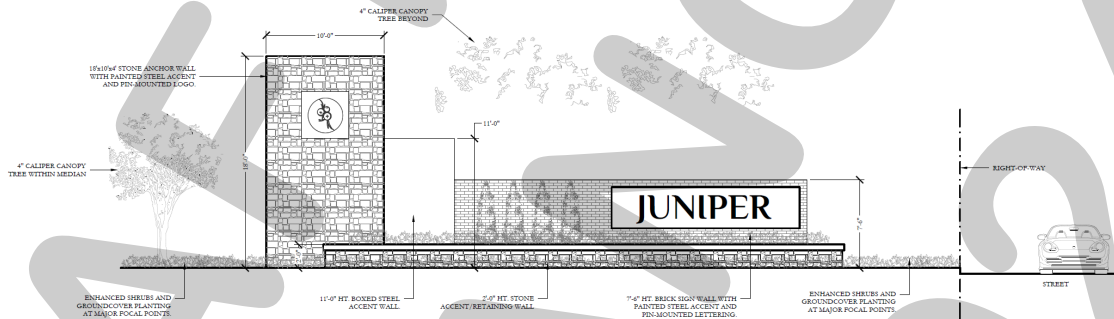
FIGURE 7: PAVILION



Exhibit 'C':
Density and Development Standards

- (13) Neighborhood Signage and Enhancements. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the design shall be substantial and at a minimum be equal to or better than the monument signage depicted in *Figure 8*. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

FIGURE 8: ENTRY SIGNAGE



- (14) Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (15) Variances. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.

PROJECT COMMENTS



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

DATE: 12/19/2024

PROJECT NUMBER: Z2024-062
PROJECT NAME: Amendment to PD -50
SITE ADDRESS/LOCATIONS: 917 N GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] for the purpose of allowing the House of Worship land use by Specific Use Permit (SUP) within the district being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	12/18/2024	Approved w/ Comments

12/18/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] for the purpose of allowing the House of Worship land use by Specific Use Permit (SUP) within the district being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak 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 (Z2024-062) in the lower right-hand corner of all pages on future submittals.

I.4 A Church/House of Worship is defined as “(a) facility or area primarily used for religious gatherings, ceremonies, and worship services. It typically includes a sanctuary or worship hall, administrative offices, classrooms for religious education, and often ancillary facilities such as a fellowship hall, kitchen, and parking lot. These facilities serve as places for spiritual practice, community gatherings, and religious observance for adherents of a particular faith or denomination.” (Subsection 02.02.C.4, of Article 13, UDC)

I.5 The underlying zoning for Planned Development District 50 (PD-50) is Residential Office (RO) District. Within the Residential Office (RO) District the Church/House of Worship land use is not permitted. The applicant is requesting to amend PD-50 to allow a Church/House of Worship land use through a Specific Use Permit (SUP).

M.6 Please review the attached draft ordinance prior to the December 30, 2024 Planning & Zoning Commission meeting, and provide staff with your markups by January 7, 2025.

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 January 7, 2025; 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 January 14, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 30, 2024.

I.8 The projected City Council meeting dates for this case will be January 21, 2025 (1st Reading) and February 3, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

- 12/18/2024: 1. Extend sidewalk across removed driveway
2. You will need a public access easement from this adjacent property owner in order to install improvements off of your property.
3. Remove retaining wall from public ROW

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Roadway, Water, Sewer)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.

Drainage Items:

- Existing flow patterns must be maintained.
- Detention must be provided if increasing impervious area. Detention is based on property zoning, not use of specific area. Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is currently an existing 8" water main running along SH205 available for use if needed.
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is currently an existing 8" sewer main running along SH205 or 10" in Alamo available for use if needed.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround area.

- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Fire lane (if needed) to end in a fire department approved turn around.
- Culverts (if needed) must be engineer designed, 18" minimum, and reinforced concrete pipe.
- Access easement will be required from adjacent property owner.
- Existing driveway will have to be removed.
- Must install 5' sidewalk along Alamo

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms shall be located on top of City utilities.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Approved w/ Comments

12/18/2024: If approved will need to obtain demo & building permits prior to any work being performed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

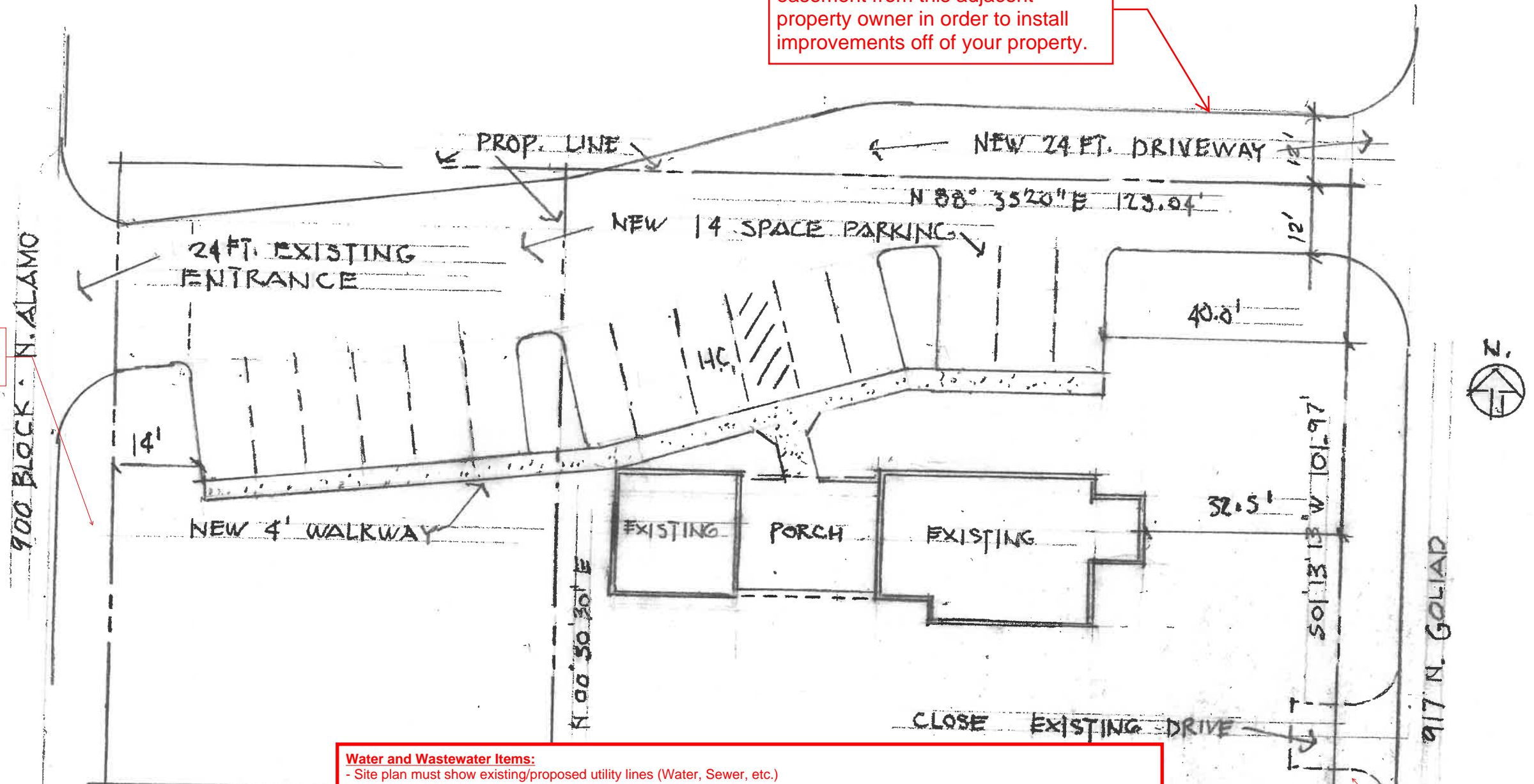
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	12/19/2024	N/A

No Comments

You will need a public access easement from this adjacent property owner in order to install improvements off of your property.

Remove retaining wall from public ROW



Extend sidewalk across removed driveway

- General Items:**
- Must meet City's 2023 Standards of Design and Construction Manual
 - 4% Engineering Inspection Fees
 - Impact Fees (Roadway, Water, Sewer)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - No structures or fences within easements.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - All utilities must be underground.
 - Additional comments may be provided at time of Site Plan.
- Drainage Items:**
- Existing flow patterns must be maintained.
 - Detention must be provided if increasing impervious area. Detention is based on property zoning, not use of specific area. Storm water cannot increase off the property.
 - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
 - Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
 - No water or sewer lines can be in detention easement.
 - Detention ponds must be irrigated.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No grate inlets allowed.
 - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
 - Dumpster areas shall drain to an oil/water separator and then into the storm system.

- Water and Wastewater Items:**
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 - No landscape berms shall be located on top of City utilities.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	917 N Goliad, Rockwall TX 75087 / 918 N Alamo Rd		
SUBDIVISION		LOT	BLOCK
GENERAL LOCATION	N Goliad Corridor		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD 50: R/O	CURRENT USE	Residential
PROPOSED ZONING	House of Worship Allowance w/SUP	PROPOSED USE	House of Worship
ACREAGE	.3 / .2	LOTS [CURRENT]	LOTS [PROPOSED]

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

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

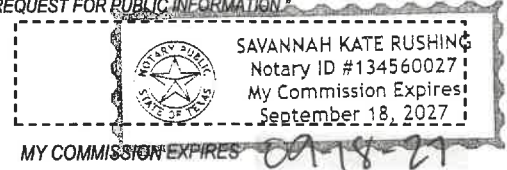
<input type="checkbox"/> OWNER	<input checked="" type="checkbox"/> APPLICANT
CONTACT PERSON	Tzemach Moshe Kalmenson
ADDRESS	1950 Hidden Valley
CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	469-350-5735
E-MAIL	rabbi@jewishrockwall.com

NOTARY VERIFICATION [REQUIRED]

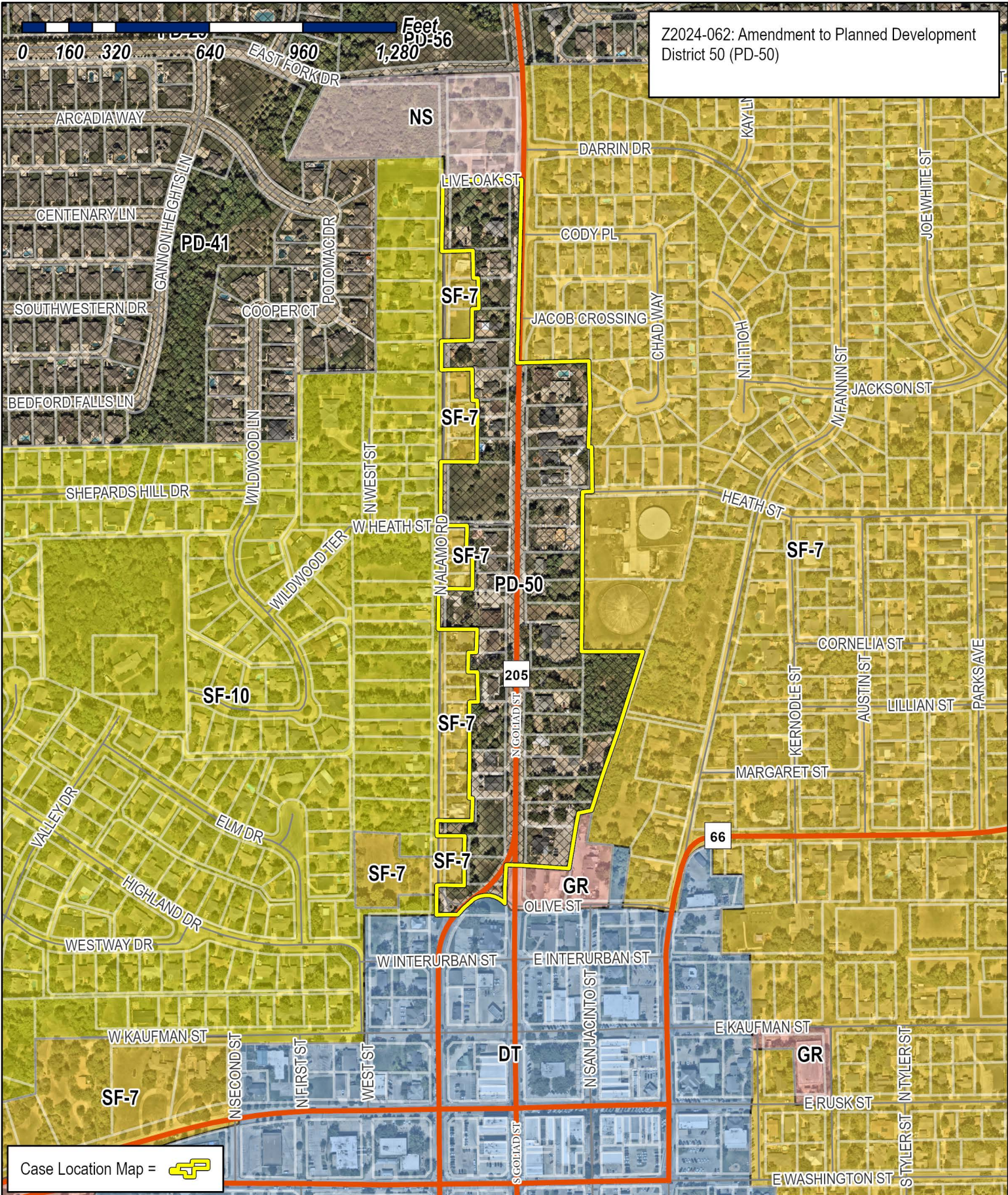
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tzemach Kalmenson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF December 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF December, 2024
 OWNER'S SIGNATURE Tzemach Kalmenson
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Savannah Kate Rushing



Z2024-062: Amendment to Planned Development District 50 (PD-50)



Case Location Map = 



City of Rockwall

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

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

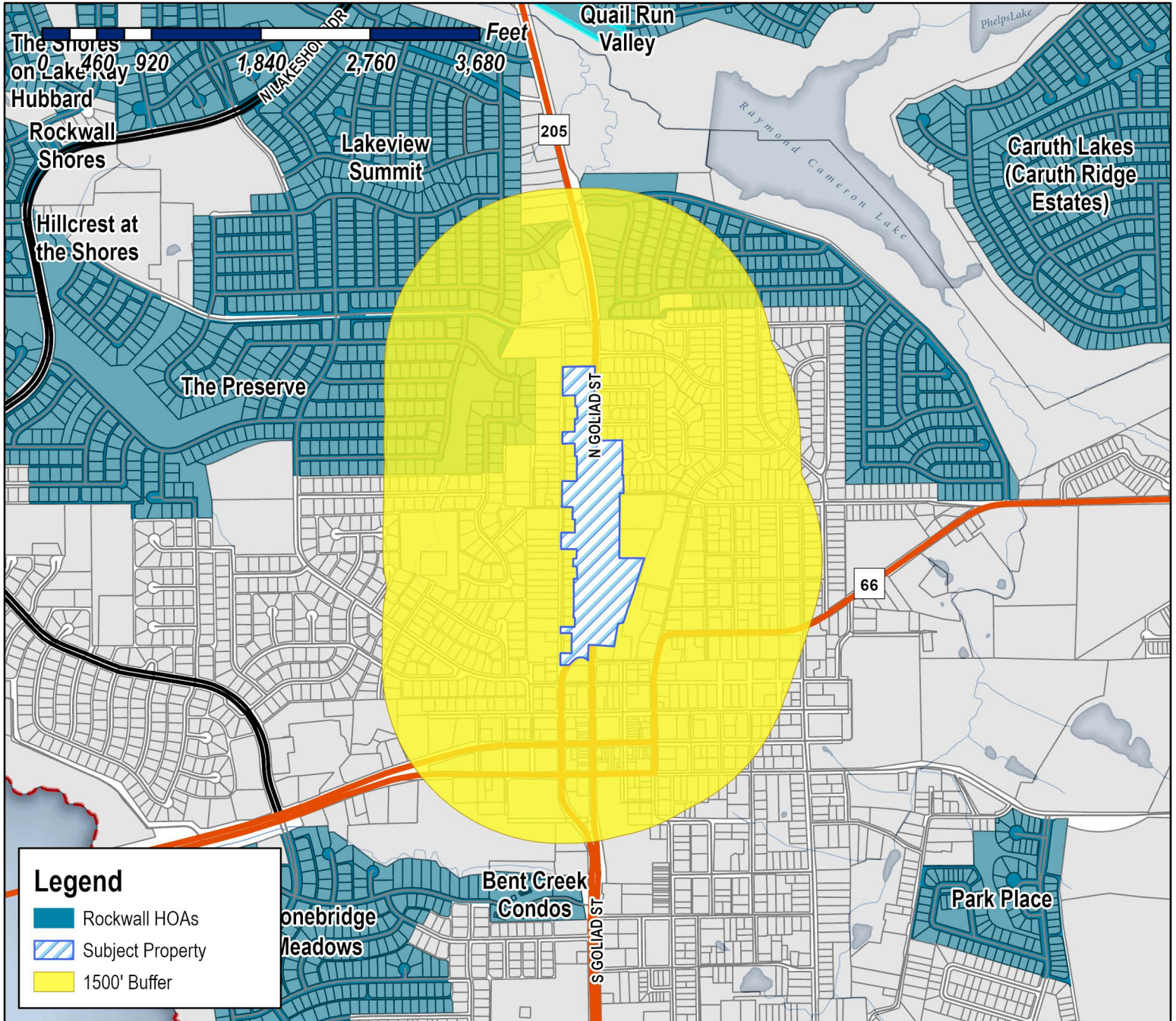




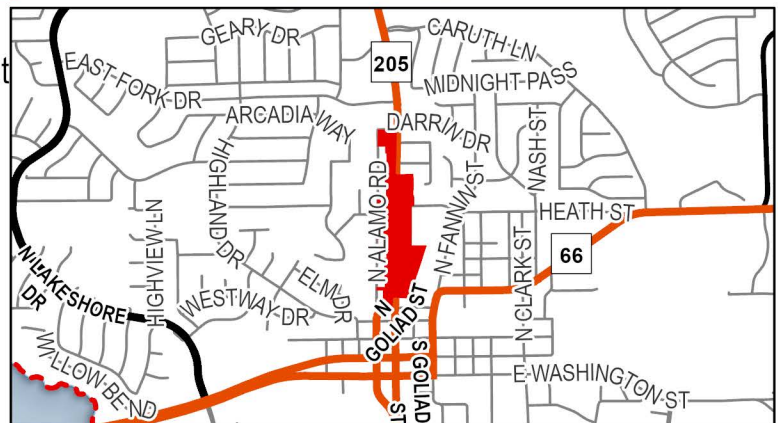
City of Rockwall

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Case Number: Z2024-062
Case Name: Amendment to Planned Development District 50 (PD-50)
Case Type: Zoning
Zoning: Planned Development District 50 (PD-50)
Case Address: 917 & 918 N Goliad Street



Date Saved: 12/13/2024

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

From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-062]
Date: Wednesday, December 18, 2024 4:24:49 PM
Attachments: [HOA Map \(12.13.2024\).pdf](#)
[Public Notice \(12.16.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, December 20, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, January 14, 2025 at 6:00 PM](#), and the City Council will hold a public hearing on [Tuesday, January 21, 2025 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2024-062: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a [Zoning Change](#) amending Planned Development District 50 (PD-50) [Ordinance No. 23-60] for the purpose of allowing the House of Worship land use by Specific Use Permit (SUP) within the district being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [SH-205] north of Olive Street and south of Live Oak Street, and take any action necessary.

Thank you,

Melanie Zavala

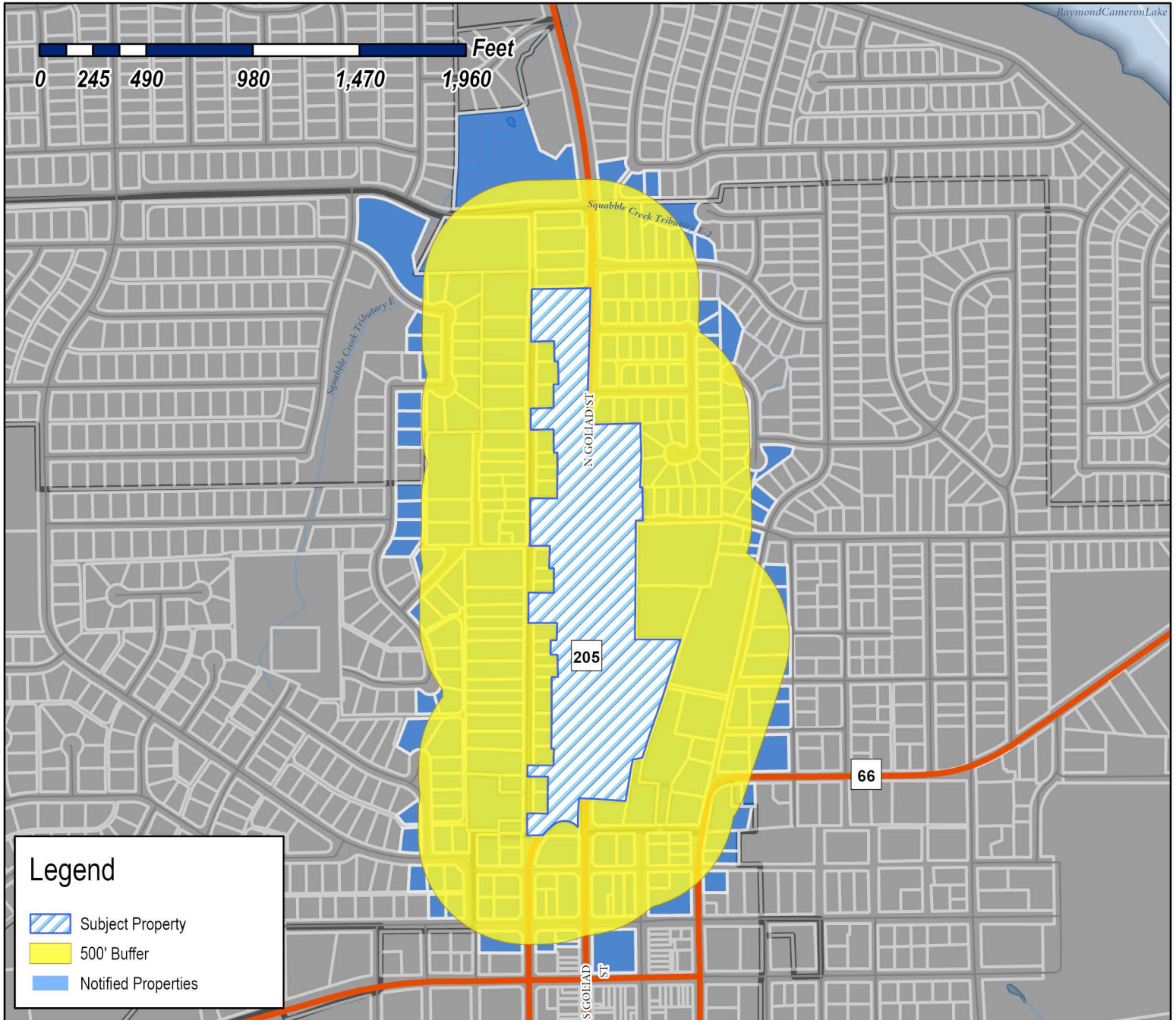
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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

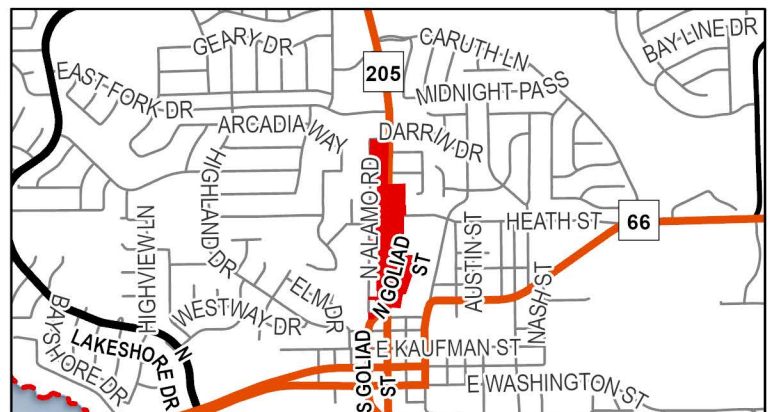
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Case Number: Z2024-062
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RESIDENT
100 E HEATH
ROCKWALL, TX 75087

PAREDES FERNANDO
1001 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
1001 N GOLIAD
ROCKWALL, TX 75087

RHODES NANCY CLAYCOMB
1003 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
1005 HOLLI LN
ROCKWALL, TX 75087

RESIDENT
101 E RUSK
ROCKWALL, TX 75087

MUMMEY MAURICE E ETUX
1010 HOLLI LANE
ROCKWALL, TX 75087

RESIDENT
102 W KAUFMAN
ROCKWALL, TX 75087

CALLIER JENNA AND LOGAN
104 RUSH CREEK
HEATH, TX 75032

RESIDENT
104 W KAUFMAN
ROCKWALL, TX 75087

CONFIDENTIAL OWNER
105 E KAUFMAN ST
ROCKWALL, TX 75087

105 N ALAMO LLC
105 N ALAMO
ROCKWALL, TX 75032

MBK3 PROPERTY HOLDING CO LLC
105 OLIVE ST
ROCKWALL, TX 75087

WIMPEE JOE
105 W KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
106 W KAUFMAN
ROCKWALL, TX 75087

MANLEY MICHAEL J AND MARY F
1065 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
107 E KAUFMAN
ROCKWALL, TX 75087

MORGAN JEFFREY E
1071 MIDNIGHT PASS
ROCKWALL, TX 75087

TANG SHIFANG AND
HAO DENG
1079 MIDNIGHT PASS
ROCKWALL, TX 75087

RESIDENT
108 INTERURBAN
ROCKWALL, TX 75087

RESIDENT
109 E KAUFMAN
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

RESIDENT
109 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
111 N GOLIAD ST
ROCKWALL, TX 75087

WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA AND RONALD
119 E HEATH STREET
ROCKWALL, TX 75087

SFR TEXAS ACQUISITIONS 3 LLC
120 S RIVERSIDE PLAZA #2000
CHICAGO, IL 60606

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

FITE CENTRE LLC
1200 FRONTIER TRAIL
ROCKWALL, TX 75032

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

DAFFRON JAMES R AND DEBBIE A
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

380 PROPERTY INC
12207 DARK HOLLOW RD
ROCKWALL, TX 75087

LEAL CAROL RHEA
1307 RIDGE ROAD #2317
ROCKWALL, TX 75087

VANDERSLICE ROBERT
1408 S LAKESHORE DRIVE
ROCKWALL, TX 75087

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

STRATEGIC MANAGEMNET SERVICES LLC
14124 EDGECREST DR
DALLAS, TX 75254

THE CANO REAL ESTATE INVESTMENT GROUP,
LLC
1445 FAIRLAKES POINTE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

RAYWAY PROPERTIES LLC
1572 N MUNSON RD
ROYSE CITY, TX 75189

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

CGC GROUP INC
1690 LAKE FOREST DR
ROCKWALL, TX 75087

ARISTA KAUFMAN LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

BARNETT JOSEPH RODNEY & LADONNA
1855 HIDDEN HILLS
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

FRYER WILLIAM L III AND LAUREN S
193 JACOB CROSSING
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
194 CODY PLACE
ROCKWALL, TX 75087

CROY DANNY L
195 CODY PL
ROCKWALL, TX 75087

RESIDENT
196 JACOB CROSSING
ROCKWALL, TX 75087

STEWART DEBORAH LYNN
196 DARRIN DR
ROCKWALL, TX 75087

GALLEGOS JUAN ADOLFO
197 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
198 CODY PLACE
ROCKWALL, TX 75087

KANSIER GAYLE
198 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
199 DARRIN DR
ROCKWALL, TX 75087

KEANE PARKER F
199 CODY PL
ROCKWALL, TX 75087

CHARLES & JANE SIEBERT LIVING TRUST
CHRISTOPHER CHARLES SIEBERT & JANE M
SIEBERT - TRUSTEES
199 JACOB XING
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

VANILLA BEAN PROPERTIES SERIES 5 LLC
2 MANOR COURT
HEATH, TX 75032

RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

SELLERS ROBERT STEVEN
200 DARRIN DRIVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

MCWHIRTER CRAIG L
201 DARRIN DR
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LUSH BEAUTY SALON
201 N ALAMO RD
ROCKWALL, TX 75087

MEYERS STUART A & BRENDA S
2010 INDUSTRIAL BLVD STE 611
ROCKWALL, TX 75087

RESIDENT
202 INTERURBAN ST
ROCKWALL, TX 75087

MILLER ROBERT AND KATY
202 CODY PL
ROCKWALL, TX 75087

GANDY GEORGIA KNEL
202 DARRIN DR
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 NORTH SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
203 JACOB CROSSING
ROCKWALL, TX 75087

CLAY KAREN L
203 CODY PL
ROCKWALL, TX 75087

DAVIS ROBERT C
203 DARRIN
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
203 N ALAMO
ROCKWALL, TX 75087

NELSON THERESE D
204 DARRIN DR
ROCKWALL, TX 75087

PENRY TROY D AND ELIZABETH A
204 HARRIS DR
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

RESIDENT
204 N WEST ST
ROCKWALL, TX 75087

RESIDENT
204 W HEATH ST
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

DRAKE EDWARD J II & JENNIFER R
205 DARRIN DRIVE
ROCKWALL, TX 75087

BASCO JUSTIN AND PAMELA
206 CODY PL
ROCKWALL, TX 75087

RUDOLPH COLLIN J
206 DARRIN DRIVE
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

RESIDENT
207 DARRIN DR
ROCKWALL, TX 75087

RESIDENT
207 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL KELLI A &
RYAN S WENZEL
207 CODY PL
ROCKWALL, TX 75087

RESIDENT
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS FAITH INVESTMENT LLC
208 SUMMIT RIDGE
ROCKWALL, TX 75087

RESIDENT
208 W HEATH ST
ROCKWALL, TX 75087

HENSON ORA LOUISE
209 DARRIN DR
ROCKWALL, TX 75087

CONFIDENTIAL
210 CODY PL
ROCKWALL, TX 75087

RESIDENT
211 JACOB CROSSING
ROCKWALL, TX 75087

CALDWELL KARISSA A
211 CODY PLACE
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

FOSTER EDWARD M & TERI L
214 CODY PL
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

MURRAY JOHN DAVID
215 CODY PLACE
ROCKWALL, TX 75087

DAVIS RICHARD S & LYNDELL R
2175 LAKE FOREST DR
ROCKWALL, TX 75087

DUZAN TIMOTHY AND ANGELA
219 CODY PL
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
240 WILLOWCREST
ROCKWALL, TX 75032

SEYMORE INVESTMENTS LLC
242 C NATIONAL DR
ROCKWALL, TX 75032

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

WEST MICHAEL
299 SHENNENDOAH LANE
ROCKWALL, TX 75087

RESIDENT
301 HIGHLAND DR
ROCKWALL, TX 75087

AUSTIN MICHAEL CAIN 2005 TRUST
301 COOPER COURT
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

BEDFORD TERRI W
301 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
301 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
301 N SAN JACINTO
ROCKWALL, TX 75087

FERRIS BETH
301 WILDWOOD LN
ROCKWALL, TX 75087

MATTINGLY LESLIE G AND JENNIFER S TRUSTEES
2023 G J MATTINGLY REVOCABLE TRUST
302 ARCADIA WAY
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

JOHNSON AMANDA DAWN
302 ELM DRIVE
ROCKWALL, TX 75087

WARREN PEGGY E
302 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

JOY LUTHERAN CHURCH
302 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
302 N SAN JACINTO
ROCKWALL, TX 75087

CRANE KATHERINE LYNN
302 W KAUFMAN ST
ROCKWALL, TX 75087

SOLIS JOHNNY & JULIE
3021 RIDGE RD SUITE A BOX 93
ROCKWALL, TX 75032

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

SMITH WENDY
303 DERICK DR
FATE, TX 75189

WILLIAMS RONALD DAVID AND PATRICIA
303 ELM DR
ROCKWALL, TX 75087

WHITE SANDRA JEAN
303 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
303 N ALAMO
ROCKWALL, TX 75087

ANGLE GLENDA ANNE
303 WILDWOOD LN
ROCKWALL, TX 75087

CRAWFORD STEVE
3033 NECHES
CORPUS CHRISTI, TX 78414

RESIDENT
304 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

GLASS KATHLEEN J
304 ELM DR
ROCKWALL, TX 75087

BLANCK SETH AND LACY
304 N CLARK ST
ROCKWALL, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

STEFANKIEWICZ STEPHANIE MARIE & JASON
DUANE
304 W KAUFMAN ST
ROCKWALL, TX 75087

WHITE RUNELLE
305 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

KING BOBBY R ETUX
305 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
306 ELM DR
ROCKWALL, TX 75087

STANLEY PAUL & SHERI
306 HIGHLAND DR
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAYTON AUSTIN
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

WATCHMEN REAL ESTATE LLC
3077 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

SCHWEIKERT FERN ELLEN
308 ELM DR
ROCKWALL, TX 75087

FORTI CRYSTAL NICOLE & MICHAEL
310 ELM DR
ROCKWALL, TX 75087

RESIDENT
312 ELM DR
ROCKWALL, TX 75087

UNION BANK & TRUST CO
SUCCESSOR TRUSTEE EMILY SUE WHITEHEAD
REV TRUST
312 CENTRAL AVE SE, STE 508
MINNEAPOLIS, MN 55414

HARKLAU CAROLINE
312 DARTBROOK
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

METOYER GREGORY K AND FRANCES M
317 COOPER STREET
ROCKWALL, TX 75087

WEAST BRIAN J AND
CYNTHIA C BROWN
318 ARCADIA WAY
ROCKWALL, TX 75087

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

HEALDAN GROUP INC
3460 MARRON RD SUITE 103-144
OCEANSIDE, CA 92056

RB40 INVESTMENTS LLC
400 CHIPPENDALE DRIVE
HEATH, TX 75032

TURNER KYLE RADEY
4002 BROWNSTONE CT
DALLAS, TX 75204

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

RESIDENT
401 N ALAMO
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
404 N GOLIAD
ROCKWALL, TX 75087

REED CHARLES & LISHA
404 WILDWOOD LN
ROCKWALL, TX 75087

RESIDENT
405 N ALAMO
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

JONES GERWYN AND JANE
406 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
407 CASTLE PINES DRIVE
HEATH, TX 75032

DAVENPORT RENTAL PROPERTIES LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

HOWELL RONALD & MICHELE
434 JORDAN FARM CIRCLE
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

MOFFATT DANA MICHELLE
4756 SECRET COVE LANE
HEATH, TX 75032

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

ADAT ESTATE LLC
482 ARCADIA WAY
ROCKWALL, TX 75087

EVOLVE ESTATES LLC
489 MONTEREY DRIVE
ROCKWALL, TX 75087

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

BAF ASSETS 5 LLC
5001 PLAZA ON THE LK STE 200
AUSTIN, TX 78746

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HISTORIC OUR HOUSE-ROCKWALL LLC
501 CAMP CREEK RD
ROCKWALL, TX 75087

RESIDENT
501 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N ALAMO
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

SMITH MARY SUE
502 W RUSK ST
ROCKWALL, TX 75087

WOODARD CARL E ET UX
502 WILDWOOD TER
ROCKWALL, TX 75087

STRINGFELLOW HOLDINGS, LLC
5023 PARKVIEW PLACE
ADDISON, TX 75001

RESIDENT
503 N ALAMO
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

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

RESIDENT
504 N GOLIAD
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
505 WILDWOOD TERRACE
ROCKWALL, TX 75087

TUCKER PAMELA
505 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

ALTA VISTA BNB, LLC
519 E I30 PMB 422
ROCKWALL, TX 75087

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

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

FRENCH MELISSA AND JACOB AARON
5582 YARBOROUGH DR
FORNEY, TX 75126

PEOPLES DONNIE B
589 CORNELIUS RD
ROCKWALL, TX 75087

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

GEN 39:2-6 LLC
599 BORDEAUX DRIVE
ROCKWALL, TX 75087

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
601 N ALAMO
ROCKWALL, TX 75087

ODOM JAY L & ALISON N
601 N FANNIN ST
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N
601 N FANNIN ST
ROCKWALL, TX 75087

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

ODOM JAY L AND ALISON N
601 N FANNIN ST
ROCKWALL, TX 75087

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

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

CANUP DAVID & PATRICIA
602 W RUSK ST
ROCKWALL, TX 75087

HANSARD STANLEY E ETUX DALE
602 WILDWOOD LN
ROCKWALL, TX 75087

HAMILTON JOANN
603 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

KENDALL JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

WIGGINS BRIAN C
606 WILDWOOD LN
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

JORDAN LARK & CAMERAN
608 WILDWOOD LN
ROCKWALL, TX 75087

ROY LAWRENCE HANCE JR TRUST
ROY LAWRENCE HANCE JR- TRUSTEE
6946 SPERRY STREET
DALLAS, TX 75214

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CTC TEXAN PROPERTIES LLC
7005 CHASE OAKS BLVD SUITE 180
PLANO, TX 75025

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE
GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CRISWELL BARBARA
7110 HUNT LANE
ROCKWALL, TX 75087

PHILIPS SHIBU & LEJI
734 WILDWOOD LN
ROCKWALL, TX 75087

RECSA 911 NORTH GOLIAD STREET SERIES
750 JUSTIN RD
ROCKWALL, TX 75087

MCDONALD JR EDWARD & KAYLA
752 WILDWOOD LN
ROCKWALL, TX 75087

BRUCE LIVING TRUST
DANA GLENN BRUCE & JEANNE L BRUCE-
TRUSTEES
757 AVALON DR
HEATH, TX 75032

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOOD LN
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

MASON MARK S & TAMARA M
802 POTOMAC DRIVE
ROCKWALL, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

NAVARRO FRANCISCO OCHOA AND
MELISSA ANN REDD
805 N ALAMO RD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
807 N ALAMO RD
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
807 N GOLIAD
ROCKWALL, TX 75087

LEMMON LANDON &
CAITLIN WALKER
808 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
808 N GOLIAD
ROCKWALL, TX 75087

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

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

SWIERCINSKY LEXUS M
810 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
810 N GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

RICKY JOHN SMITH AND DEBORAH KAY SMITH
LIVING TRUST - 09/27/2008
AND AS AMENDED AND RESTATED ON
08/22/2016
812 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
812 N GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

STEPHEN PRAMELA AND STEPHEN JOHN
818 POTOMAC DR
ROCKWALL, TX 75087

AIBKHANOV ASHOT AND JOLI RASHID
834 POTOMAC DR
ROCKWALL, TX 75087

RESIDENT
837 POTOMAC DR
ROCKWALL, TX 75087

MCCULLEY LIVING TRUST
DARREN WAYNE MCCULLEY & MICHELE JUNE
MCCULLEY - CO-TRUSTEES
837 POTOMAC DR
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MAYTAK LINA & MARK HILSTAD
853 POTOMAC DRIVE
ROCKWALL, TX 75087

PALMER WINDY E AND DONALD L
868 POTOMAC DRIVE
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

INGLES CRISTINA LA SAIGNE
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
902 N GOLIAD
ROCKWALL, TX 75087

EAGLE SEIKI SALES LTD
C/O ELIZABETH BURKS
902 PALO PINTO ST
WEATHERFORD, TX 76086

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
905 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

WILLIAMS RICKY AND ELIZABETH
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
MANNY LOZANO
906 N GOLIAD ST
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

RESIDENT
907 N GOLIAD ST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

PIERCE CAROLYN AND RUSSELL DAVID
908 N ALAMO RD
ROCKWALL, TX 75087

HEAVENLY HANDS BIRTHING CENTER PLLC
908 N GOLIAD ST
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

RESIDENT
909 N GOLIAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RESIDENT
911 N GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
912 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
913 N ALAMO RD
ROCKWALL, TX 75087

BAXTER JAKE STEPHEN AND CATHERINE
ELIZABETH
915 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
915 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
917 N ALAMO
ROCKWALL, TX 75087

RESIDENT
917 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
918 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N ALAMO
ROCKWALL, TX 75087

RESIDENT
919 N GOLIAD
ROCKWALL, TX 75087

BLOCK AMY AND TRAVIS
921 N ALAMO RD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
924 N ALAMO
ROCKWALL, TX 75087

CRAWFORD JUANITA LIFE ESTATE AND
MICHAEL CRAWFORD
925 N ALAMO
ROCKWALL, TX 75087

RESIDENT
925 N GOLIAD
ROCKWALL, TX 75087

PRECISION GLOBAL CORPORATION
9330 LBJ FREEWAY SUITE 900
DALLAS, TX 75243

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

RICE JOSHUA M
947 CHAD WAY
ROCKWALL, TX 75087

PRINGLE PHYLLIS M
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

MCCROSKEY DEE DEE RAYE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
DONNA K BOYD
956 CHAD WAY
ROCKWALL, TX 75087

LEFTEROV MARTIN AND
JESSICA LADD
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
975 N ALAMO
ROCKWALL, TX 75087

LOWRY BRENDA
978 CHAD WAY
ROCKWALL, TX 75087

CLARK RYAN W & AMY B
982 CHAD WAY
ROCKWALL, TX 75087

GIBSON MONTE ROY & BELINDA K
986 CHAD WAY
ROCKWALL, TX 75087

SCHMIDT STEVEN R AND CORINNA A
990 CHAD WAY
ROCKWALL, TX 75087

RESIDENT
993 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY BRIAN & HOPE
994 CHAD WAY
ROCKWALL, TX 75087

INGLE RHONDA NELL DOOLEY
995 HOLLI LN
ROCKWALL, TX 75087

RAWLINS DAN AND MERRIANNE
997 HOLLI LN
ROCKWALL, TX 75087

GAFFNEY RICHARD BENNETT AND MARY ANNE
998 CHAD WAY
ROCKWALL, TX 75087

MESSENGER BARNARD A & BONNIE
998 HOLLI LN
ROCKWALL, TX 75087

NELSON MICHAEL D
999 HOLLI LN
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

RESIDENT
N GOLIAD
ROCKWALL, TX 75087

BOWEN JAMES A
P.O. BOX 385
CADDO MILLS, TX 75135

THE PRESERVE HOMEOWNERS ASSOCIATION
INC
P.O. BOX 702348
DALLAS, TX 75370

K'S ADVERTISING DALLAS INC THE
PO BOX 1238
ROCKWALL, TX 75087

BUTCHER MELVIN R
PO BOX 147
QUINLAN, TX 75474

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

WOMEN IN NEED INC
PO BOX 349
GREENVILLE, TX 75403

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

LAND HEADQUARTERS COMPANY INC
C/O FAIR ROAD PROPERTIES INC
PO BOX 69
KEY BISCAYNE, FL 33149

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

PUBLIC NOTICE



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

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

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

Z2024-062: Amendment to PD-50

Hold a public hearing to discuss and consider a request by Tzemach Moshe Kalmenson for the approval of a Zoning Change amending Planned Development District 50 (PD-50) [*Ordinance No. 23-60*] for the purpose of allowing the *House of Worship* land use by Specific Use Permit (SUP) within the district being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, generally located along N. Goliad Street [*SH-205*] north of Olive Street and south of Live Oak 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, January 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 21, 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Tuesday, January 21, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-062: Amendment to PD-50

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



11 Kislev 5785 / December 11, 2024

To Whom It May Concern:

Chabad of Rockwall County

Rabbi Moishy Kalmenson
Executive Director

Chana Kalmenson
Co-Director

469-350-5735
info@jewishrockwall.com

My name is Moishy Kalmenson and I serve as Rabbi of the local Jewish community. Together with my wife Chana, we direct Chabad of Rockwall County, a non-profit organization and house of worship for Jews across the county.

We moved just over four years ago to Rockwall. Currently, we operate out of our home. We are under contract on 917 N Goliad/918 N Alamo. Our plan for this property is to use it as our house of worship(synagogue)/community center.

Currently, the zoning for 917 N Goliad is PD 50: RO, without an allowance for house of worship. We are applying to change the zoning code to allow for a house of worship with an SUP.

A house of worship strengthens the bonds, roots, and values of a community, and enhances and deepens the quality of life for the entire community.

Our plan would be to provide ample parking on the lot (total of half acre), above the required amount for our sanctuary size. Additionally, as per Jewish law, some of our community members actually walk to synagogue, further alleviating parking concerns.

The scale of our community is small; there are only a few hundred Jews in the county. (Our religious services are geared for Jewish congregants, while classes and other activities are open to the community.) The space would be a total of 1300 sq ft, with a sanctuary space of 400 square ft. For weekly services we have 10-20 attendees. Even with projected growth over the upcoming years, this would not be adding a significant burden to the traffic on the 205.

(Additionally, our services are on Saturday, which would not coincide with any Sunday Church traffic.)

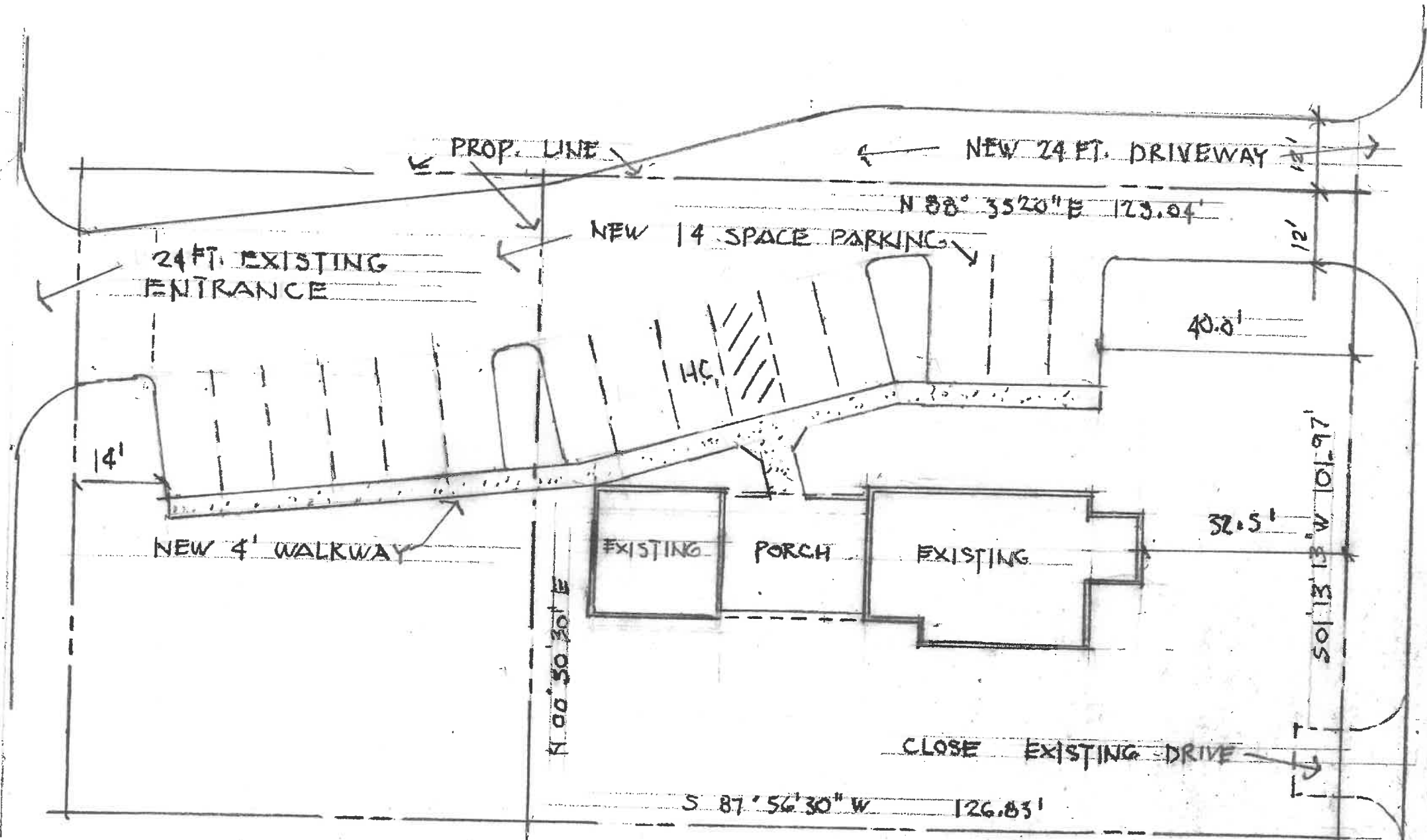
For these reasons we are asking to amend the zoning to allow a house of worship in PD50 with a SUP.

This would allow the city to ensure that in the future there won't be traffic/parking concerns, while still enabling houses of worship to serve the wonderful Rockwall community.

Thank you for your consideration!

Tzemach Moshe (Moishy) Kalmenson
Rabbi and Director
Chabad of Rockwall County

900 BLOCK N. ALAMO



917 N. GOLIAD



RAMSAY
 SCALE: 1" = 20'
 DECEMBER 10, 2024
 r7ramsay@yahoo.com
 469-974-8589

SITE PLAN
 917 N. GOLIAD
 ROCKWALL TEXAS

CITY OF ROCKWALL

ORDINANCE NO. 23-60

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 17-19] 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 50 (PD-50) TO ALLOW AN *GENERAL PERSONAL SERVICE* LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* 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 Cari Foote requesting the approval of an amendment to Planned Development District 50 (PD-50) [*Ordinance No. 17-19*] and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall for the purpose of amending the permitted land uses to allow for the addition of an *General Personal Service* land use to be permitted by a Specific Use Permit (SUP) within a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, identified as Planned Development District 50 (PD-50), 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 50 (PD-50) [*Ordinance No. 17-19*] 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. 17-19*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this 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 the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;


SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

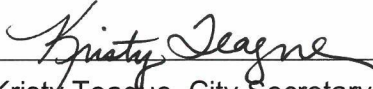
SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF NOVEMBER, 2023.



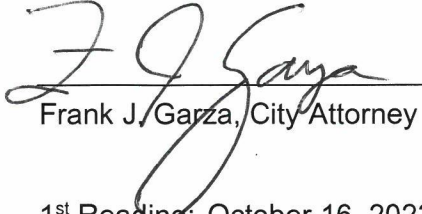
Trace Johannesen, Mayor

ATTEST:



Kristy Teague, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: October 16, 2023

2nd Reading: November 6, 2023

EXHIBIT 'A':
Legal Description

BEGINNING at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

THENCE easterly 211.13' along the south right of way of Live Oak Street for a corner;

THENCE southerly 598.12' along the west right of way of Goliad Street (SH-205);

THENCE east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

THENCE west 39.54' along the north right of way of Heath Street;

THENCE southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

THENCE east 210.09' along the north property line of said Block 123, Lot F for a corner;

THENCE southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

THENCE southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

THENCE west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

THENCE southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

THENCE west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

THENCE northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

THENCE easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

THENCE north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

THENCE west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

EXHIBIT 'A':
Legal Description

THENCE northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

THENCE easterly 97.01' along the north property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

THENCE northerly 754.05' following along the west property lines of lots fronting Goliad Street to a point in the south property line of Block 23A, Lot 34 of the Amick Addition (803 N. Goliad Street);

THENCE west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

THENCE northerly 139.55' along the east right of way of N. Alamo Street;

THENCE east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

THENCE northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

THENCE west 70.51' along the north right of way of Heath Street for a corner;

THENCE northerly 205. 32' along the east right of way of N. Alamo Street;

THENCE easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

THENCE northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

THENCE west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

THENCE northerly 98.02' along the east right of way of Alamo Street for a point;

THENCE easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

THENCE northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

THENCE northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

EXHIBIT 'B':
Location Map

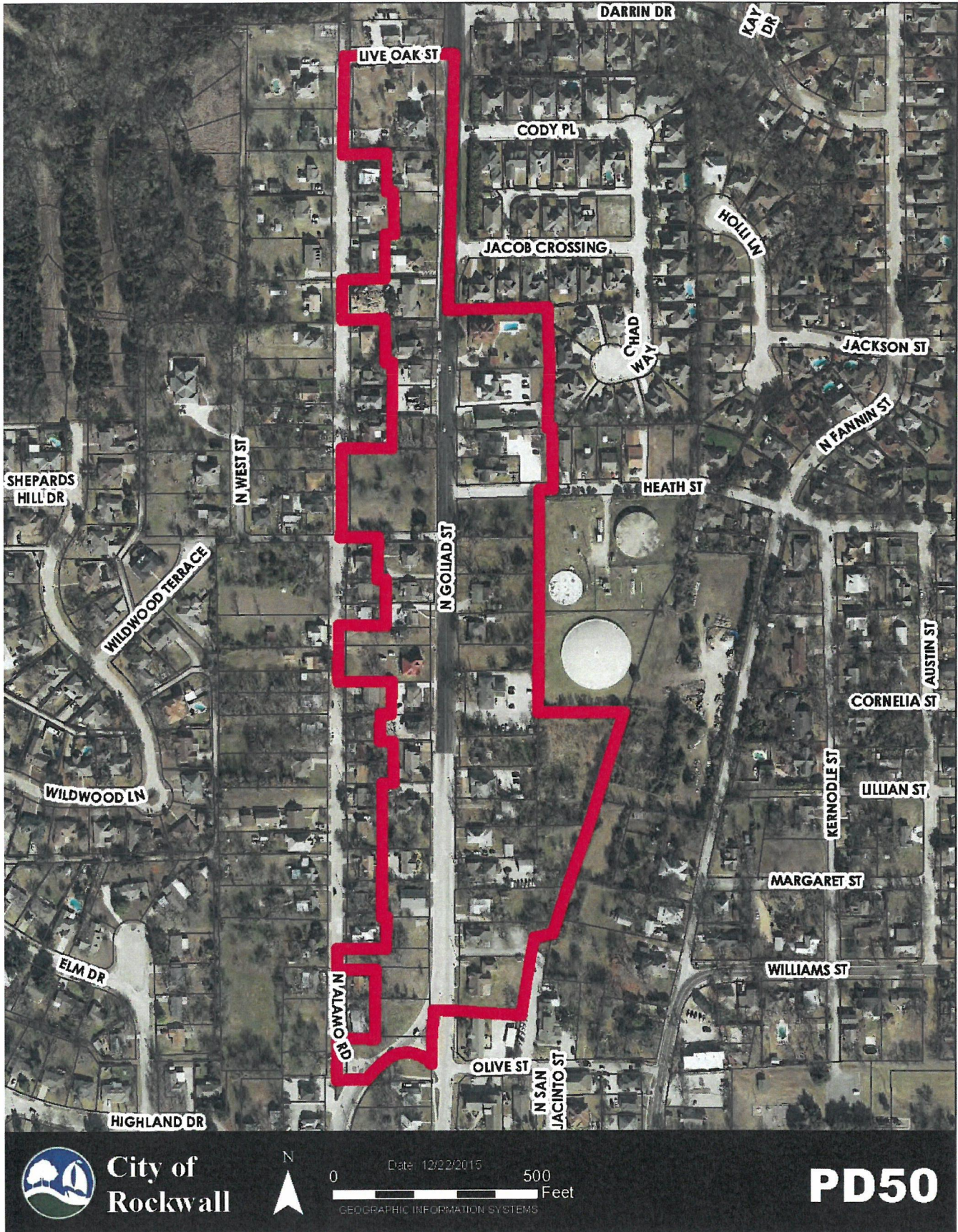


EXHIBIT 'C':
District Development Standards

Development Standards.

- 1) *Permitted Uses.* Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:
 - (a) *Antique/Collectable Sales.* The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
 - i. *Antique Sales* is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
 - ii. *Collectable Sales* is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
 - iii. The sale of new or used clothing and appliances shall be prohibited.
 - iv. The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
 - v. That individual lease areas within the *Antique/Collectable Sales* use be prohibited.
 - (b) *Banquet Facility (Event Venue).* A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:
 - i. *Banquet Facility* or *Event Venue* is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.
 - (c) *Animal Clinic for Small Animals.* An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.
 - i. An *Animal Clinic for Small Animals* is defined as a place where animals or pets are given medical or surgical treatments and care.
 - ii. The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
 - iii. No outdoor pens or kennels shall be permitted.
 - (d) *General Personal Service.* A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

EXHIBIT 'C':
District Development Standards

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- 2) *Cross Access Easements.* Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- 3) *Parking.* That all non-residential land uses shall adhere to the following parking requirements:
 - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
 - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [*Ordinance No. 04-38*] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
 - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- 4) *Site Plan.* All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- 5) *Variances.* In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 50 (PD-50) [ORDINANCE NO. 23-60] 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 50 (PD-50) TO ALLOW THE CHURCH/HOUSE OF WORSHIP LAND USE TO BE PERMITTED BY A SPECIFIC USE PERMIT (SUP) WITHIN THE SUBJECT PROPERTY, BEING A 21.266-ACRE TRACT OF LAND SITUATED WITHIN THE S. S. McCURRY SURVEY, ABSTRACT NO. 146 AND B. F. BOYDSTON SURVEY, ABSTRACT NO. 14, CITY OF ROCKWALL, 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 Tzemach Moshe Kalmenson requesting the approval of an amendment to Planned Development District 50 (PD-50) [Ordinance No. 23-60] for the purpose of allowing the *Church/House of Worship* land use to be permitted by Specific Use Permit (SUP) within Planned Development District 50 (PD-50) being a 21.266-acre tract of land situated within the S. S. McCurry Survey, Abstract No. 146 and B. F. Boydston Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas, 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 50 (PD-50) [Ordinance No. 23-60] 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. 23-60*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this 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 the *Subject Property* shall be developed and/or used only in the manner and for the purposes described in *Exhibit 'C'* of this ordinance, and unless specifically modified within this ordinance the *Subject Property* shall adhere to all development standards stipulated by the Residential Office (RO) District as specified in Subsection 04.02, *Residential-Office (RO) District*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future;

SECTION 4. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

SECTION 5. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] 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. 04-38*] (*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;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF FEBRUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

EXHIBIT 'A':
Legal Description

BEGINNING at a point in the northwest corner of Block 32 of the Garner Addition (925 N. Goliad Street);

THENCE easterly 211.13' along the south right of way of Live Oak Street for a corner;

THENCE southerly 598.12' along the west right of way of Goliad Street (SH-205);

THENCE east 54.44' across Goliad Street, to the northwest corner of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE east 220' following the north property line of Block 160, Lot 1 of the Austin Addition (912 N. Goliad Street);

THENCE southerly 441.42' following the east property lines of lots fronting Goliad Street to a point on the north right of way of Heath Street;

THENCE west 39.54' along the north right of way of Heath Street;

THENCE southerly following along the east property lines of lots fronting Goliad Street 562.59' to a point being the northwest corner of B.F. Boydston Survey, Block 123, Lot F (604 N Goliad Street);

THENCE east 210.09' along the north property line of said Block 123, Lot F for a corner;

THENCE southerly 289.31' along the eastern property line of said Block 123, Lot F for a corner;

THENCE southerly 519.9' following along the east property lines of lots fronting Goliad Street to a point being the southeast corner of B.F. Boydston Survey, Block 123, Lot B (406 N. Goliad Street);

THENCE west 215.11' along the south property line of said Block 123, Lot B (406 N. Goliad Street) and crossing to a point on the west right of way of Goliad Street;

THENCE southerly 170.59' following along the west right of way of Goliad Street to a point being the southeast corner of Block 17, Lot 15 of the Amick Addition (401-403 N. Goliad Street);

THENCE west 210' along the south property line of said Block B, Lot 15 of the Amick Addition for a corner;

THENCE northerly 101.05' along the west property line of said Block 17, Lot 15 of the Amick Addition;

THENCE easterly 70.83' along the north property line of Block 17, Lot 15 of the Amick Addition;

THENCE north 170' along the west property lines of Block 18B, Lot 17 and Block 19C, Lot 21 of the Amick Addition;

THENCE west 72.99' along the south property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

EXHIBIT 'A':
Legal Description

THENCE northerly 51.75' along the west property line of Block 19B, Lot 19 of the Amick Addition (501½ N. Goliad Street);

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THENCE west 115.03' along the south property line of said Block 23A, Lot 34 of the Amick Addition;

THENCE northerly 139.55' along the east right of way of N. Alamo Street;

THENCE east 99.47' following along the north property line of Block 24C, Lot 37 of the Amick Addition (805. N. Goliad Street) to a point;

THENCE northerly 250.95' following along the west property lines of lots fronting N. Goliad Street and crossing to the north right of way of Heath Street for a corner;

THENCE west 70.51' along the north right of way of Heath Street for a corner;

THENCE northerly 205.32' along the east right of way of N. Alamo Street;

THENCE easterly 103.92' along the south property line of Lot 1 of the Williams Addition;

THENCE northerly 334.45' following along the west property line of lots fronting Goliad Street to a point on the south property line of Block 29 of the Garner Addition (915 N. Goliad Street);

THENCE west 85.69' along the south property line of Block 29 of the Garner Addition (915 N. Goliad Street) to the east right of way of Alamo Street;

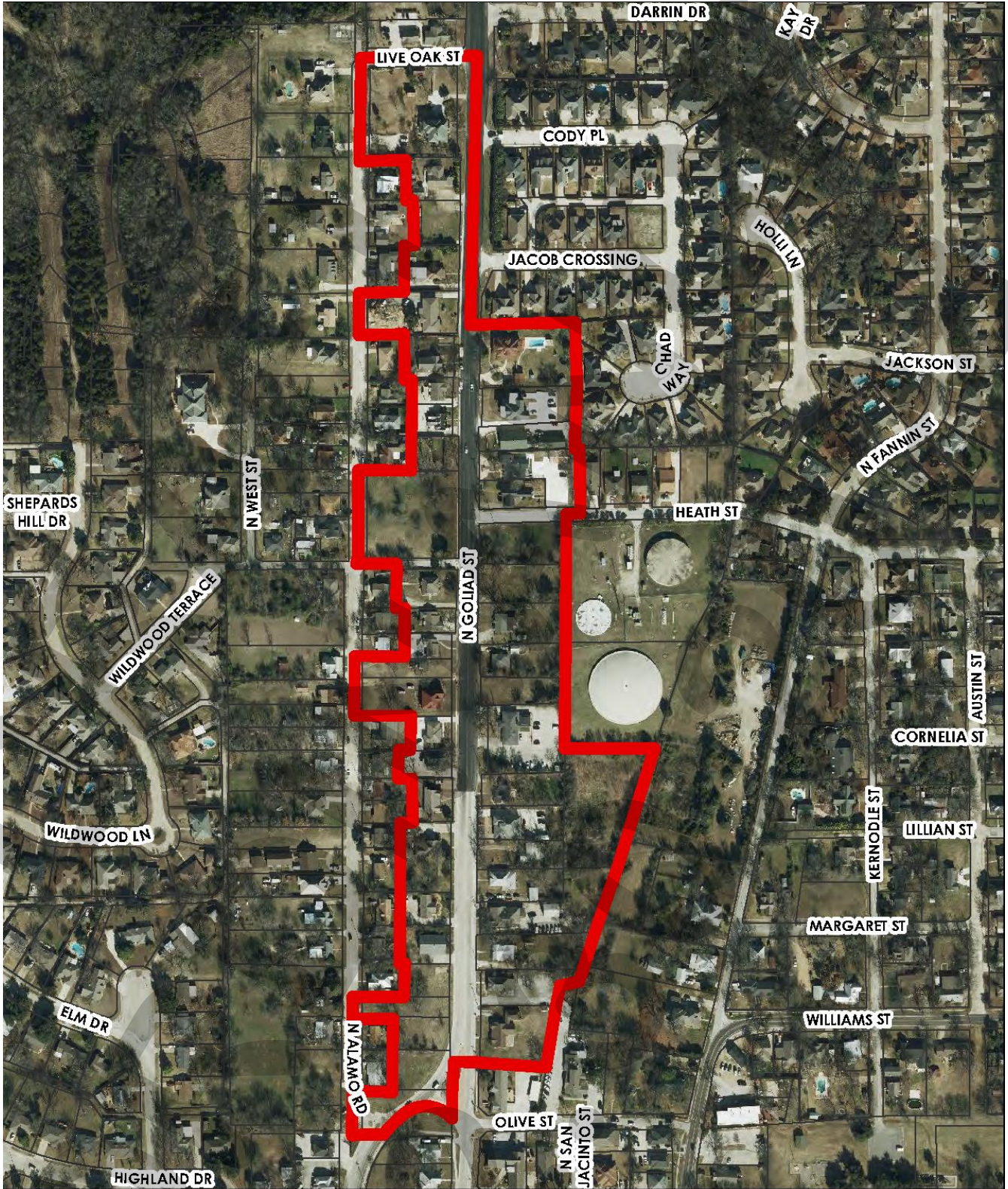
THENCE northerly 98.02' along the east right of way of Alamo Street for a point;

THENCE easterly 85.08' along the north property line of Block 29 of the Garner Addition (915 N. Goliad Street);

THENCE northerly 345.36' following along the west property line of lots fronting Goliad Street to a point in the south right-of-way of Block 32 of the Garner Addition (925 N. Goliad Street);

THENCE northerly 218.51' following along the east right of way of Alamo Street to the **POINT OF BEGINNING** containing approximately 21.266-acres of land.

EXHIBIT 'B':
Location Map



**City of
Rockwall**



Date: 12/22/2015
0 500 Feet
GEOGRAPHIC INFORMATION SYSTEMS

PD50

EXHIBIT 'C':
District Development Standards

Development Standards.

(1) Permitted Uses. Unless specifically provided by this Planned Development District ordinance, only those land uses permitted within the Residential Office (RO) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*], are allowed on the *Subject Property*; however, the following additions and conditions shall apply:

(a) Antique/Collectable Sales. The retail sales of antiques and collectables shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

- (1) Antique Sales is defined as the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
- (2) Collectable Sales is defined as the sale of an object that can be collected, or is suitable or desirable for collecting by hobbyist, or any of a class of old things (*but not antiques*) that people collect as a hobby.
- (3) The sale of new or used clothing and appliances shall be prohibited.
- (4) The maximum floor area permitted for *Antique/Collectable Sales* be limited to 2,000 square feet.
- (5) That individual lease areas within the *Antique/Collectable Sales* use be prohibited.

(b) Banquet Facility (Event Venue). A banquet facility or event venue shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions:

- (1) Banquet Facility or Event Venue is defined as a commercial facility that can be rented out for the purpose of hosting private events (*e.g. birthday parties, wedding receptions, meetings, etc.*). These events shall not be open to the general public.

(c) Animal Clinic for Small Animals. An animal clinic for small animals shall be permitted through the approval of a Specific Use Permit (SUP) by the City Council; however, such use shall be subject to the following conditions.

- (1) An Animal Clinic for Small Animals is defined as a place where animals or pets are given medical or surgical treatments and care.
- (2) The accessory use as a kennel shall be limited to short-term boarding and shall be only incidental to the *Animal Clinic for Small Animals* use.
- (3) No outdoor pens or kennels shall be permitted.

(d) General Personal Service. A general personal service shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] and be

EXHIBIT 'C':
District Development Standards

permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.

- (e) Church/House of Worship. A church/house of worship shall be as defined in Article 13, *Definitions*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and be permitted through the approval of a Specific Use Permit (SUP) on a case-by-case basis by the City Council.
- (2) Cross Access Easements. Joint or shared access shall be required on all adjoining lots if any property is used for office development or any other non-residential use permitted by this ordinance.
- (3) Parking. That all non-residential land uses shall adhere to the following parking requirements:
 - (a) All parking shall be located behind the front façade of the primary structure and parking within the front yard of any property shall be prohibited.
 - (b) The parking requirements for all uses shall be subject to the requirements stipulated by Article VI, *Parking and Loading*, of the Unified Development Code [Ordinance No. 04-38] with the exception of *Professional Offices (excluding medical offices)* and *Banquet Facilities*. *Professional Offices* shall be subject to one (1) parking space per 500 SF of floor area and *Banquet Facilities* shall be subject to one (1) parking space per 100 SF of floor area.
 - (c) All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development District shall be paved in concrete. An exception for asphalt may be approved by the City Engineer.
- (4) Site Plan. All properties within the Planned Development District shall be subject to site plan review prior to changing the use from single-family residential.
- (5) Variances. In the event that unique or extraordinary conditions exist on the property such that the applicant cannot comply with the strict interpretation of this ordinance a variance can be requested from the City Council.

PROJECT COMMENTS



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

DATE: 12/19/2024

PROJECT NUMBER: Z2024-064
PROJECT NAME: SUP for Residential Infill
SITE ADDRESS/LOCATIONS: 178 LYNNE DR

CASE CAPTION: Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	12/18/2024	Approved w/ Comments

12/18/2024: Z2024-064; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 178 Lynne Road
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 on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, and addressed as 178 Lynne Drive.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2024-064) 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 situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

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 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately four (4) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

I.7 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit 'C' of Planned Development District 75 (PD-75) "(b)uildings 120-SF or greater and over ten (10)

feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors ... Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance."

M.8 Please provide material calculations -- excluding doors and windows -- for each building façade. Staff needs this to verify conformance with the material requirements of the Planned Development District.

M. 9 The subject property shall be replatted prior to the issuance of a Building Permit.

M.10 Ordinances. Please review the attached draft ordinance prior to the January 14, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by January 7, 2025.

I.11 Revisions. 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 January 7, 2025; 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 January 14, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.12 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 30, 2024, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on January 14, 2025.

I.13 City Council Meeting Dates. The projected City Council meeting dates for this case will be January 21, 2025 (1st Reading) and February 3, 2025 (2nd Reading).

I.14 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

- 12/18/2024: 1. Ex. 6" sewer and 2" water in the rear of lot. No fences or structures can be installed near these utilities.
 2. Need to replat.
 3. Need to have engineered RCP culvert with safety end treatments
 4. Additional comments may be provided at the time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Approved w/ Comments

12/18/2024: If approved a building permit must be obtained prior to any work being performed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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No Comments



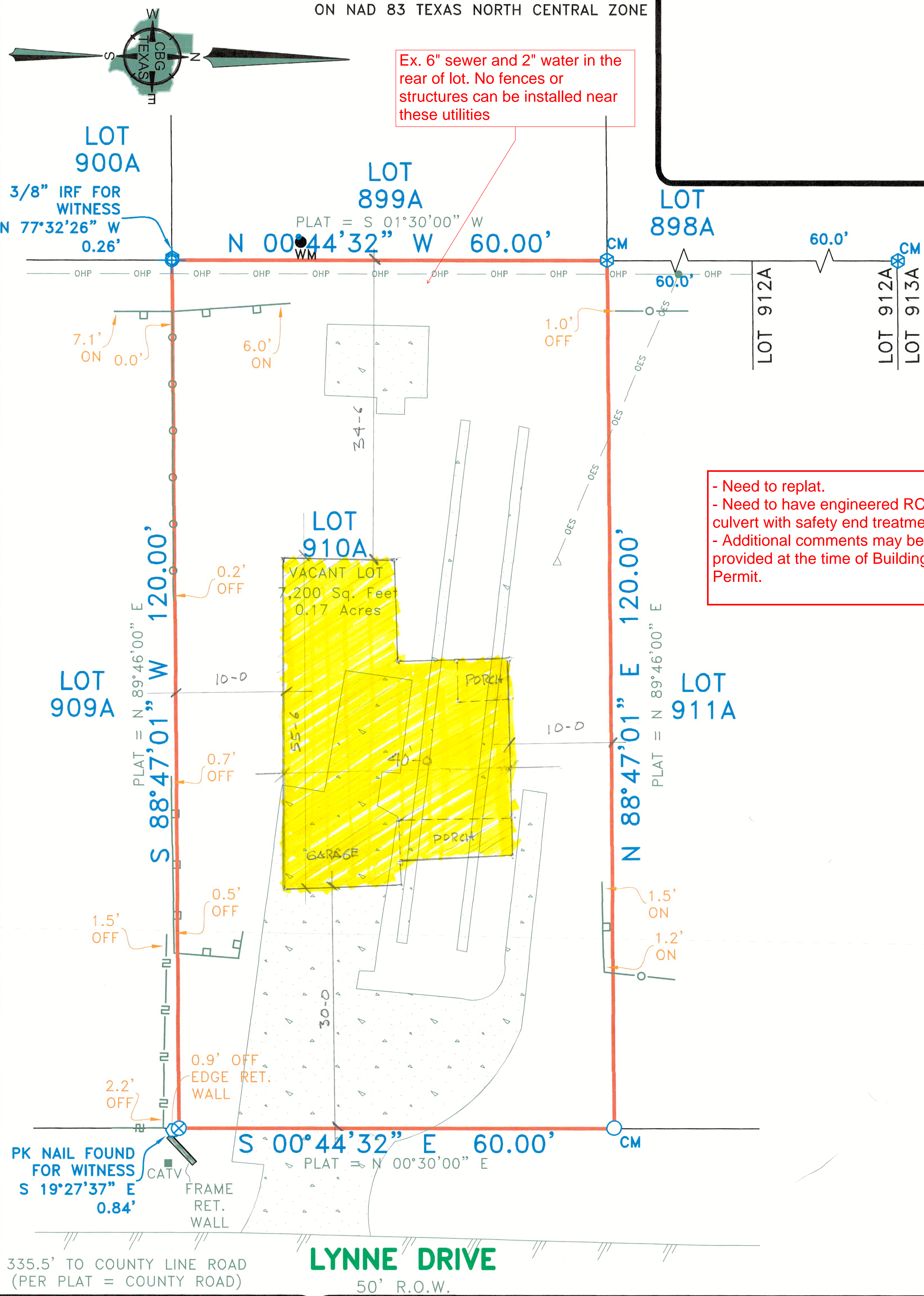
178 Lynne Drive

Lot 910A, in ROCKWALL LAKE PROPERTIES NO. 2, an Addition to the County of Rockwall, Texas, according to the recorded map thereof recorded in Volume 1, Pages 79 and 80, Map Records of Rockwall County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- PK NAIL FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- × BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: SG

Scale: 1" = 20'

Date: 09/13/24

GF No.: GFN

Job No. 2414765



419 Century Plaza Dr., Ste. 210
Houston, TX 77073
P 214.349.9485
F 214.349.2216
Firm No. 10194280
www.cbgtxl.com



Accepted by: Purchaser

Date: _____

Purchaser



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 178 Lynne Dr. Rockwall Tx. 75032

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Ariel Palacios

APPLICANT Inocencio Barrón.

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 178 Lynne Dr.

ADDRESS 310 Lynne Dr.

CITY, STATE & ZIP Rockwall Tx 75032.

CITY, STATE & ZIP Rockwall Tx 75032.

PHONE 972-800-3628

PHONE 214-715-09-79

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Martin Ariel Palacios Mora [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 6 DAY OF December, 2024

OWNER'S SIGNATURE

Ariel Palacios

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

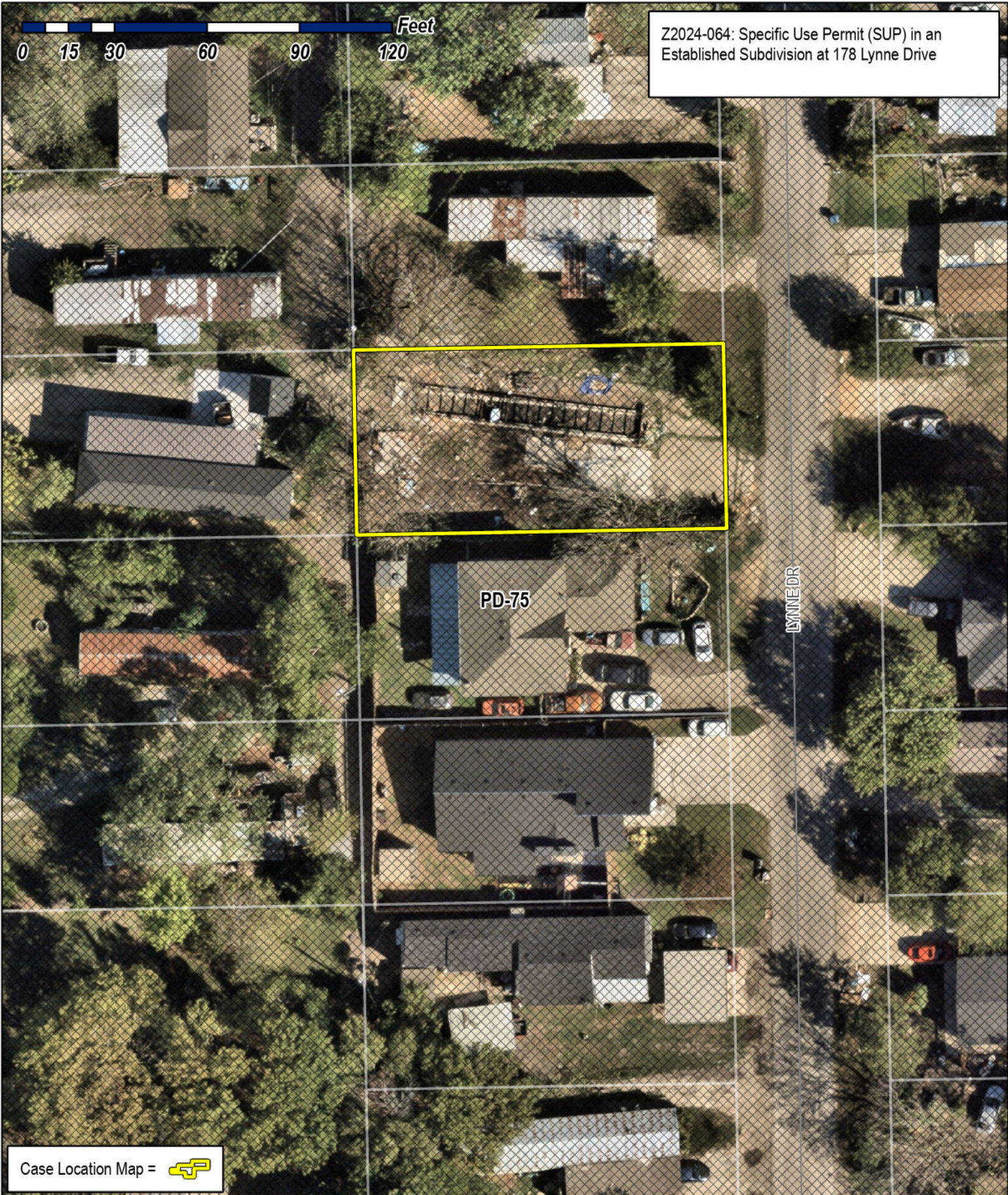
Erika Minjarez



MY COMMISSION EXPIRES 12-05-2026

0 15 30 60 90 120 Feet

Z2024-064: Specific Use Permit (SUP) in an Established Subdivision at 178 Lynne Drive



Case Location Map = 



City of Rockwall

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

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

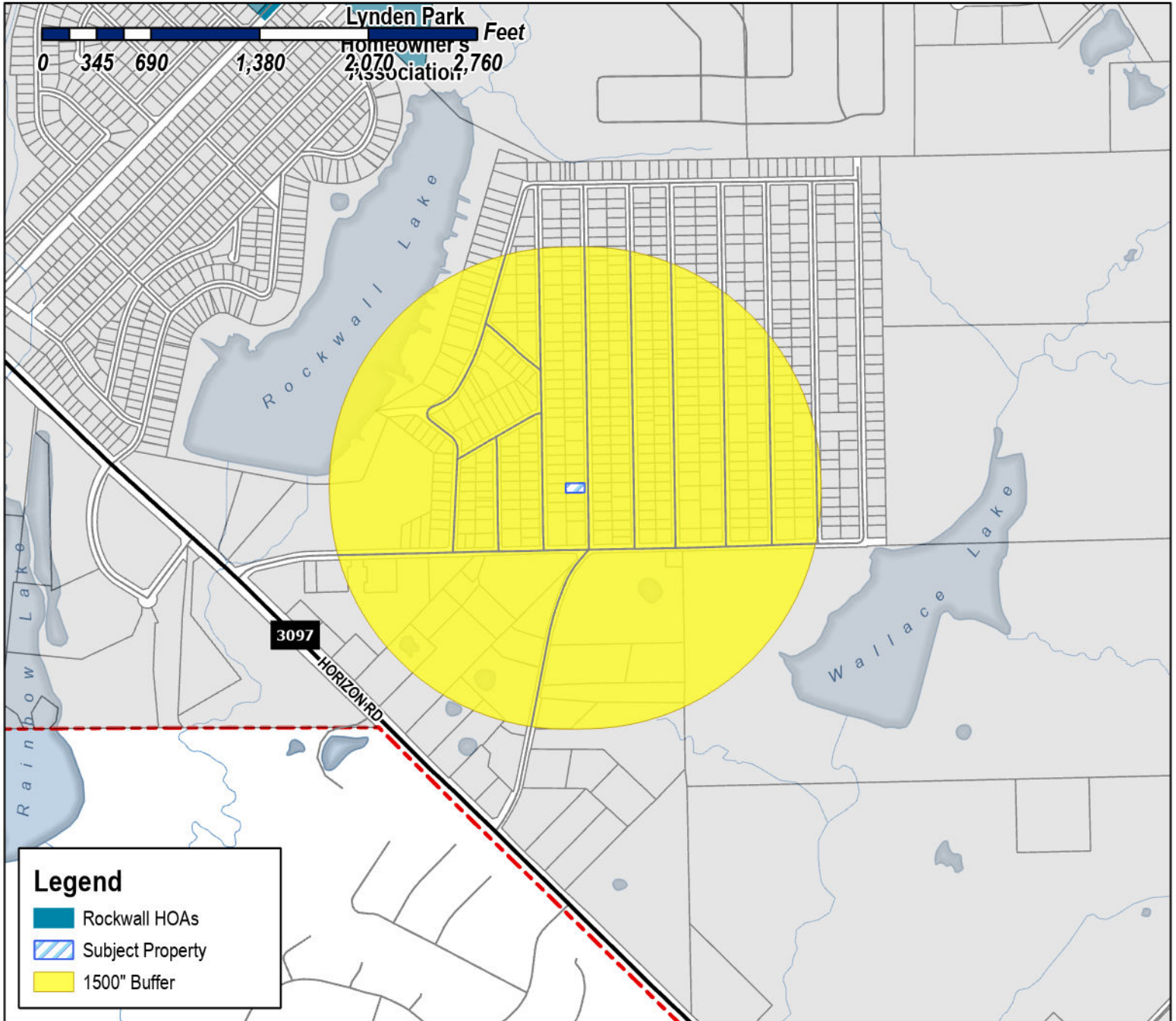




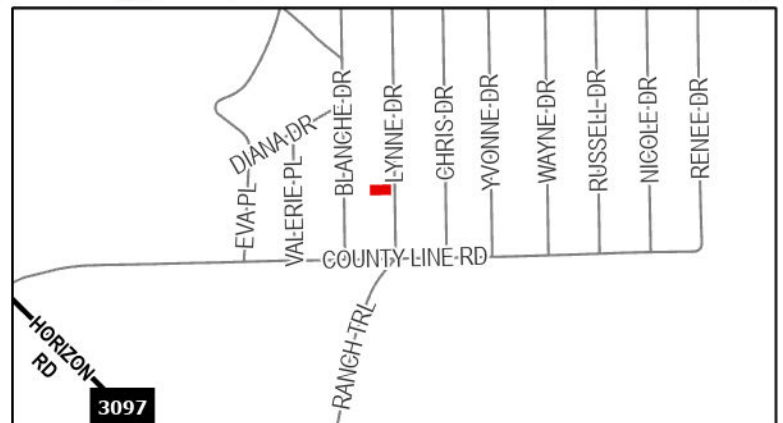
City of Rockwall

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Case Number: Z2024-064
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 178 Lynne Drive



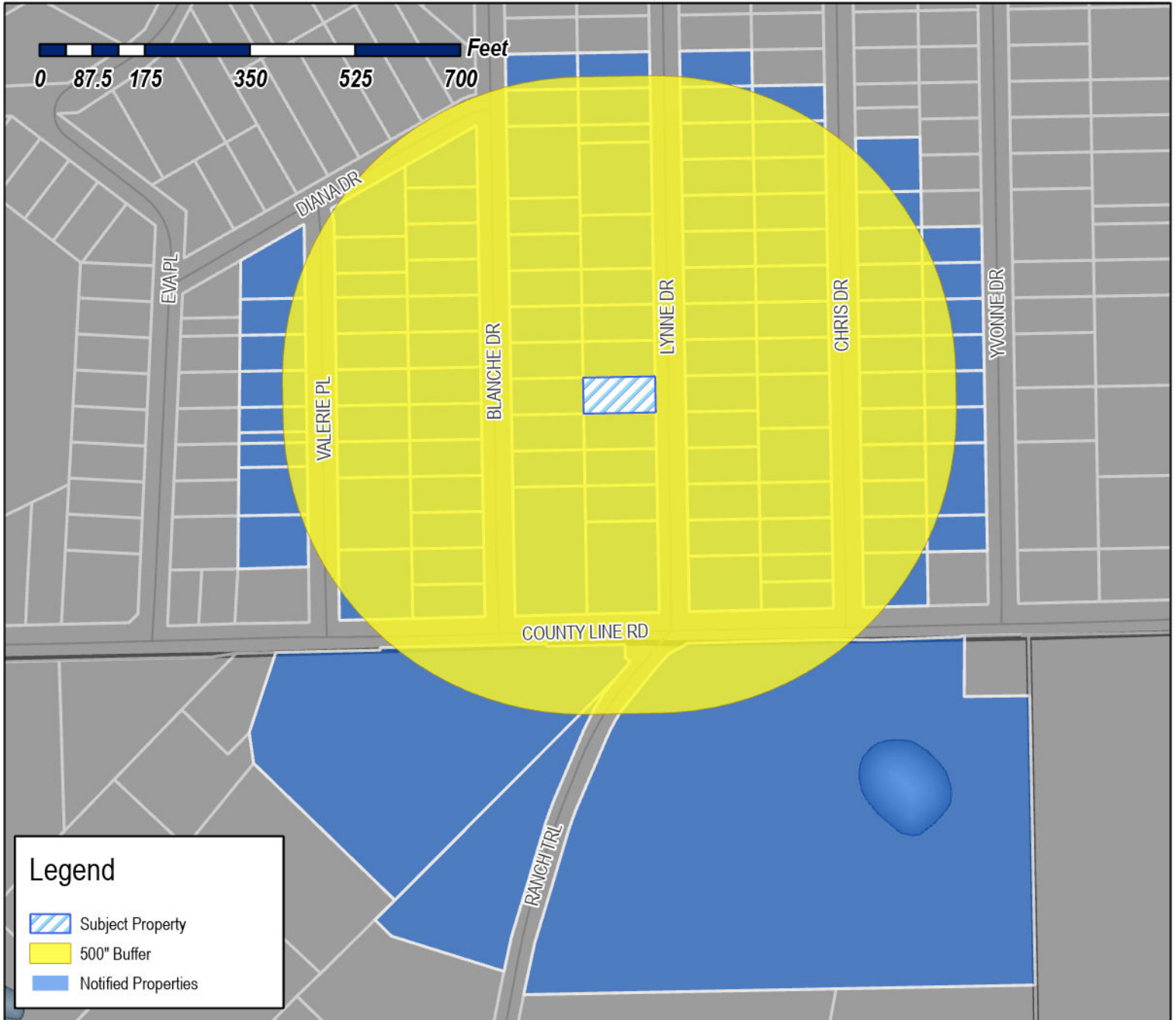
Date Saved: 12/13/2024
 For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2024-064
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development District 75 (PD-75)
Case Address: 178 Lynne Drive

Date Saved: 12/13/2024

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



RESIDENT
109 BLANCHE DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
112 CHRIS DR
ROCKWALL, TX 75032

GAMBOA SOCORRO
114 W RIDGEWOOD DR
GARLAND, TX 75041

CANIZALES ELIDA VILLAREAL
115 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
118 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
120 BLANCHE DR
ROCKWALL, TX 75032

HPA CL1 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

RESIDENT
121 LYNNE DR
ROCKWALL, TX 75032

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
124 LYNNE DR
ROCKWALL, TX 75032

MCDONNELL BRANDON THOMAS
124 CHRIS DRIVE
ROCKWALL, TX 75032

RANGEL ADELA
125 CHRIS DR
ROCKWALL, TX 75032

NORTON ANA ESTELA & MITCHELL EVERETT
NORTON
130 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
131 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
132 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

TORRES DESTINY MARY
134 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
137 VALERIE PL
ROCKWALL, TX 75032

SANCHEZ ROSA &
ISMAEL PALACIOS
140 CHRIS DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

RESIDENT
143 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
144 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
144 LYNNE DR
ROCKWALL, TX 75032

BETETA RUTH E
1452 GREENBROOK DR
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ
147 CHRIS LANE
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
149 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
150 CHRIS DR
ROCKWALL, TX 75032

LUU LONG MINH AND THUC-UYEN THI LE AND
DUY THANH PHAM
154 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
157 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
159 CHRIS DR
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR
AND
JESUS HERNANDEZ SALAZAR
164 LYNNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CHEPETLA ANTHONY
167 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

ZALOMANTE LLC
1690 LYNN LN
LUCAS, TX 75002

COLIN JOSE ENRIQUE OSORNIO
171 CRAWFORD LN
ROYSE CITY, TX 75189

RESIDENT
172 VALERIE PL
ROCKWALL, TX 75032

CARRILLO JORGE
173 CHRIS DR
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75032

CASTANEDA NOE A
175 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75032

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
179 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
180 YVONNE DR
ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ
181 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75032

ESQUIVEL ZAIDA
186 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL
ROCKWALL, TX 75032

RETANA JOSE L
187 LYNNE DR
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
192 LYNNE DR
ROCKWALL, TX 75032

JIMENEZ HERIBERTO FERRER AND
CRISTINA MORENO SALAZAR
192 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
193 CHRIS DR
ROCKWALL, TX 75032

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
196 CHRIS DR
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX 75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX 75032

MOONEY GERALD M & JEWELL F REV LIV TR
2 BROWNWOOD
LONGVIEW, TX 75602

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
203 CHRIS DR
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
204 YVONNE DR
ROCKWALL, TX 75032

TORRES JAIME AND BERNICE
204 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
210 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ
PEREZ
213 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
214 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
215 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
216 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
219 BLANCHE DR
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 BLANCHE DR
ROCKWALL, TX 75032

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 VALERIE PL
ROCKWALL, TX 75032

YANEZ MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

HERNANDEZ GUILLERMINA
231 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
234 BLANCHE DR
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
242 CHRIS DR
ROCKWALL, TX 75032

RODRIGUEZ ALMA R
242 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

GUARDIOLA GUADALUPE J
247 CHRIS DR
ROCKWALL, TX 75032

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO
252 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
262 CHRIS DR
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

FRANCO RODOLFO &
CARMEN FRANCO
291 SMITH ACRES DR
ROYSE CITY, TX 75189

QUEVEDO OSCAR F
293 YVONNE
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC
315 RANCH TRAIL
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
382 RANCH TRL
ROCKWALL, TX 75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

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

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
405 RANCH TRL
ROCKWALL, TX 75032

MENDOZA ERICK CRUZ
4100 ANDYS LANE
PARKER, TX 75002

RENOVATION SPECIALIST LLC
411 CHRIST DRIVE
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
4427 FM 550
ROYSE CITY, TX 75189

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA
444 EVA PL
ROCKWALL, TX 75032

LICEA JOSE DELFINO
448 LYNNE DR
ROCKWALL, TX 75032

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
505 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX 75189

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

SALAS HECTOR JABIER & CAROLINA ORTIZ
921 W YELLOWJACKET LANE APT 105
ROCKWALL, TX 75087

PUBLIC NOTICE



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

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

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

Z2024-064: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 910-A0 of Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District, addressed as 178 Lynne 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, January 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, January 21 2025 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Tuesday, January 21 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2024-064: SUP for Residential Infill

Please place a check mark on the appropriate line below:

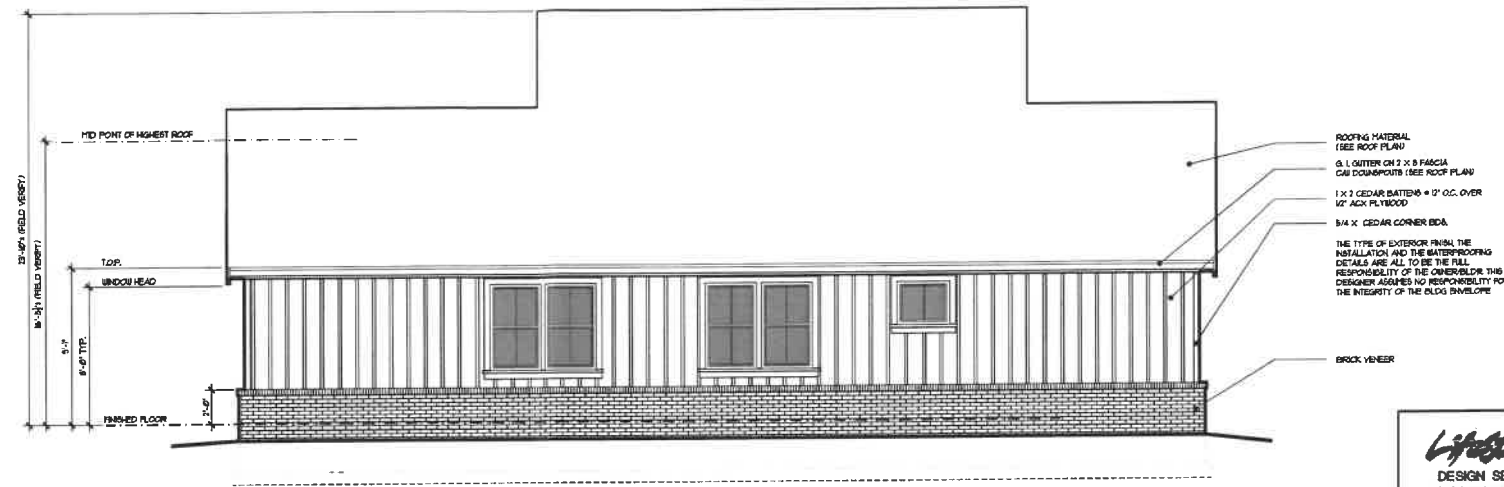
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

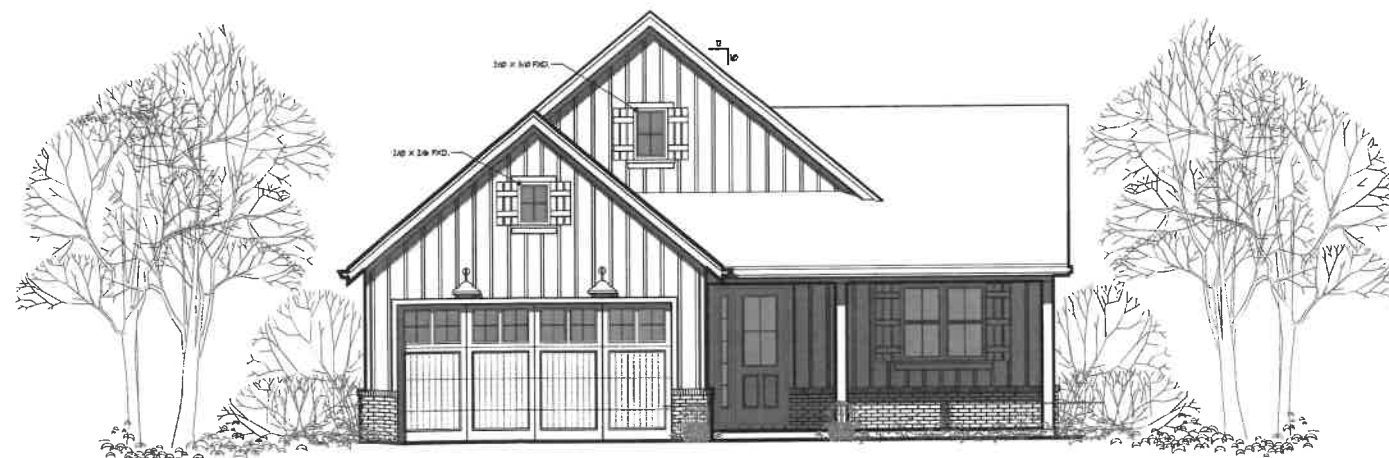


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

	NAME
	BARGON
DESIGN SERVICE 11111 W. 111th Street, Suite 100 Overland Park, MO 66213	PROJECT NUMBER
	2024-0177

Important:

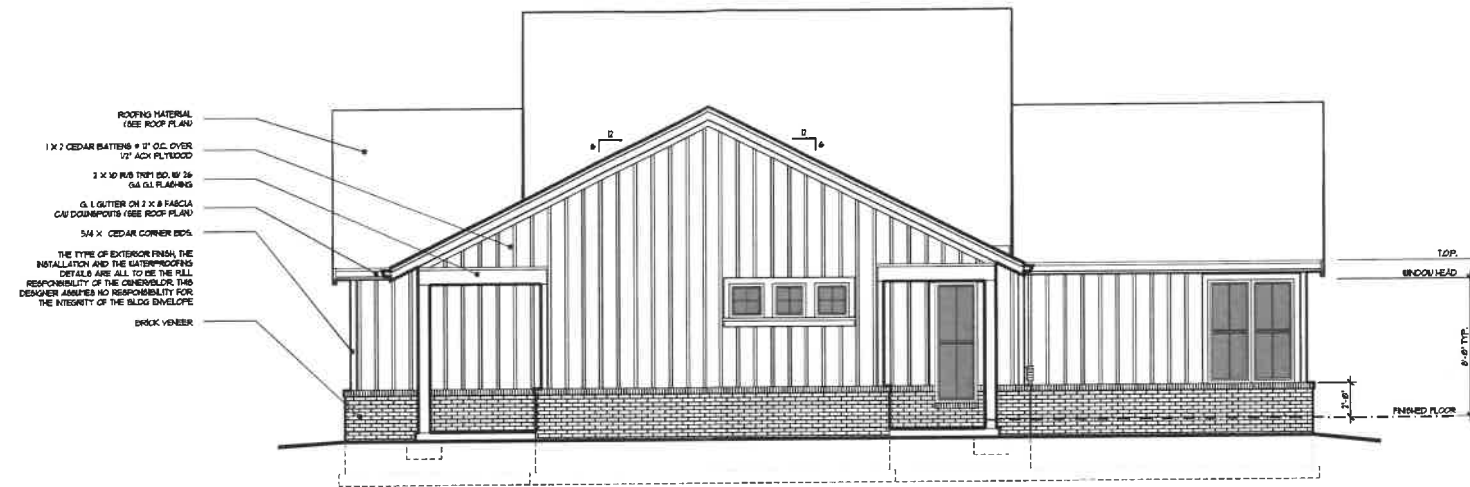
Contractor/Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Design Service for clarification and/or correction before proceeding with work. Contractor/Builders shall assume responsibility for all errors that are not reported. (888) 266-3439



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MAIN FLOOR	1396 SQ. FT.
TOTAL AREA	1598 SQ. FT.
GARAGE AREA	+ 296 SQ. FT.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WATERPROOFING.



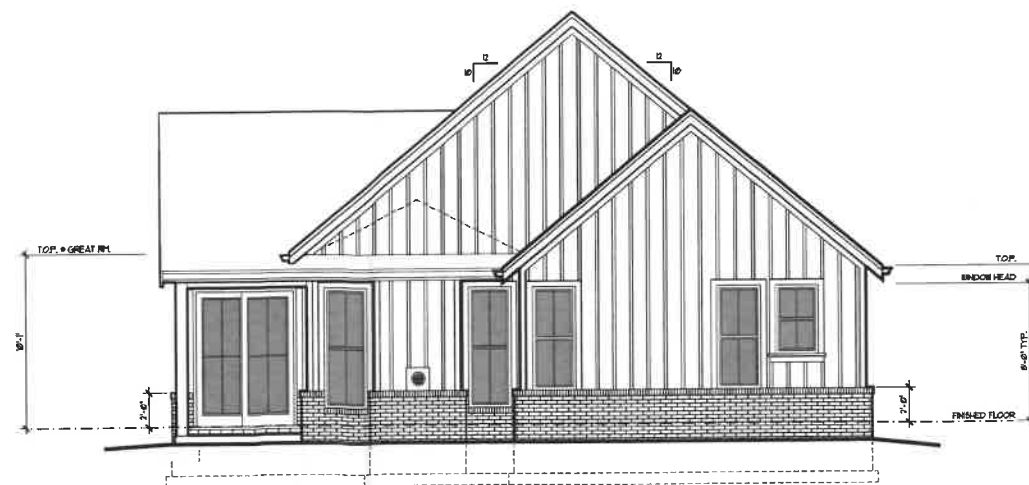
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

<p>Lifestyle DESIGN SERVICE</p>	NAME BARON
	PROJECT NUMBER 2024-577

Important:

Contractor/Builder shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Design Service for notification and/or corrections before proceeding with work. Contractor/Builder shall assume responsibility for all events that are not reported. (DMM 2100-1.15)

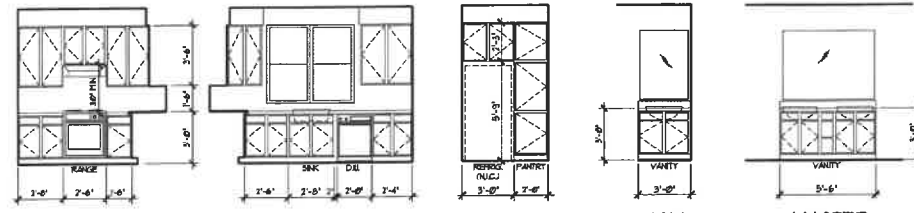


REAR ELEVATION

SCALE: 1/4" = 1'-0"

MAIN FLOOR	196 SQ. FT.
TOTAL AREA	196 SQ. FT.
GARAGE AREA	+ 296 SQ. FT.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WATERPROOFING.



**KITCHEN
CABINET ELEVATIONS**
SCALE: 1/4" = 1'-0"

	NAME BARON
	PROJECT NUMBER 2024-577

Important:

Contractor Builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Design Service for verification and/or corrections before proceeding with work. Contractor Builders shall assume responsibility for all errors that are not reported (9888, 2600-1110)

LEGEND

- ☐ RECESSED LIGHT
- ☐ RECESSED DIRECTIONAL LIGHT FIXTURE
- ☐ HALL-MOUNT LIGHT
- ☐ SURFACE-MOUNT LIGHT
- ☐ FLOOD LIGHT
- ☐ SURFACE MOUNTED FLUORESCENT
- ☐ RECESSED EXHAUST FAN VENTED TO THE EXTERIOR
- ☐ CEILING FAN
- ☐ DUPLEX OUTLET
- ☐ CEILING MOUNTED DUPLEX OUTLET
- ☐ DRY OUTLET
- ☐ FLOOR MOUNTED OUTLET (VERIFY LOC.)
- ☐ TELEPHONE OUTLET
- ☐ DATA OUTLET
- ☐ TELEVISION OUTLET
- ☐ SPEAKER LOCATION
- ☐ SMOKE / CO DETECTOR (SEE GENERAL NOTES FOR OTHER SPEC.)
- BEARING POINT LOCATION (PROVIDE SOLID BEARS MIN. OF HEMLOCK BATHING)
- ☐ POINT LOAD FROM ABOVE
- ☐ 4 x 4 POST FROM ROOF HP, VALLEY OR RIDGE DOWN TO BEARING POINT ON WALL BELOW (MAX. OF 48" FROM VERT.)
- ☐ BEARING WALL SUPPORTING STRUCTURE ABOVE
- ☐ 4 x 8 OR 4 x 10 BEARING WALL INT. DOOR & OPENING TO FINISH TO SUPPORT EA END (MAX.)
- ☐ CROPPED STRUCT. MEMBER BEARING 9 WALL

ENERGY ENVELOPE KEY

▨	WALL, FLOOR & INSL.
▨	FOUNDATION WALL
▨	(SEE SHEET 10 FOR INSULATION VALUES)

CO. DET. LOCATION
CARBON MONOXIDE ALARMS SHALL BE LOCATED IN EA. BEDROOM OR WITHIN 5 FEET OUTSIDE OF EA. BEDROOM DOOR AT EVERY FLOOR LEVEL IF BEDROOMS (SEE SHEET 10 FOR ADD'L INFO)

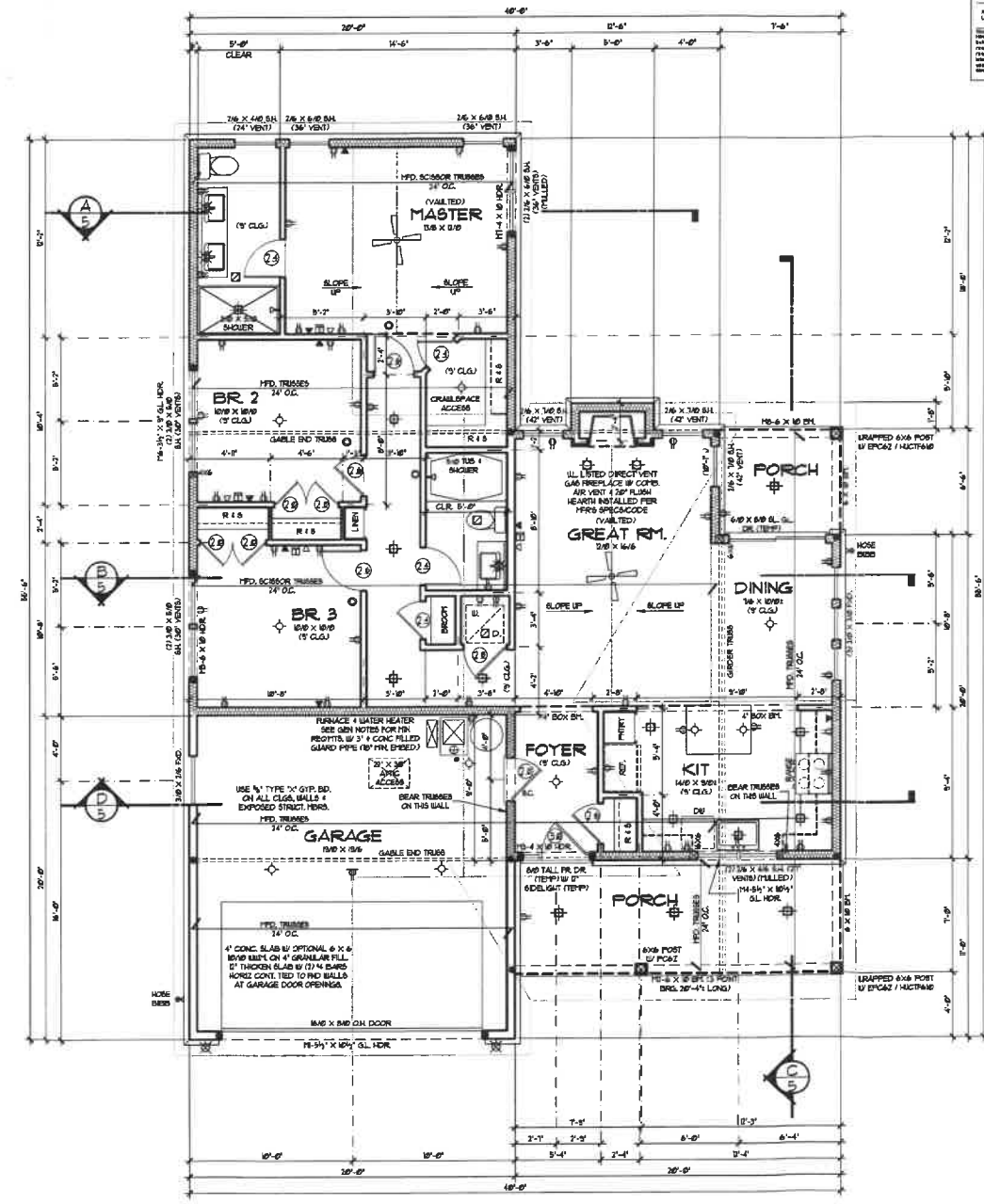
TBS
Maxwood
COLLECTION
LICENSE NUMBER 000015

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PROJECT NUMBER: 2024-577
DATE: 12/15/2024
SCALE: 1/4" = 1'-0"

AND THEIR ENGINEERING, ARCHITECT, AND OTHER PROFESSIONAL SERVICES SHALL BE FULLY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

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MAIN FLOOR	108 SQ. FT.
TOTAL AREA	108 SQ. FT.
GARAGE AREA	396 SQ. FT.

MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

IF LATERAL ENGINEERING IS REQUIRED, REFER TO FOUNDING ENGINEERS FOR FURTHER INFORMATION.



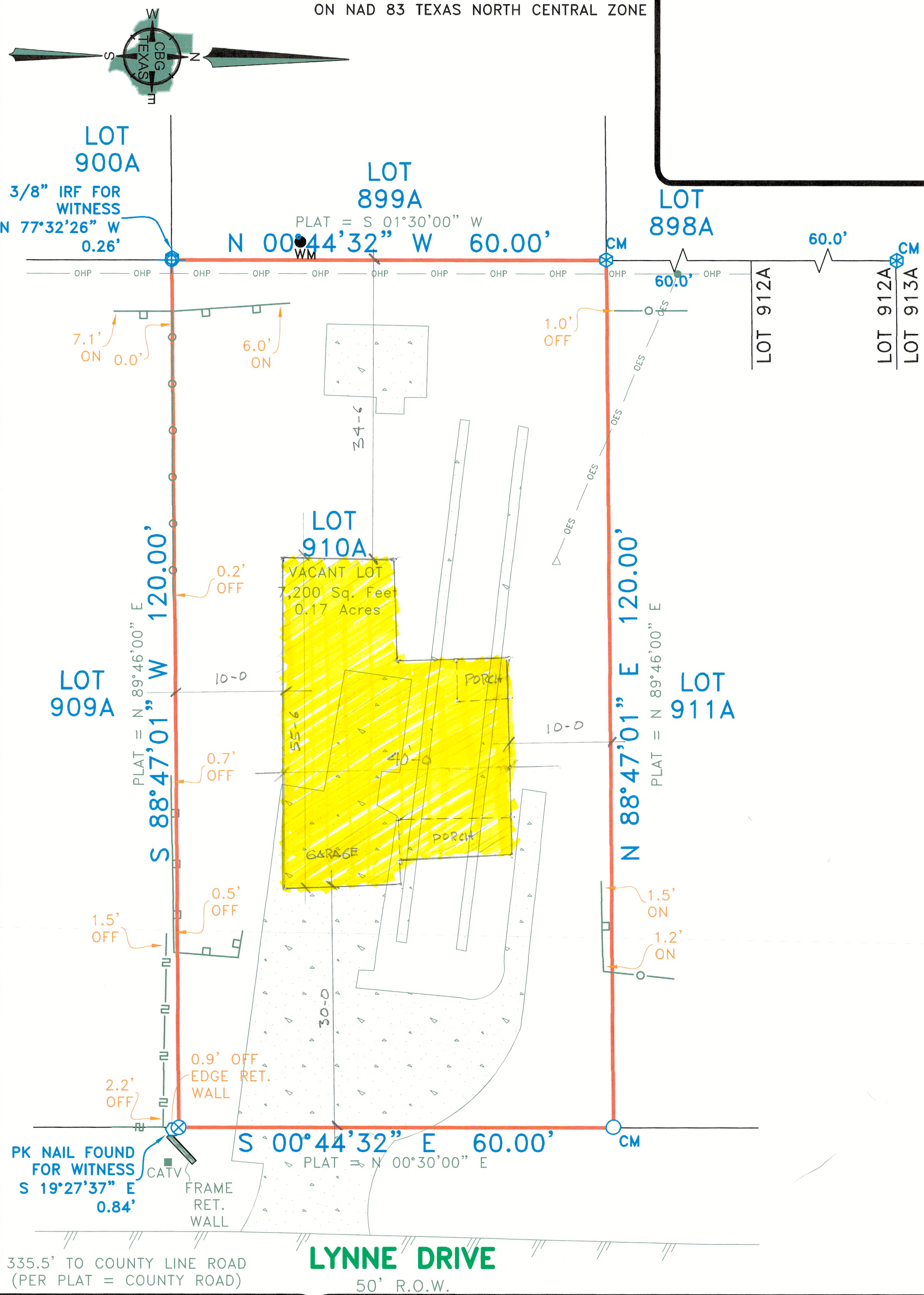
178 Lynne Drive

Lot 910A, in ROCKWALL LAKE PROPERTIES NO. 2, an Addition to the County of Rockwall, Texas, according to the recorded map thereof recorded in Volume 1, Pages 79 and 80, Map Records of Rockwall County, Texas.

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- PK NAIL FOUND
- ⊗ "X" FOUND/SET
- ⊗ 3/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- TELE TELEPHONE PEDESTAL
- BL BUILDING LINE
- AE AERIAL EASEMENT
- SSE SANITARY SEWER EASEMENT
- GM GAS METER
- WM WATER METER
- LP LIGHT POLE
- UE UTILITY EASEMENT
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IRON FENCE
- × BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- /// PIPE FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- BRICK
- STONE
- WOOD DECK

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE



EXCEPTIONS:

NOTE: This survey is made in conjunction with the information provided by the client. CBG Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by the client. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Accepted by: _____
 Date: _____
 Purchaser
 Purchaser

Drawn By: SG
 Scale: 1" = 20'
 Date: 09/13/24
 GF No.: _____
 Job No. 2414765



419 Century Plaza Dr., Ste. 210
 Houston, TX 77073
 P 214.349.9485
 F 214.349.2216
 Firm No. 10194280
 www.cbgtxl.com





CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
121 Lynne Drive	Vacant	N/A	N/A	N/A	N/A
143 Lynne Drive	Modular Home	2019	1,952	N/A	Siding
144 Lynne Drive	Modular Home	1980	1,788	740	Siding
157 Lynne Drive	Modular Home	1980	1,024	N/A	Siding
164 Lynne Drive	Single-Family Home	2004	3,186	N/A	Brick and Stone
167 Lynne Drive	Single-Family Home	2017	1,700	192	Brick and Stone
178 Lynne Drive	Modular Home	1974	1,976	312	Siding
179 Lynne Drive	Vacant	N/A	N/A	100	N/A
187 Lynne Drive	Modular Home	1980	1,064	400	Siding
192 Lynne Drive	Modular Home	1982	1,064	320	Siding
	AVERAGES:	1992	1,719	344	



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



121 Lynne Drive



143 Lynne Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



144 Lynne Drive



157 Lynne Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



164 Lynne Drive



167 Lynne Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



178 Lynne Drive



179 Lynne Drive



CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2024-064

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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



187 Lynne Drive



192 Lynne Drive

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [ORDINANCE NO. 16-01] AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 910-A0 OF THE ROCKWALL LAKE ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Inocencio Barron on behalf of Ariel Palacios for the approval of a *Specific Use Permit (SUP) for Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The subject property shall be replatted prior to the issuance of a Building Permit.
- 4) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3rd DAY OF FEBRUARY, 2025.**

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: January 21, 2025

2nd Reading: February 3, 2025

**Exhibit 'A':
Location Map**

Address: 178 Lynne Drive

Legal Description: Lot 910-A of the Rockwall Lake Estates #2 Addition

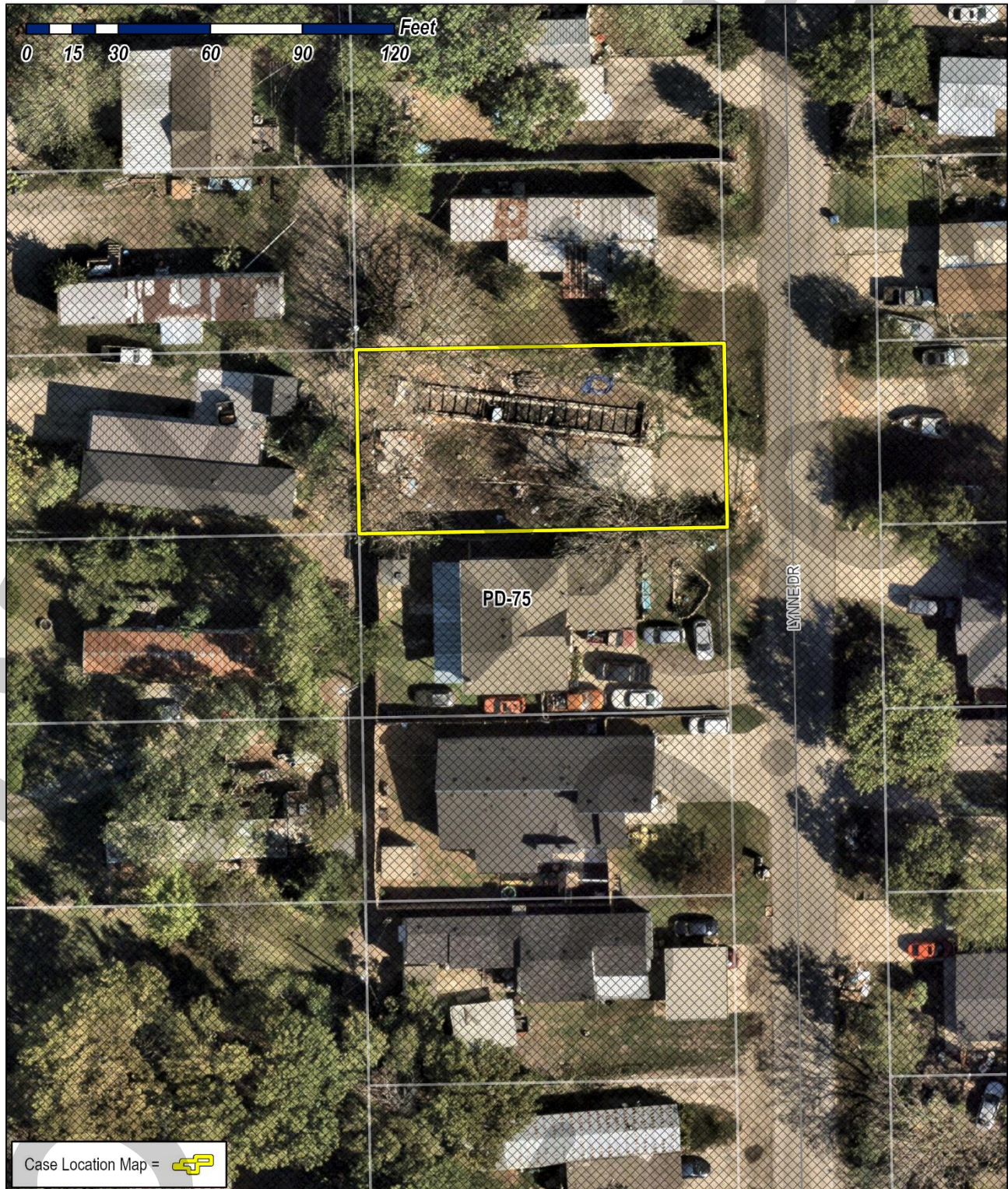


Exhibit 'B':
Residential Plot Plan

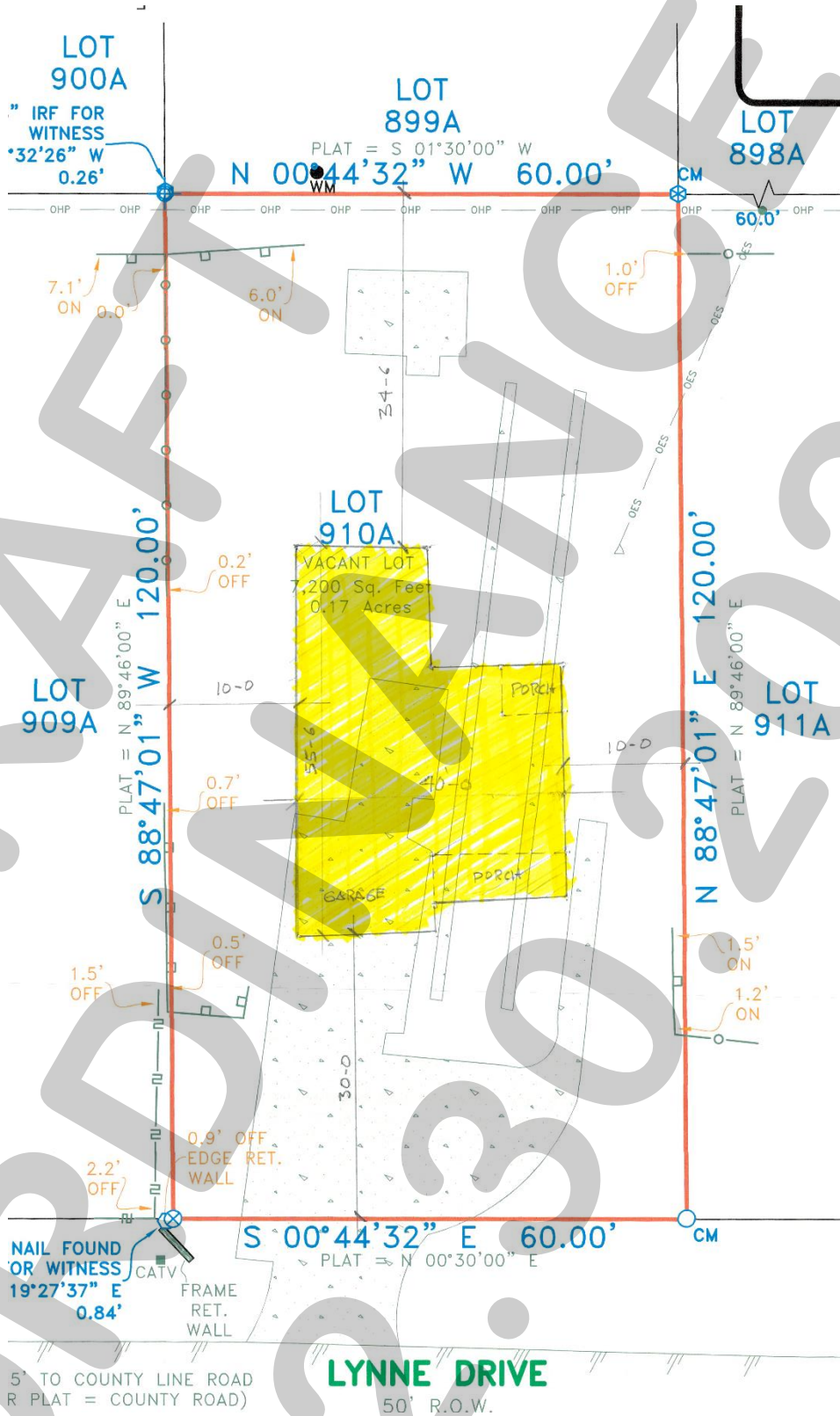
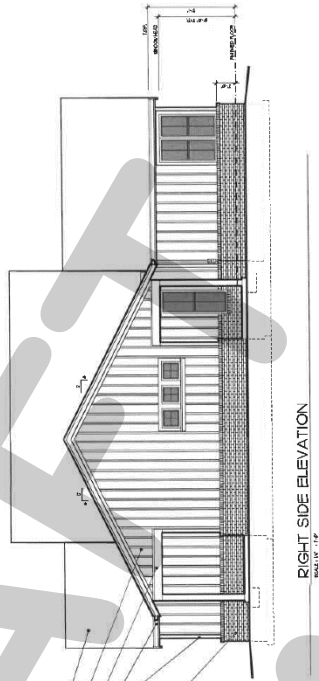


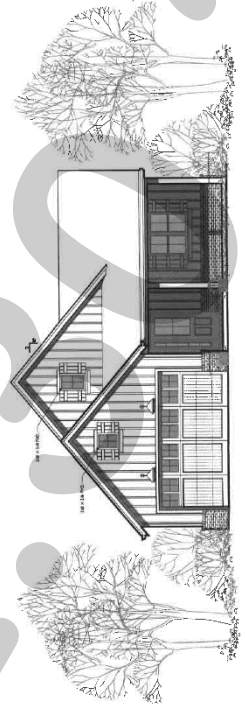
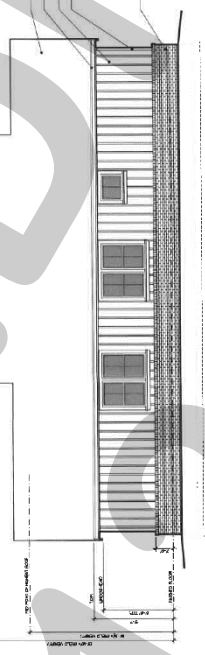
Exhibit 'C':
Building Elevations



- 1. 1/2" x 4" BRICK CHIMNEY
- 2. 1/2" x 4" BRICK CHIMNEY
- 3. 1/2" x 4" BRICK CHIMNEY
- 4. 1/2" x 4" BRICK CHIMNEY
- 5. 1/2" x 4" BRICK CHIMNEY
- 6. 1/2" x 4" BRICK CHIMNEY
- 7. 1/2" x 4" BRICK CHIMNEY
- 8. 1/2" x 4" BRICK CHIMNEY
- 9. 1/2" x 4" BRICK CHIMNEY
- 10. 1/2" x 4" BRICK CHIMNEY

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THESE ELEVATIONS.
3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE CITY OF ROCKWALL.

Important:
Contractor shall verify all dimensions and materials with the City of Rockwall before construction begins. All materials and finishes shall be approved by the City of Rockwall.



PROJECT COMMENTS



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

DATE: 12/20/2024

PROJECT NUMBER: P2024-042
PROJECT NAME: Preliminary Plat for Southside Hills
SITE ADDRESS/LOCATIONS: 5555 S FM 549

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/18/2024	Needs Review

12/18/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Preliminary Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, and located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549.

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 (P2024-042) in the lower right-hand corner of all pages on future submittals.

M.4 Please provide a treescape plan. The landscape plans are not ready for review. They will be reviewed at the time of PD Site Plan, when the Engineering Plans are at 80%. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 The lot mix does not match what was approved with the zoning: (1) there are 36 Type A lots and there must be 43, (2) there are 27 Type B lots and there must be 26, (3) lot Types A-D account for 45.57% of the total lots and they should account for 46.60%, (4) lot Type E accounts for 50.78% and should account for 53.65%. In addition, there are 14 lots that violate the zoning ordinance (i.e. Lots 10-11, Block M; Lots 11-19, Block J; Lots 13, 24-25, Block I) and numerous lots that vary from the approved concept plan in the zoning ordinance. Please see the mark-up for the lot type breakdown. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please remove the X from the lot callouts for the open space lots. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please delineate and label the City Limits on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide street names to allow our GIS Department to verify the names. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please indicate the zoning and land use information (i.e. Planned Development District 99 (PD-99); Single-Family 10 (SF-10) District and Commercial (C) District). (Section 38-

7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please indicate the water and sewer sources. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide the Owner's Certificate, General Notes, and Signature Block detailed in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.12 The projected meeting dates for this case are as follows:

- Planning and Zoning Work Session: December 30, 2024
- Park Board meeting: January 7, 2025
- Planning and Zoning Public Hearing: January 14, 2025
- City Council: December 16, 2025

I.13 Please note that once the Preliminary Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

- 12/18/2024: 1. This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.
2. No curve data in table on sheet 4
 3. Add the 20' build line to the amenity center area too.
 4. The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)
 5. An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.
 6. Show easements for utilities on HOA lots.
 7. This existing pond and these two lots drain south through the corner of the property. This off-site drainage will need to be captured and routed in order to maintain existing flow patterns.
 8. 20' open space needed for utility crossing.
 9. 57.5
 10. Is this an easement for a utility line? Utility easements may not cross through or between residential properties. Must be within a HOA maintained lot.
 11. Detention calculations will be reviewed with the Civil Engineering plans. Not reviewed at this time.
 12. Need to show the water line being installed along John King or label "Approx. 5,500 lf of 12" to be installed along John King and SH 205"
 13. Utilities will need to be in a HOA open space lot.
 14. All sidewalks to be a minimum of 5' in width

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.

- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

Streets/Paving:

- All streets must be names prior to engineering submittal and must be approved by City's GIS Department.
- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter construction. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Cullins Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:

- Revised infrastructure study required. Review fees apply.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water mains per City master plans. Dedicate easements except across the Lofland property then it can be 1' inside the TXDOT ROW.
- Must install a 8" and 15" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Sewer pro-rata: \$432.74/acre
- Lift station required
- Public utilities may not be installed in TXDOT right-of-way except adjacent to the Lofland property only.
- Need to pursue opting out of the RCH water district.

Drainage/Floodplain/Lakes:

- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.

- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- 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.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- WOTUS and Wetland determination required

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Needs Review

12/18/2024: All key lots need to be looked at with different Build Lines and where the fences will be allowed

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved w/ Comments

12/18/2024: To accommodate fire apparatus access, all cul-de-sacs shall have a 48-foot minimum radius/96-foot diameter.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved w/ Comments

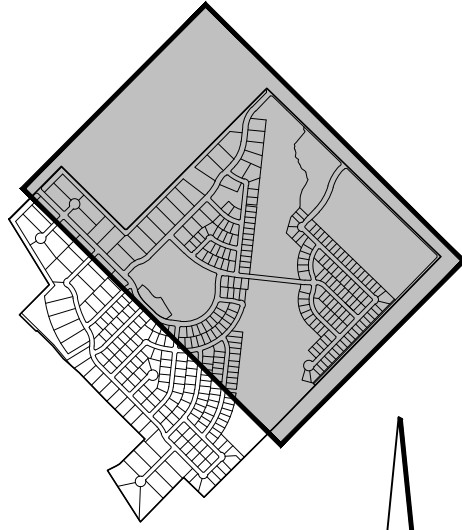
12/16/2024: Please submit cad (.dwg) file, street name list, and closure report so site addressing can begin. Email to lsingleton@rockwall.com or the Planning Dept.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/19/2024	Approved w/ Comments

12/19/2024: See comments on Master Plat



KEY MAP

This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.

No curve data in table on sheet 4

An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.

The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)

Add the 20' build line to the amenity center area too.

MATCH LINE - SHEET 2 OF 4

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 1 OF 4

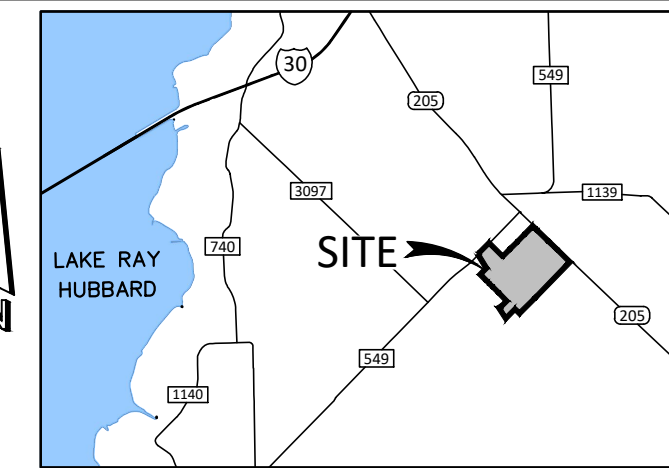
- General Items:**
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 - The property must be platted.
 - Tree mitigation will be required when removing existing trees on the property.
 - Additional comments may be provided at time of Site Plan.
 - Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
 - Need approval from NTMWD for any construction in their existing easement.
 - Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

- Streets/Paving:**
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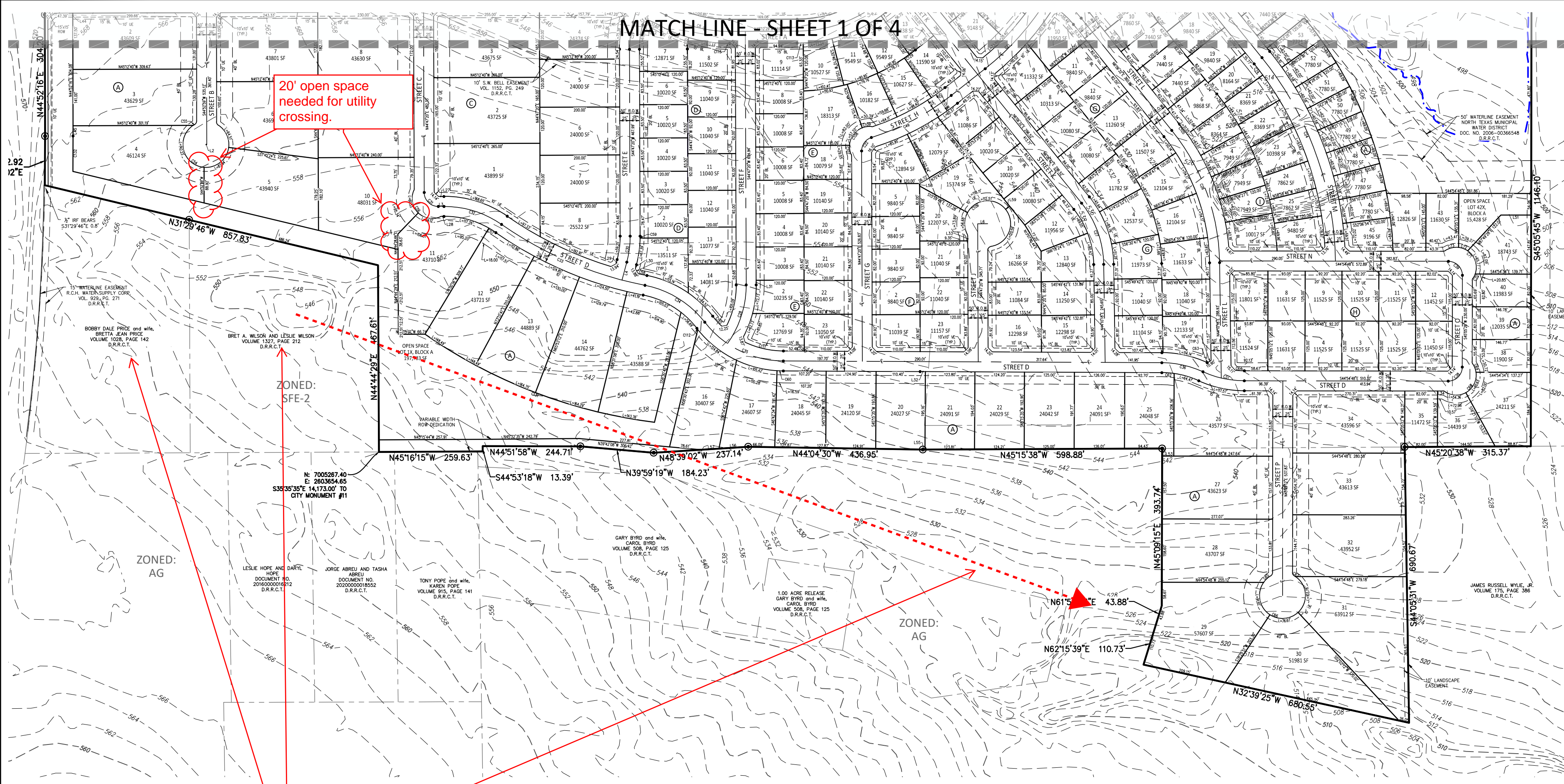
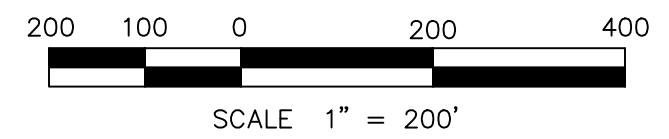
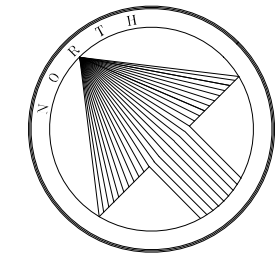
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- Landscaping:**
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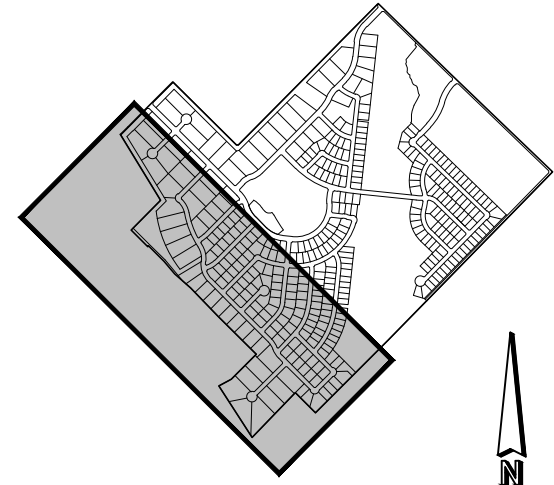
VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - SE Sidewalk Easement
 - D.R.R.C.T. = Deed Records of Rockwall County, Texas
 - P.R.R.C.T. = Plat Records of Rockwall County, Texas



This existing pond and these two lots drain south through the corner of the property. This off-site drainage will need to be captured and routed in order to maintain existing flow patterns.

Show easements for utilities on HOA lots.



KEY MAP

- GENERAL NOTES:**
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 - THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 1. WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
 2. WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
 3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
 4. DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

**PRELIMINARY PLAT
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
 LOTS 1-14, BLOCK Q;
 262.94 ACRES OR 11,453,704.24 SF
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2024-XXX
 December 11, 2024
 SHEET 2 OF 4

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE



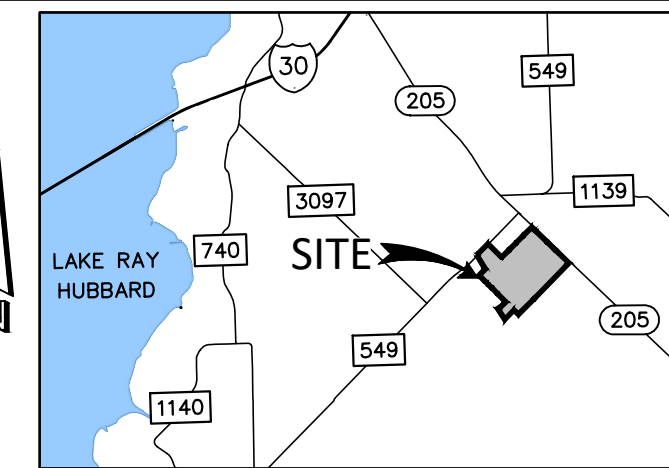
Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

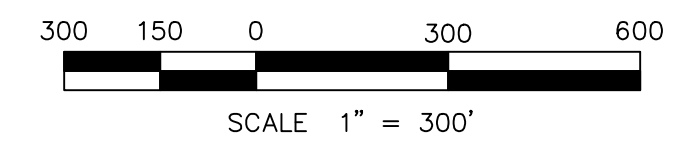
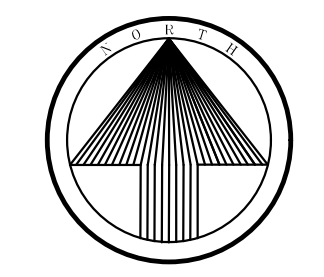
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128</					



VICINITY MAP
N.T.S.

LEGEND

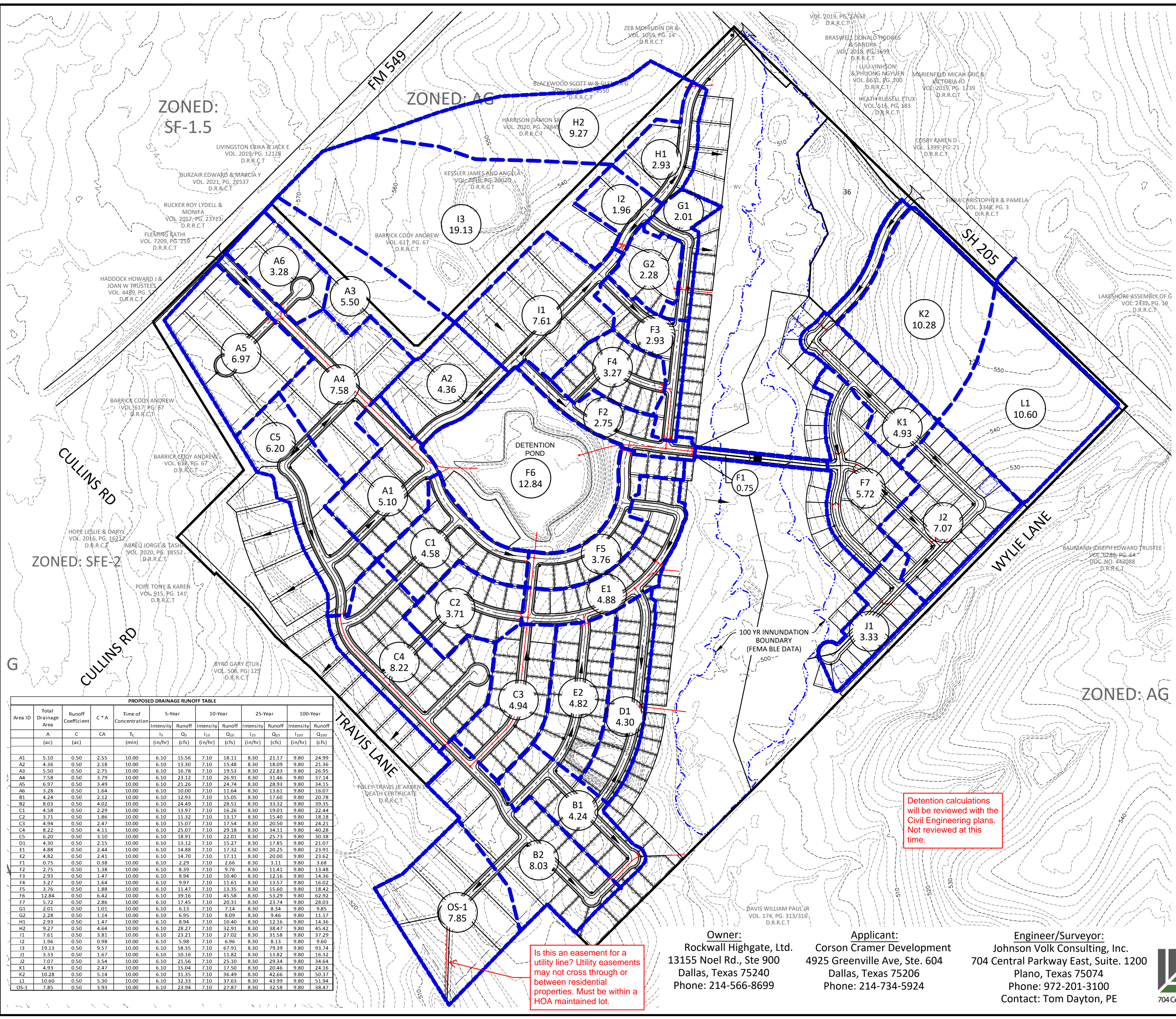
- C-1 22.64 AC: DRAINAGE AREA DESIGNATION, DRAINAGE AREA SIZE (AC.)
- Blue dashed line: PROPOSED DRAINAGE AREA DIVIDE
- Black arrow: DIRECTION OF FLOW
- Red line with T-junction: STORM DRAIN LINE & INLET
- Grey dashed line: EXISTING CONTOUR



**PRELIMINARY DRAINAGE PLAN
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
 LOTS 1-14, BLOCK Q;
 262.94 ACRES OR 11,453,704.24 SF
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2024-XXX

December 6, 2024



PROPOSED DRAINAGE RUNOFF TABLE

Area ID	Total Drainage Area (ac)	Runoff Coefficient	C*A	Time of Concentration (min)	5-Year		10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.74	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.02	8.30	25.73	9.80	30.49
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.46
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.63
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.94	7.10	17.50	8.30	20.41	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

Is this an easement for a utility line? Utility easements may not cross through or between residential properties. Must be within a HOA maintained lot.

Detention calculations will be reviewed with the Civil Engineering plans. Not reviewed at this time.

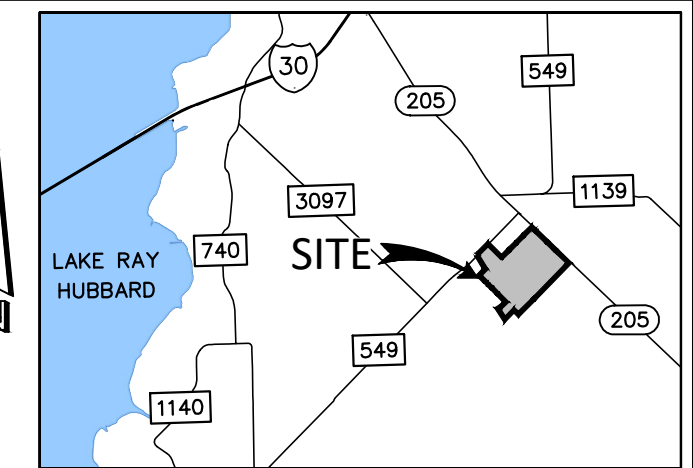
Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE

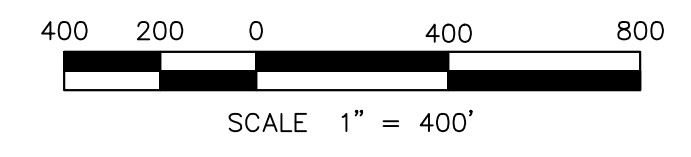
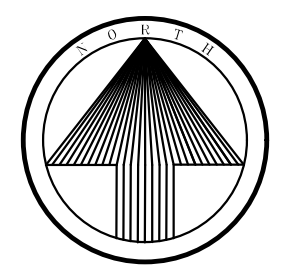
JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED FORCE MAIN
	EXISTING FORCE MAIN
	PROPOSED 12" WATER LINE
	PROPOSED 8" WATER LINE
	EXISTING WATER LINE
	WATER LINE BY OTHERS
	STORM DRAIN LINE & INLET
	EXISTING CONTOUR



PRELIMINARY UTILITY PLAN SOUTHSIDE HILLS

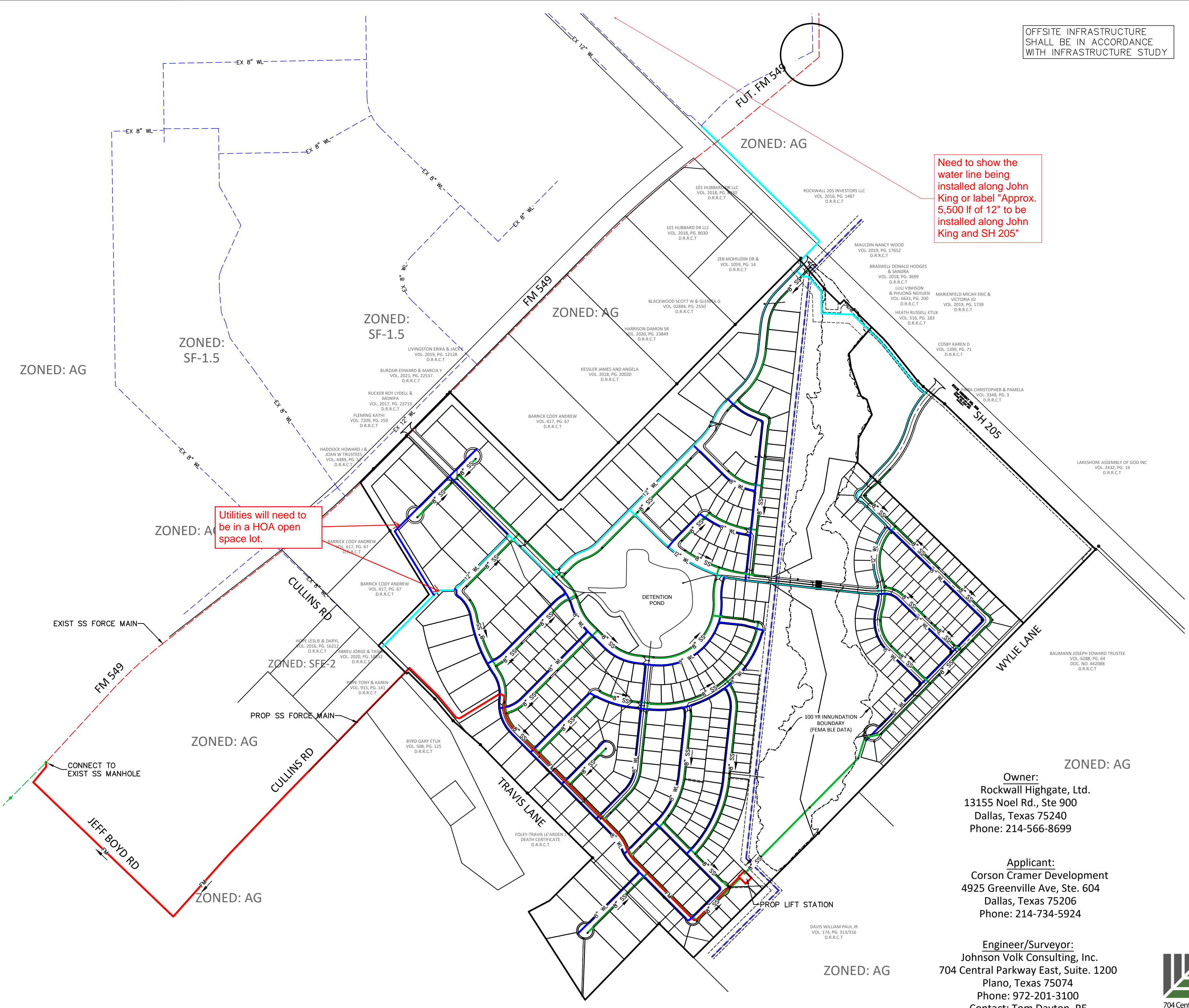
LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
 LOTS 1-14, BLOCK Q;
 262.94 ACRES OR 11,453,704.24 SF
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2024-XXX

December 6, 2024

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE



All sidewalks to be a minimum of 5' in width

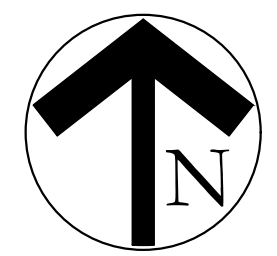
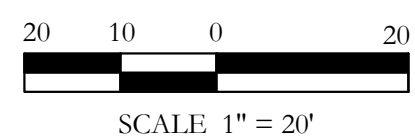
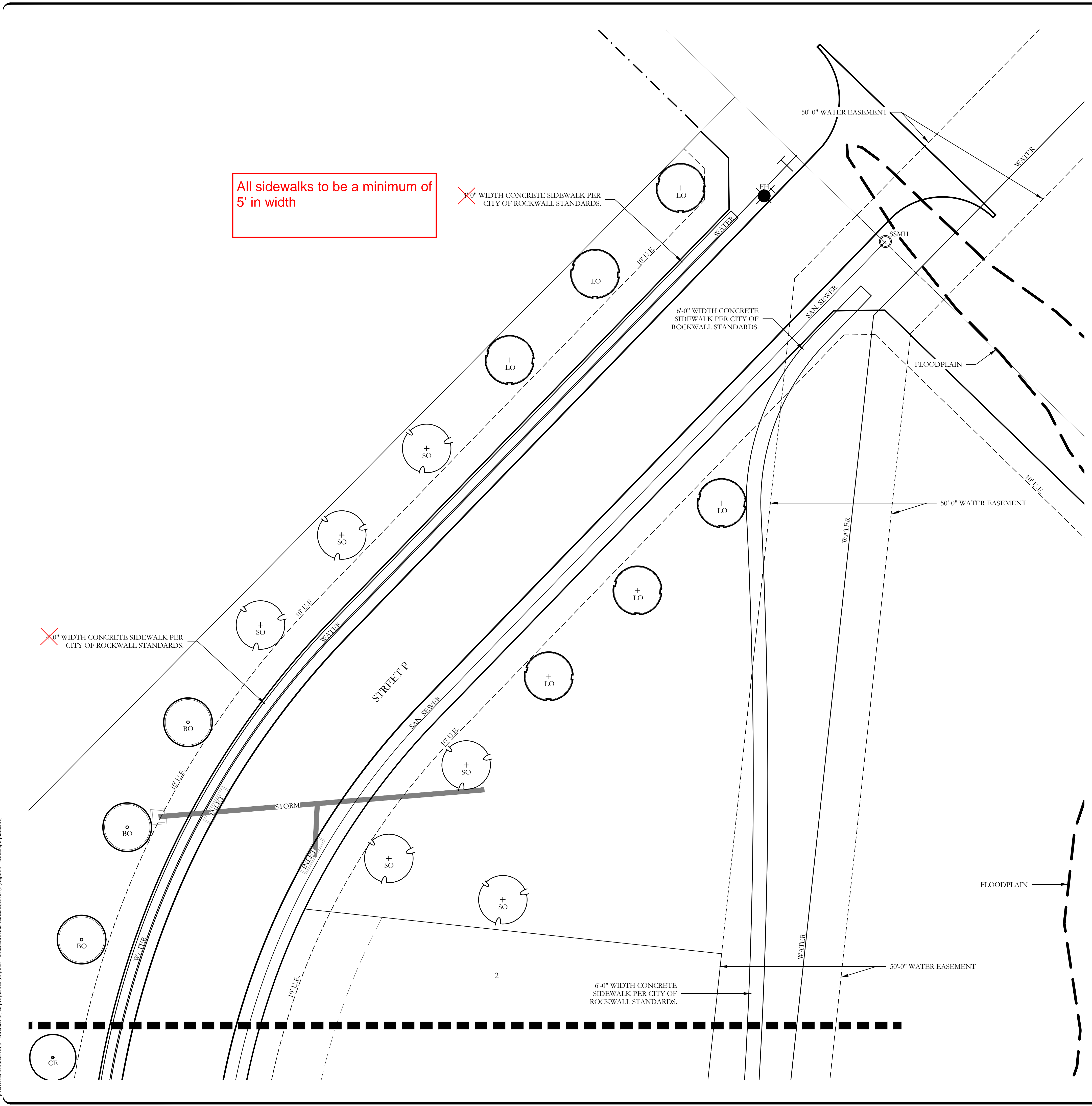
5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

5'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

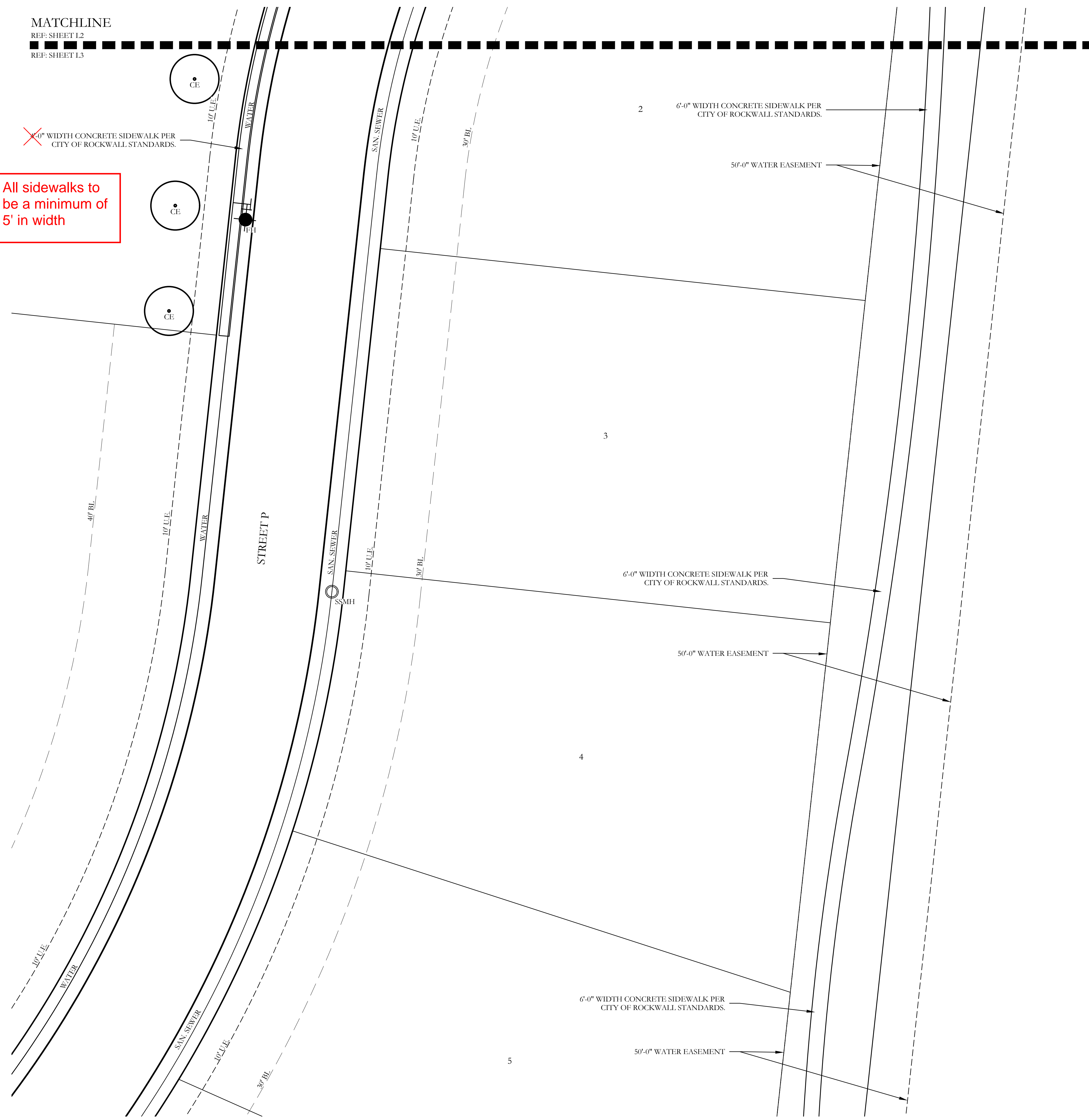


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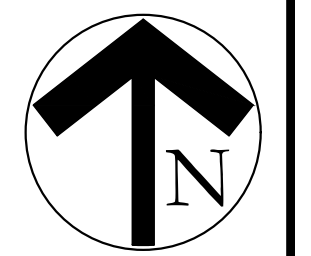
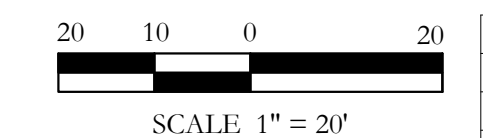
MATCHLINE
 REF: SHEET L2
 REF: SHEET L3

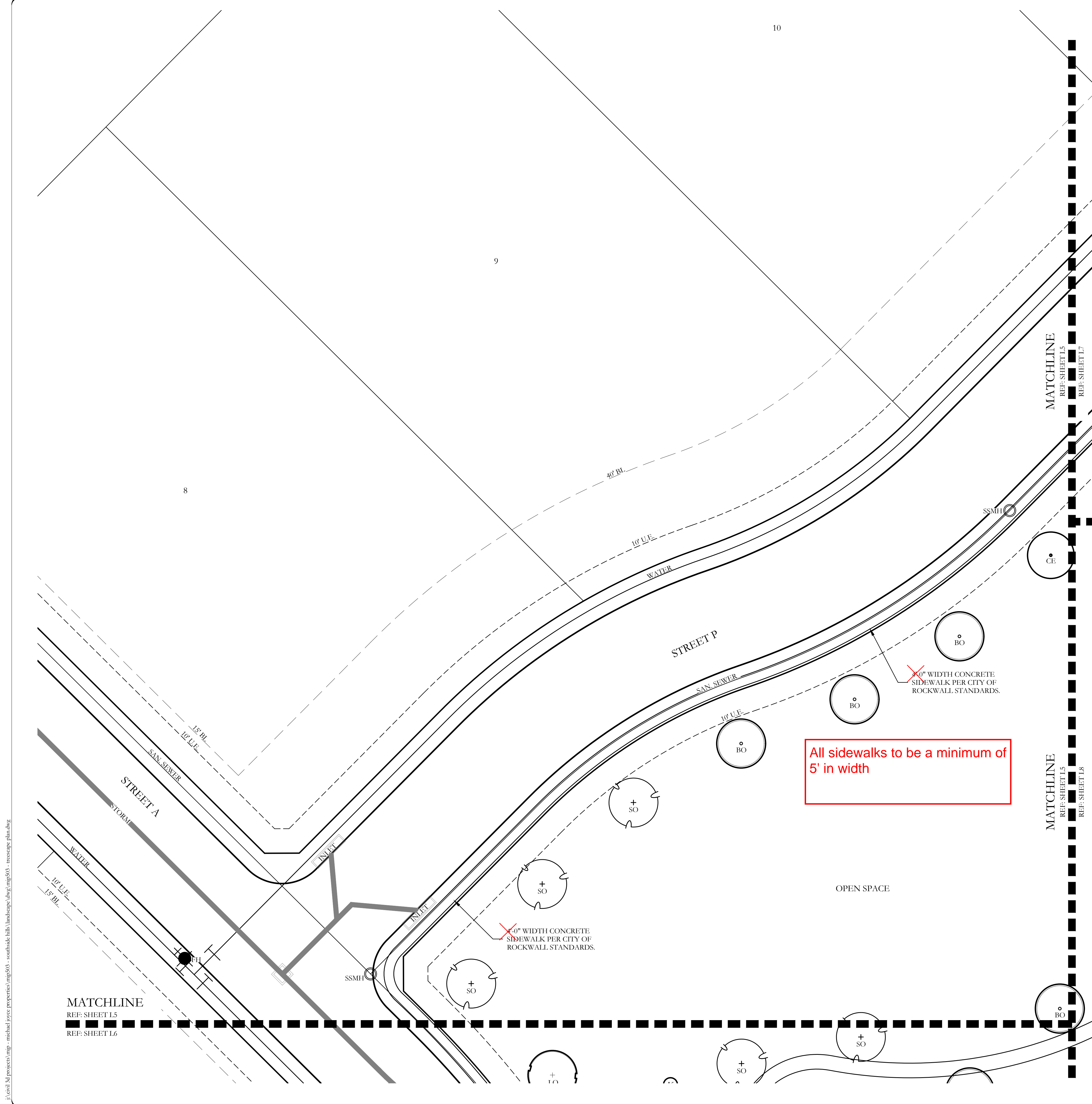
X 4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

All sidewalks to be a minimum of 5' in width



PLANT LEGEND					
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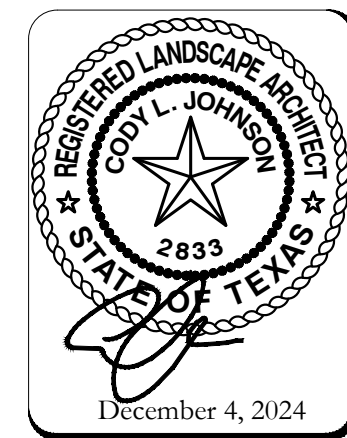
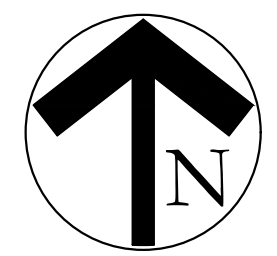
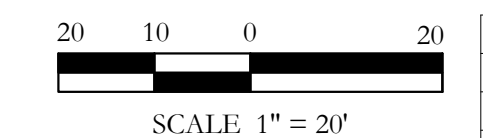




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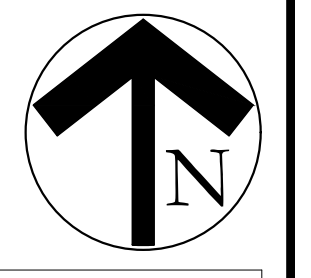
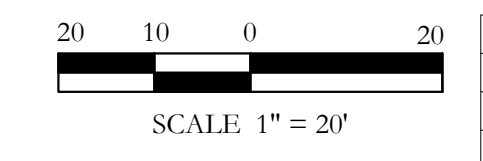
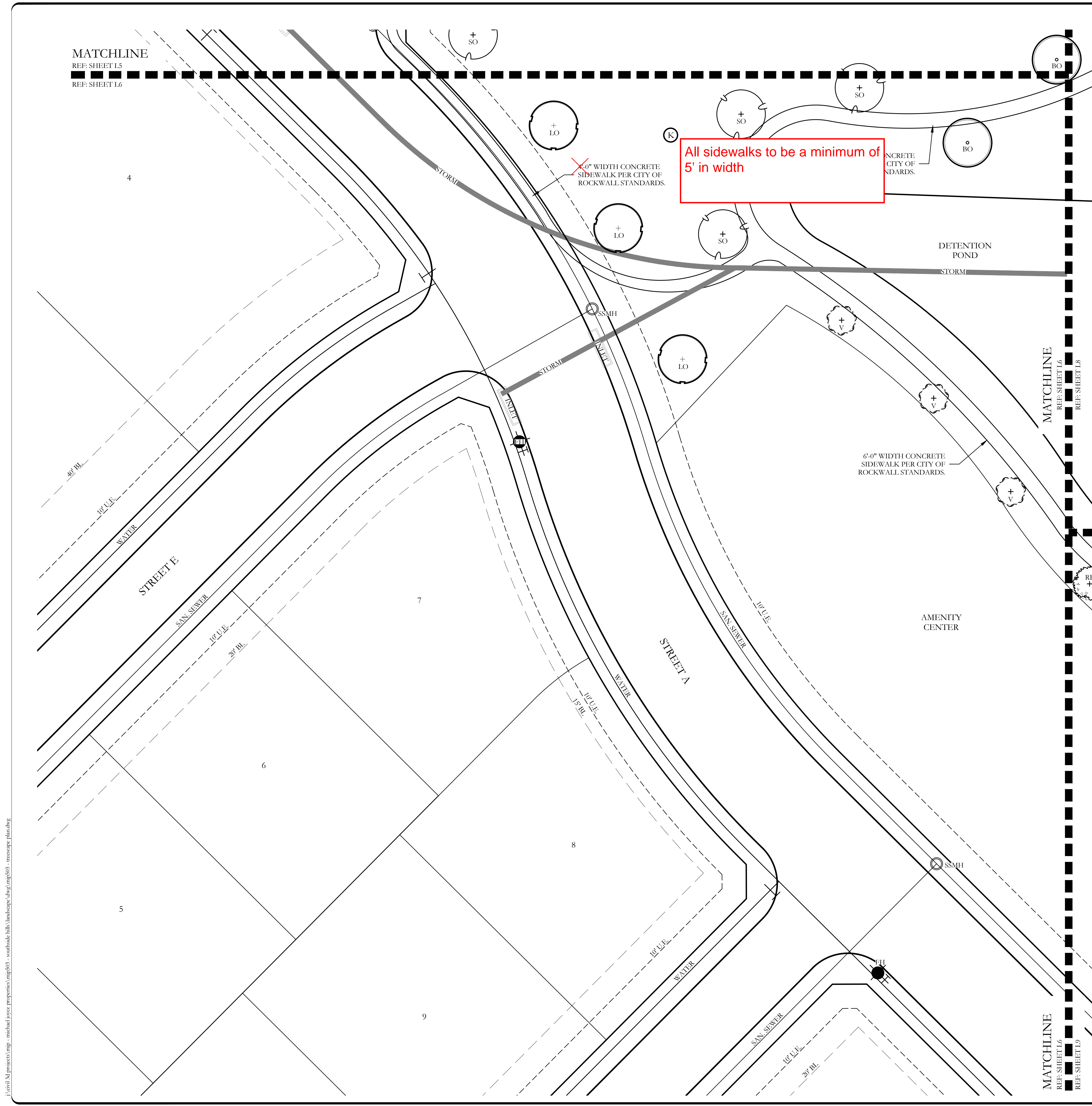
MATCHLINE
 REF: SHEET L5
 REF: SHEET L6



MATCHLINE
 REF: SHEET L5
 REF: SHEET L6

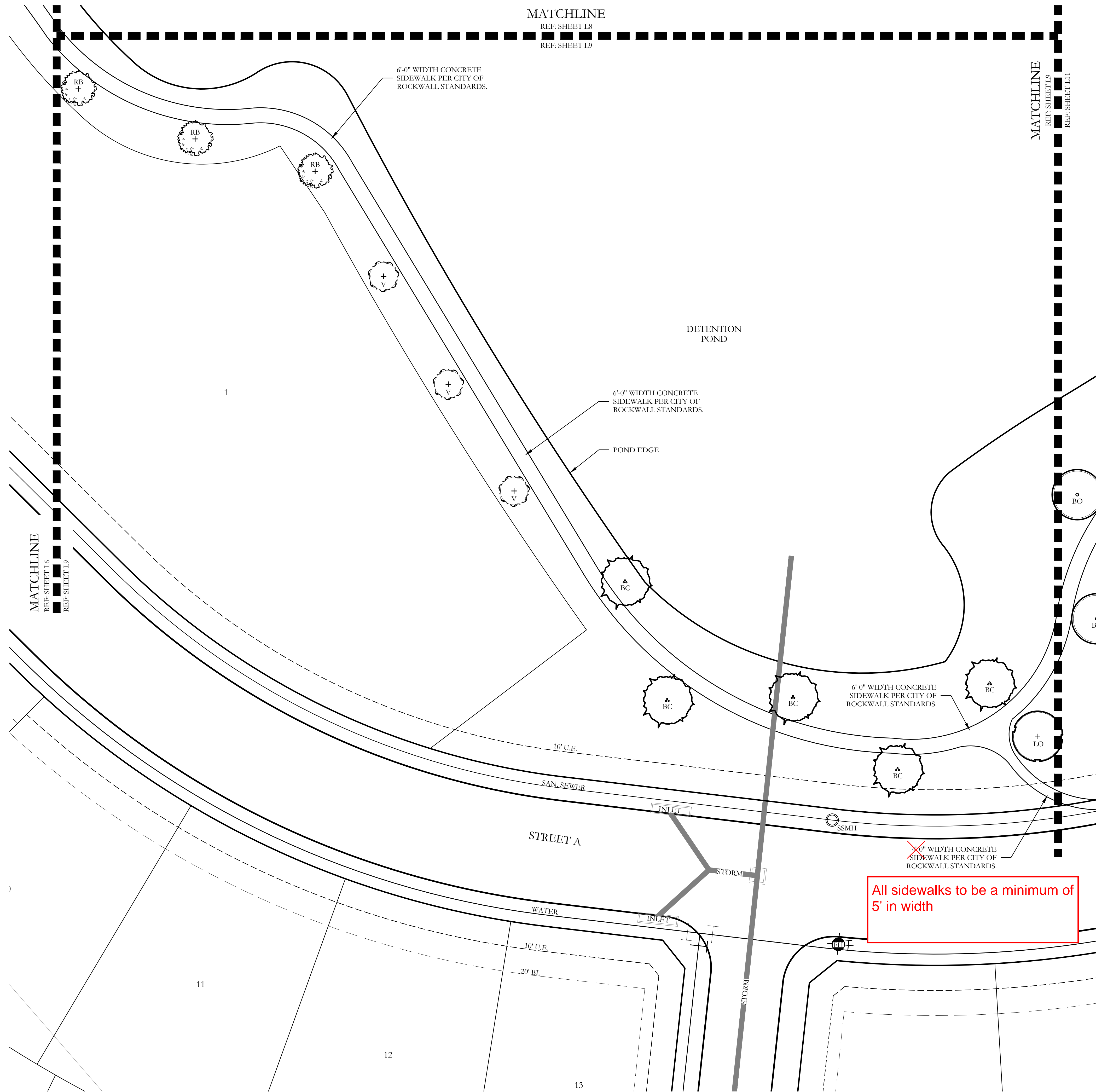
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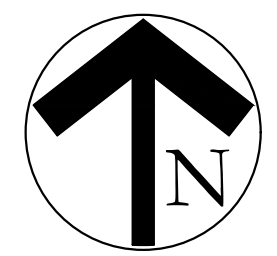
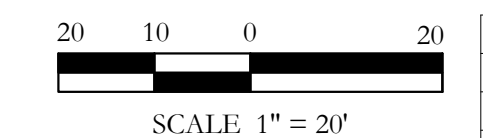
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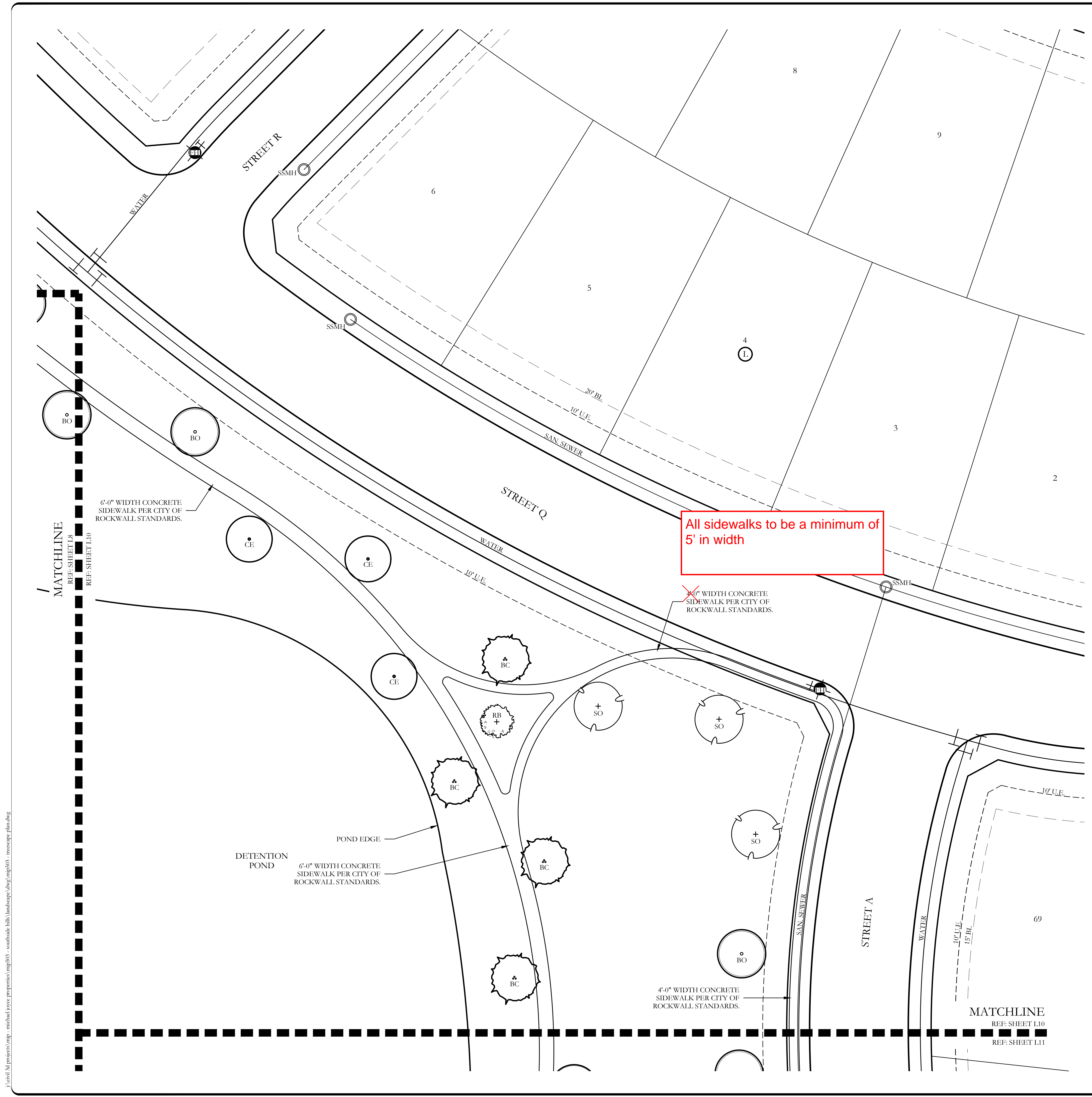
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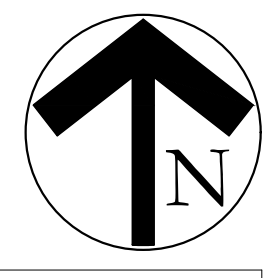
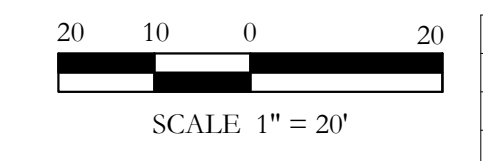
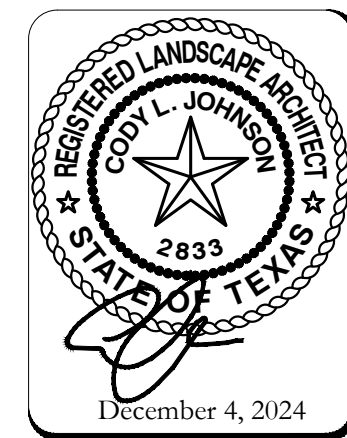
All sidewalks to be a minimum of 5' in width





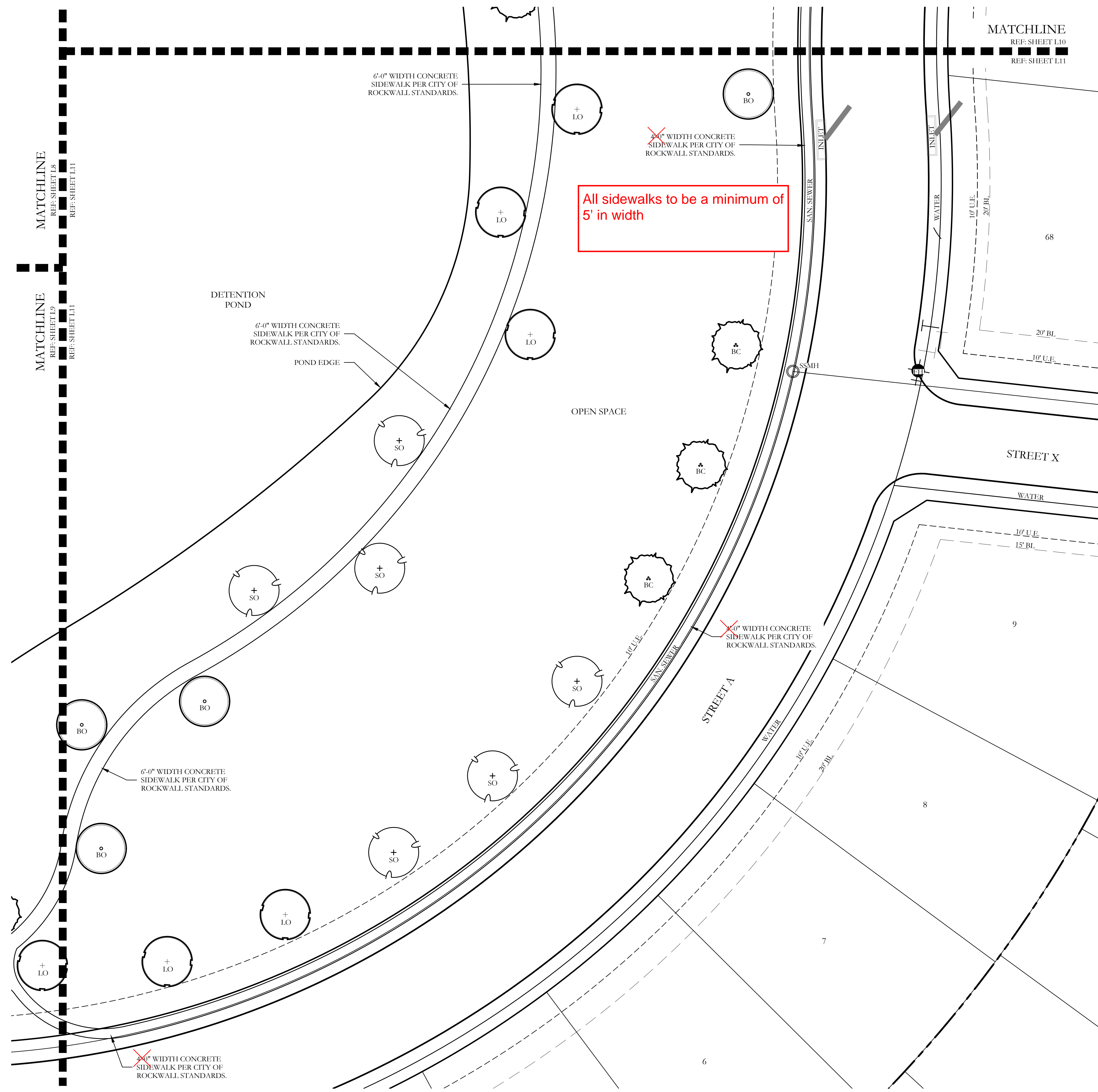
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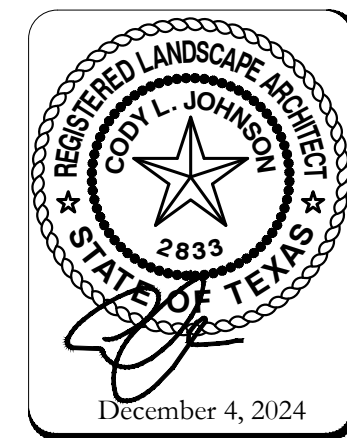
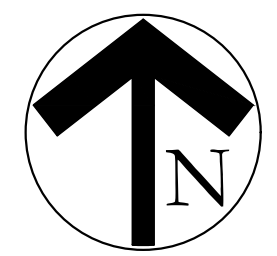
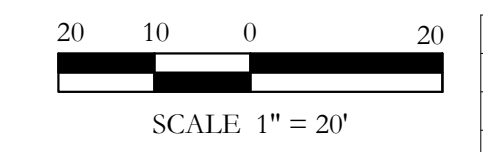


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F:\civil_3\projects\mp - michael jones\properties\mp001 - southside hills\landscape\dwg\mp03 - treescape plan.dwg



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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION West of SH 205 & South of FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING _____

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT] _____

0

LOTS [PROPOSED] _____

384 SF, 10 OS, 1 AC
2 Comm. = 397 total

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

APPLICANT

CONTACT PERSON _____

CONTACT PERSON

ADDRESS _____

ADDRESS

CITY, STATE & ZIP _____

CITY, STATE & ZIP

PHONE _____

PHONE

E-MAIL _____

E-MAIL

CCD - Rockwall, LLC
 Brian Cramer
 4925 Greenville Ave #604
 Dallas, TX 75087
 214.734.5924
 BCramer@CCDEV.TX.COM

NOTARY VERIFICATION [REQUIRED]

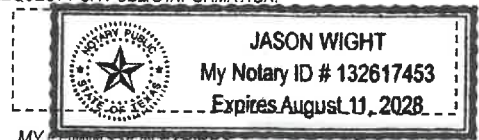
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

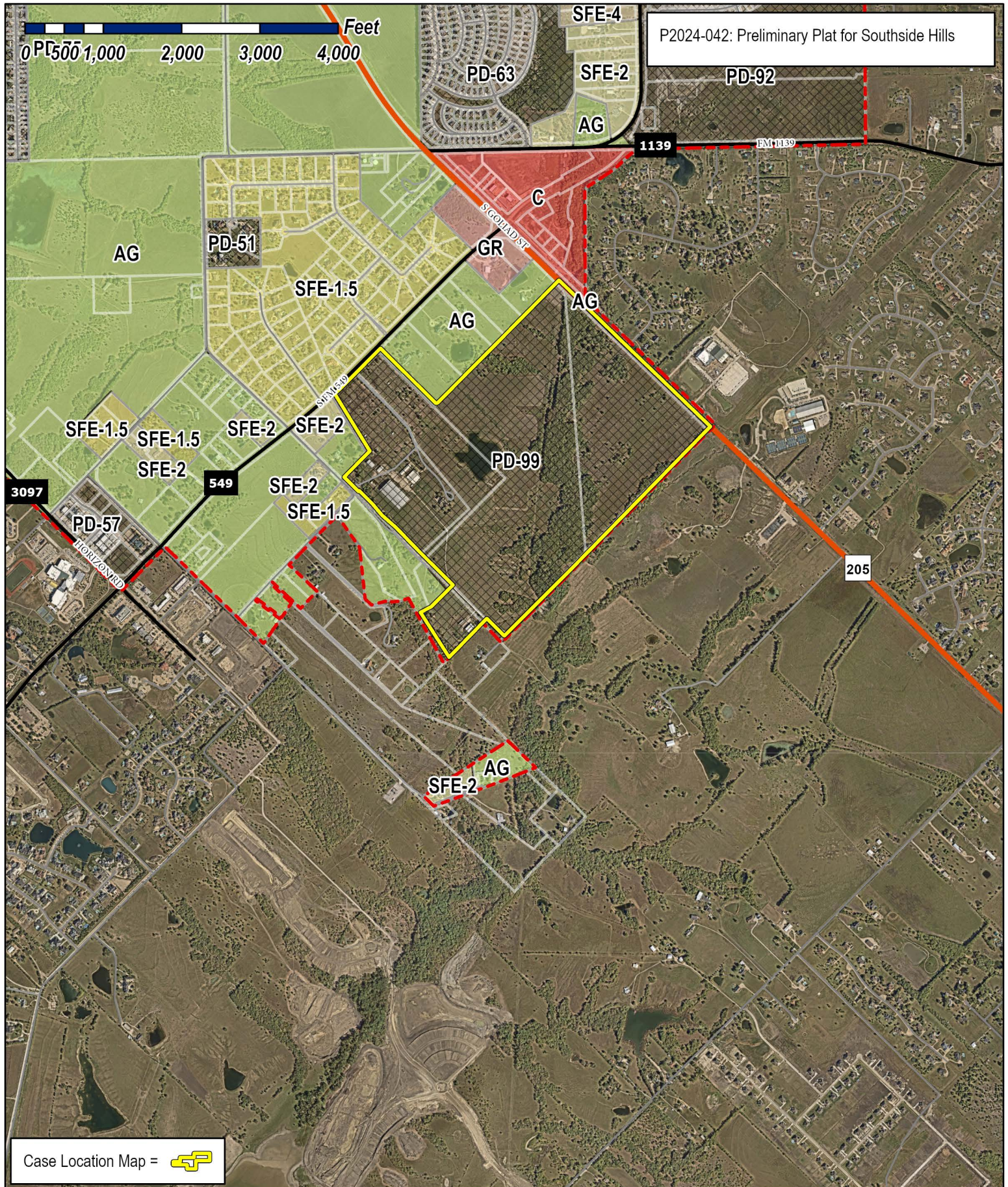
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,149.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF December, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF December, 2024.

Brian Cramer
OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2024-042: Preliminary Plat for Southside Hills

0 500 1,000 2,000 3,000 4,000 Feet

Case Location Map = 

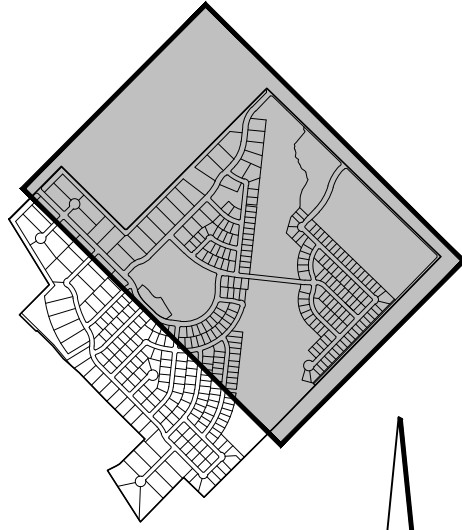


City of Rockwall

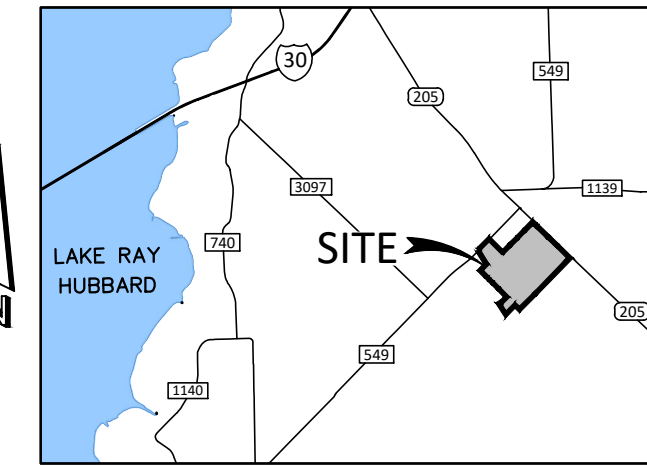
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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



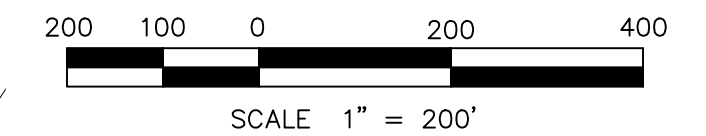
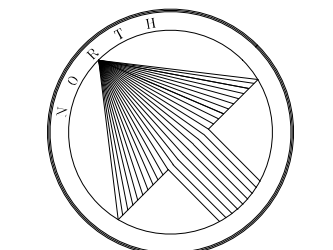


KEY MAP



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VE Visibility Easement
 SE Sidewalk Easement
- D.R.R.C.T. = Deed Records of Rockwall County, Texas
 P.R.R.C.T. = Plat Records of Rockwall County, Texas



**PRELIMINARY PLAT
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
 LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
 LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
 LOTS 1-14, BLOCK Q;
 262.94 ACRES OR 11,453,704.24 SF
 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2024-XXX

December 11, 2024
 SHEET 1 OF 4

F.M. 549

MATCH LINE - SHEET 2 OF 4

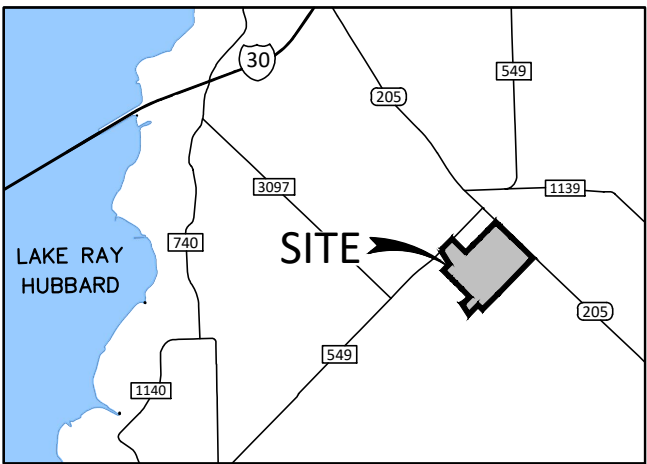
OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

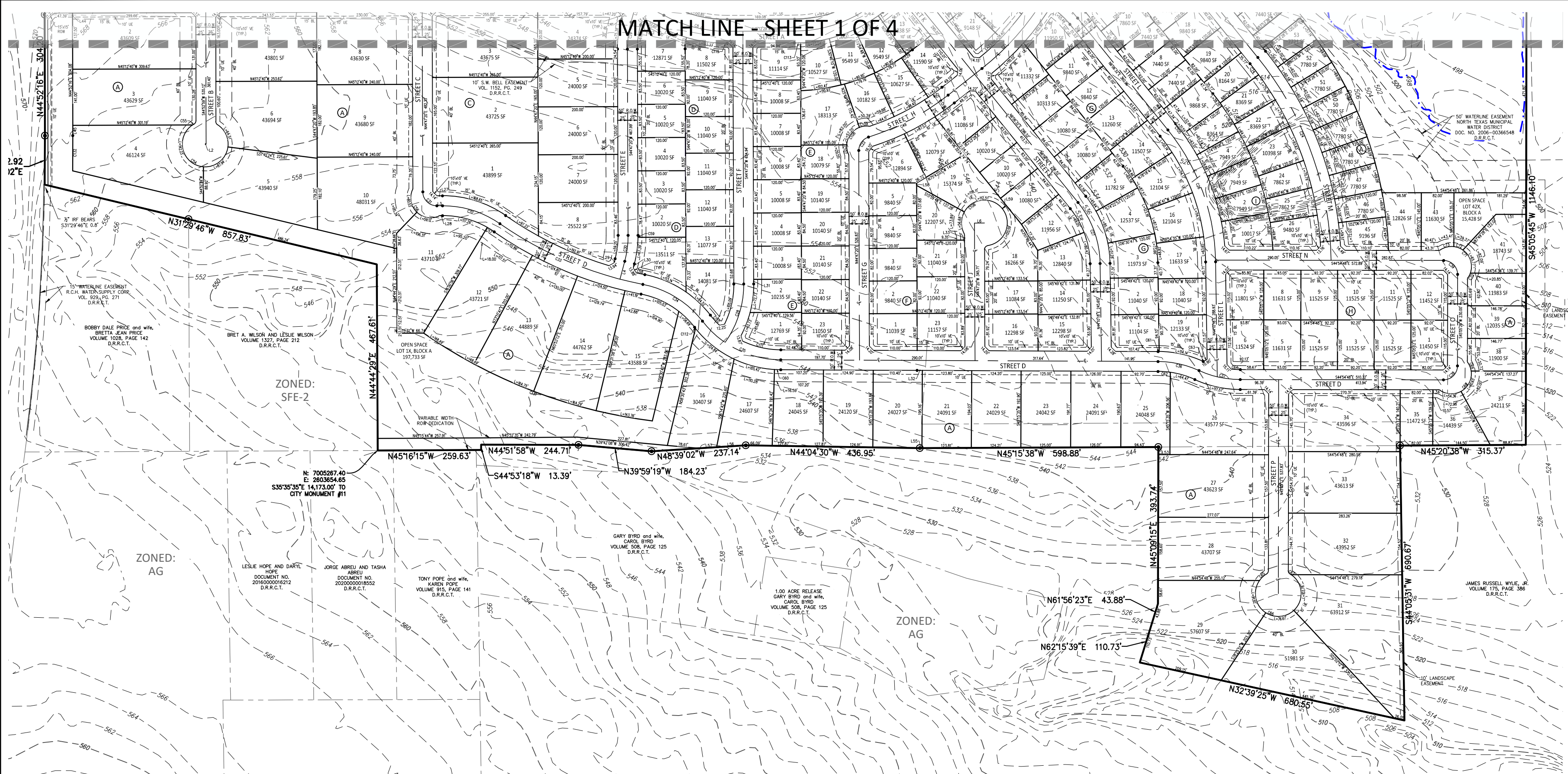
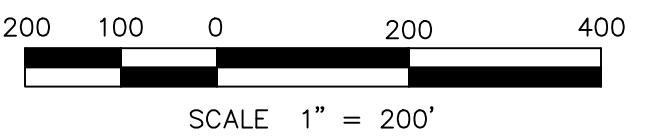
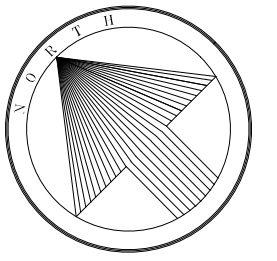
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 Phone: 972-201-3100
 Contact: Tom Dayton, PE





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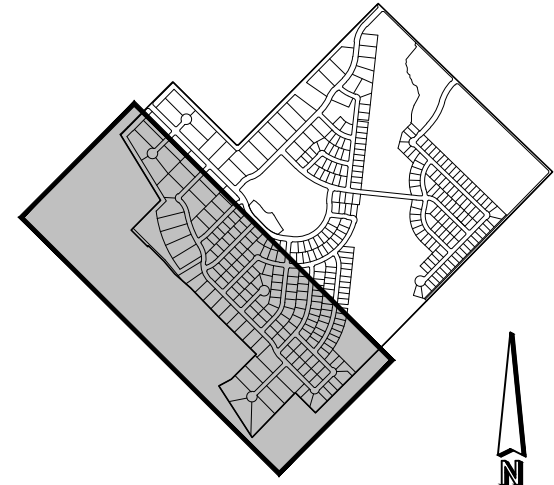
- GENERAL NOTES:**
1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
 2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
 - 2.2. WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
 - 2.3. ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
 - 2.4. DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE



KEY MAP

**PRELIMINARY PLAT
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;
262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2024-XXX
December 11, 2024
SHEET 2 OF 4



Line Table		
Line	Length	Direction
L1	2.73	S45° 07' 01"E
L2	1.85	S45° 07' 01"E
L3	14.32	N45° 12' 40"W
L4	46.44	S59° 52' 38"W
L5	47.23	S60° 29' 40"W
L6	25.00	N45° 12' 40"W
L7	108.02	N83° 14' 53"W
L8	17.35	S14° 42' 23"E
L9	55.15	S75° 51' 12"E
L10	35.94	S17° 01' 57"W
L11	37.59	S39° 18' 11"W
L12	81.44	N66° 01' 50"W
L13	29.68	N45° 12' 29"W
L14	56.80	N43° 55' 12"E
L15	26.33	S86° 40' 44"W
L16	23.00	S45° 42' 01"E
L17	28.67	S6° 07' 12"W
L18	8.68	S6° 07' 12"W
L19	22.11	S44° 47' 31"W
L20	14.35	S44° 47' 31"W
L21	11.50	S44° 46' 11"W
L22	19.36	N66° 01' 50"W
L23	20.00	N6° 10' 38"E
L24	16.10	N45° 16' 54"W
L25	12.56	N44° 47' 31"E
L26	16.11	N45° 12' 40"W
L27	14.32	N45° 12' 40"W
L28	5.34	S45° 12' 40"E
L29	11.19	S59° 52' 38"W
L30	11.01	S59° 52' 38"W
L31	11.52	S44° 47' 20"W
L32	13.10	S44° 44' 25"E
L33	11.69	S44° 47' 20"W
L34	13.46	S44° 54' 48"E
L35	10.73	S6° 06' 32"W
L36	4.32	S6° 06' 32"W
L37	15.99	N43° 45' 48"E

Line Table		
Line	Length	Direction
L38	21.17	S43° 55' 12"W
L39	19.18	N44° 01' 00"E
L40	11.06	S75° 51' 12"E
L41	6.19	S60° 29' 40"W
L42	6.19	S60° 29' 40"W
L43	13.30	N83° 49' 22"W
L44	137.50	N44° 52' 16"E
L45	25.58	N44° 52' 16"E
L46	30.35	S74° 55' 58"W
L47	39.81	N44° 50' 31"E
L48	11.92	S61° 10' 11"W
L49	20.22	S83° 49' 22"E
L50	10.73	N6° 06' 32"E
L51	75.75	N44° 54' 37"W
L52	15.49	N44° 05' 31"E
L53	29.24	N44° 54' 48"W
L54	19.03	S45° 09' 15"W
L55	5.43	S45° 15' 38"E
L56	73.77	S48° 39' 02"E
L57	45.30	S48° 39' 02"E
L58	6.32	N44° 47' 20"E
L59	12.86	S83° 53' 28"E
L60	17.88	N74° 44' 50"W
L61	25.00	S45° 42' 01"E
L62	25.00	S45° 42' 01"E
L63	12.51	S45° 59' 00"E
L64	51.74	N84° 36' 03"W
L100	54.28	S45° 16' 54"E
L101	78.16	N43° 22' 07"E
L102	32.12	S33° 54' 11"E
L103	78.23	S52° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	218.75	330.00	037°58'48"	214.77	S25° 06' 36"W
C2	290.23	430.00	038°40'19"	284.75	N25° 27' 22"E
C3	122.29	330.00	021°13'58"	121.59	S34° 10' 32"W
C4	159.18	430.00	021°12'38"	158.28	N34° 09' 52"E
C5	117.39	255.00	026°22'35"	116.36	N57° 57' 28"E
C6	112.69	245.00	026°21'14"	111.70	S57° 58' 09"W
C7	165.95	330.00	028°48'47"	164.21	N30° 48' 17"W
C8	165.93	330.00	028°48'35"	164.19	S30° 48' 11"E
C9	219.10	330.00	038°02'24"	215.09	S64° 13' 41"E
C10	659.33	375.00	100°44'18"	577.63	N46° 22' 58"E
C11	146.74	400.00	021°01'08"	145.92	S06° 31' 23"W
C12	118.11	325.00	020°49'21"	117.46	S55° 37' 09"E
C13	44.11	35.00	072°12'28"	41.25	N29° 55' 36"W
C14	236.38	345.00	039°15'27"	231.79	S64° 54' 37"E
C15	23.95	250.00	005°29'20"	23.94	S42° 02' 51"W
C16	48.72	35.00	079°45'01"	44.88	S84° 40' 02"W
C17	318.68	635.00	028°45'16"	315.35	S69° 50' 05"E
C18	625.58	930.00	038°32'27"	613.85	S64° 33' 08"E
C19	45.20	325.00	007°58'09"	45.17	N79° 50' 17"W
C20	55.91	35.00	091°31'18"	50.15	N30° 05' 33"W
C21	117.86	670.00	010°04'44"	117.71	S88° 17' 15"E
C22	44.48	35.00	072°48'42"	41.55	S81° 11' 41"W
C23	185.25	225.00	047°10'23"	180.06	N17° 28' 40"W
C24	551.69	830.00	038°05'02"	541.59	N25° 09' 03"E
C25	81.74	225.00	020°48'54"	81.29	N04° 17' 55"W
C26	358.73	540.00	038°03'46"	352.17	N25° 08' 25"E
C27	166.08	250.00	038°03'46"	163.04	N25° 08' 25"E
C28	156.70	250.00	035°54'47"	154.15	N62° 44' 44"E
C29	68.53	250.00	015°42'20"	68.31	S52° 38' 30"W
C30	65.83	250.00	015°05'18"	65.64	N52° 19' 59"E
C31	54.98	35.00	090°00'00"	49.50	S00° 12' 40"E
C32	153.32	250.00	035°08'19"	150.93	N27° 38' 30"W
C33	393.00	945.00	023°49'39"	390.17	S21° 59' 11"E
C34	179.69	250.00	041°10'54"	175.85	N13° 18' 33"W
C35	226.99	250.00	052°01'19"	219.27	S18° 43' 45"E
C36	106.12	250.00	024°19'17"	105.33	N32° 34' 46"W
C37	106.88	250.00	024°29'41"	106.07	S32° 39' 58"E
C38	54.98	35.00	089°59'46"	49.50	S89° 54' 41"E
C39	54.98	35.00	090°00'14"	49.50	N00° 05' 19"E
C40	82.89	500.00	009°29'54"	82.79	S88° 34' 19"E
C41	123.93	150.00	047°20'16"	120.44	N69° 39' 08"W
C42	242.63	500.00	027°48'13"	240.26	S30° 01' 05"W
C43	304.35	625.00	027°54'01"	301.35	N30° 03' 59"E
C44	54.98	35.00	090°00'00"	49.50	S00° 59' 00"E
C45	55.15	35.00	090°16'59"	49.62	N00° 50' 31"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C46	358.57	325.00	063°12'51"	340.66	S13° 34' 02"W
C47	213.84	350.00	035°00'20"	210.53	N00° 32' 13"W
C48	274.67	250.00	062°56'57"	261.06	S14° 30' 32"E
C49	227.42	625.00	020°50'55"	226.17	S72° 49' 25"E
C50	8.87	360.00	001°24'41"	8.87	S24° 15' 54"W
C51	6.73	460.00	000°50'18"	6.73	N23° 58' 42"E
C52	1.97	225.00	000°30'06"	1.97	N45° 01' 14"E
C54	142.23	57.50	141°43'20"	108.64	S30° 43' 58"W
C55	3.89	57.50	003°52'18"	3.88	N76° 28' 13"W
C56	60.53	50.00	069°22'05"	56.90	S33° 39' 41"W
C57	20.73	225.00	005°16'42"	20.72	N12° 42' 42"W
C58	22.36	920.00	001°23'33"	22.36	S33° 12' 14"E
C59	5.03	275.00	001°02'50"	5.03	N45° 18' 45"E
C60	15.83	275.00	003°17'54"	15.83	S43° 05' 28"E
C61	2.60	275.00	000°32'28"	2.60	N44° 28' 11"W
C62	31.10	225.00	007°55'09"	31.07	N40° 46' 50"W
C63	0.75	225.00	000°11'30"	0.75	S20° 30' 52"E
C64	23.30	225.00	005°55'57"	23.29	S41° 56' 50"E
C65	23.92	57.50	023°49'49"	23.74	N88° 03' 41"W
C66	76.67	57.50	076°23'40"	71.11	S49° 45' 59"E
C67	2.31	57.50	002°18'08"	2.31	N12° 31' 46"W
C68	60.63	50.00	069°28'27"	56.98	N71° 36' 56"E
C69	22.12	50.00	025°20'43"	21.94	N24° 12' 21"E
C70	12.09	50.00	013°51'11"	12.06	N71° 43' 17"E
C71	65.77	50.00	075°21'56"	61.13	N27° 06' 43"E
C72	24.43	50.00	027°59'43"	24.19	N24° 34' 06"W
C73	34.82	50.00	039°54'17"	34.12	N58° 31' 06"W
C74	34.86	805.00	002°28'52"	34.86	N07° 20' 58"E
C75	12.08	695.00	000°59'46"	12.08	N47° 23' 13"E
C76	64.64	50.00	074°04'07"	60.23	N01° 52' 06"E
C77	17.52	350.00	002°52'04"	17.52	N82° 23' 20"W
C78	14.45	370.00	002°14'17"	14.45	S02° 52' 02"E
C79	14.69	955.00	000°52'52"	14.69	S83° 22' 56"E
C80	0.48	954.99	000°01'44"	0.48	S79° 12' 09"E
C81	25.63	200.00	007°20'30"	25.61	N82° 51' 31"W
C82	23.58	275.00	004°54'49"	23.58	S42° 20' 07"W
C83	18.79	225.00	004°47'09"	18.79	S42° 23' 57"W
C84	40.67	50.00	046°36'21"	39.56	S44° 32' 19"W
C85	25.77	50.00	029°31'57"	25.49	N46° 38' 41"W
C86	44.29	50.00	050°44'52"	42.85	N86° 47' 05"W
C87	60.07	50.00	068°50'12"	56.52	N55° 10' 07"W
C88	38.76	300.00	007°24'07"	38.73	S40° 18' 56"W
C89	23.45	300.00	004°28'44"	23.45	N38° 51' 15"E
C90	15.30	300.00	002°55'23"	15.30	N42° 33' 18"E
C91	38.76	300.00	007°24'07"	38.73	N47° 43' 03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C92	38.76	300.00	007°24'07"	38.73	S47° 43' 03"W
C93	23.77	50.00	027°14'08"	23.54	S70° 20' 36"W
C94	32.13	50.00	036°49'16"	31.58	S68° 58' 57"E
C95	47.85	50.00	054°49'35"	46.04	S29° 18' 45"W
C96	42.93	375.00	006°33'34"	42.91	N14° 45' 36"W
C97	18.99	375.00	002°54'03"	18.98	N10° 01' 48"W
C98	17.69	175.00	005°47'25"	17.68	N48° 52' 43"W
C99	12.43	275.00	002°35'24"	12.43	S15° 40' 15"W
C100	13.84	225.00	003°31'23"	13.83	S44° 13' 19"E
C101	0.77	275.00	000°09'40"	0.77	S45° 54' 10"E
C102	18.63	57.00	018°43'25"	18.54	N23° 37' 16"E
C103	167.00	57.00	167°52'14"	113.36	S40° 02' 49"W
C104	19.90	250.00	004°33'36"	19.89	N03° 49' 44"E
C105	31.55	565.00	003°11'57"	31.54	N07° 42' 30"E
C106	112.51	57.50	112°06'20"	95.40	N49° 56' 38"W
C107	23.49	50.00	026°54'50"	23.27	S34° 41' 22"W
C108	57.20	50.00	065°33'03"	54.13	S80° 55' 18"W
C109	23.87	50.00	027°21'04"	23.64	N52° 37' 38"W
C110	34.40	225.00	008°45'36"	34.37	S02° 54' 06"W
C111	99.60	225.00	025°21'43"	98.79	S32° 03' 33"E
C112	3.59	275.00	000°44'55"	3.59	S06° 54' 26"W
C113	15.06	360.00	002°23'50"	15.06	S46° 24' 24"E
C114	14.48	360.00	002°18'19"	14.48	S82° 05' 43"E
C115	103.33	360.00	016°26'46"	102.98	S36° 59' 05"E
C116	28.52	50.00	032°40'34"	28.13	N53° 12' 07"W
C117	44.29	50.00	050°44'52"	42.85	N11° 29' 24"W
C118	11.84	205.00	003°18'30"	11.84	N16° 23' 08"W
C119	61.81	205.00	017°16'32"	61.58	N08° 19' 41"E
C120	17.85	395.00	002°35'24"	17.85	S15° 40' 15"W
C121	0.77	395.00	000°06'44"	0.77	S45° 55' 38"E
C122	82.00	200.00	023°29'29"	81.43	S66° 08' 25"E
C123	123.57	246.72	028°41'46"	122.28	S47° 20' 32"E
C124	57.71	223.87	014°46'10"	57.55	S40° 22' 44"E
C125	20.71	70.06	016°56'02"	20.63	S56° 13' 50"E
C126	63.17	70.06	051°39'43"	61.05	N89° 28' 17"E
C127	196.40	1663.78	006°45'49"	196.29	S32° 05' 51"E
C128	19.3				

**LEGAL DESCRIPTION:
262.94 ACRES**

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas and being all of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the southwest line of State Highway No. 205, a variable width right of way, in the common northwest line of said Tract 2 and southeast line of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall, County, Texas;

THENCE Southeasterly, with said southwest line, the following nine (9) courses and distances:

South 40 degrees 17 minutes 02 seconds East, a distance of 248.25 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 45 degrees 53 minutes 03 seconds East, a distance of 143.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 44 degrees 06 minutes 57 seconds East, a distance of 34.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 45 degrees 48 minutes 12 seconds East, a distance of 355.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 41 degrees 25 minutes 46 seconds East, a distance of 50.90 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 38 degrees 34 minutes 47 seconds East, a distance of 307.39 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 44 degrees 34 minutes 51 seconds East, a distance of 50.00 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 51 degrees 01 minutes 14 seconds East, a distance of 178.01 feet to a 5/8 inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER RIGHT OF WAY" found for corner;

South 46 degrees 03 minutes 36 seconds East, a distance of 1,363.83 feet to a mag nail with washer stamped "DOUCET & ASSOCIATES" found for corner in the common northwest line of that tract of land described in Deed to Joseph Edward Baumann, as recorded in Document No. 2010-436143, Deed Records, Rockwall County, Texas and southeast line of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line of State Highway No. 205 and with the southeast line of said Tract 2, a distance of 2,578.96 feet to a 1/2 inch iron rod found in the northwest line of that tract of land described in Deed to Paul Davis Jr., as recorded in Document No. 1983-41393, Deed Records, Rockwall County, Texas;

THENCE South 45 degrees 05 minutes 45 seconds West, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 315.37 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;

North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;

North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;

THENCE Northwesterly, with said west line, the following three (3) courses and distances:

North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall, County, Texas and an exterior ell corner of said Tract 1;

North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;

North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 548, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

Northeasterly, with said curve to the left, an arc distance of 122.93 feet to a concrete pedestal monument found for corner;

North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;

North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 2018000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 595.13 feet to the POINT OF BEGINNING and containing 262.941 acres of land, more or less.

PRELIMINARY PLAT SOUTHSIDE HILLS

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
LOTS 1-17, BLOCK M; LOTS 1-4, BLOCK N;
LOTS 1-36, BLOCK O; LOTS 1-23, BLOCK P;
LOTS 1-14, BLOCK Q;

262.94 ACRES OR 11,453,704.24 SF
384 SINGLE FAMILY LOTS ,2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
SITUATED WITHIN

W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

P2024-XXX

December 11, 2024

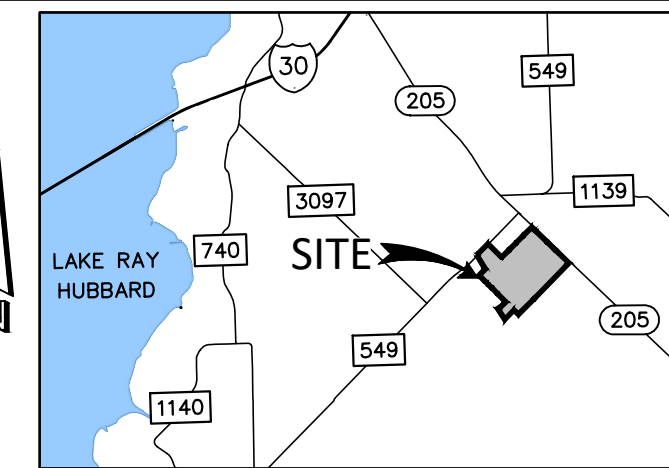
SHEET 4 OF 4

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

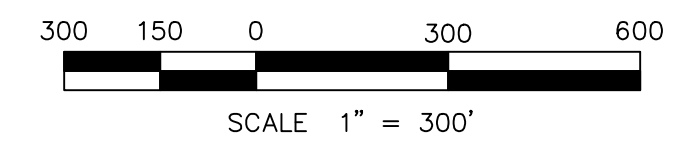
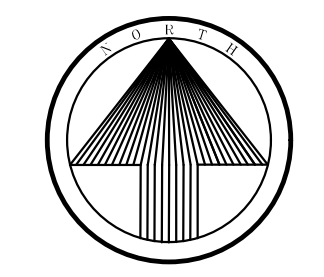
 **JOHNSON VOLK
CONSULTING**
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



VICINITY MAP
N.T.S.

LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR



**PRELIMINARY DRAINAGE PLAN
SOUTHSIDE HILLS**

LOTS 1-126, BLOCK A; LOTS 1-18, BLOCK B;
 LOTS 1-8, BLOCK C; LOTS 1-14, BLOCK D;
 LOTS 1-23, BLOCK E; LOTS 1-23, BLOCK F;
 LOTS 1-19, BLOCK G; LOTS 1-12, BLOCK H;
 LOTS 1-26, BLOCK I; LOTS 1-21, BLOCK J;
 LOTS 1-2, BLOCK K; LOTS 1-11, BLOCK L;
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 384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
 10 OPEN SPACES & 1 AMENITY CENTER
 SITUATED WITHIN
 W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2024-XXX

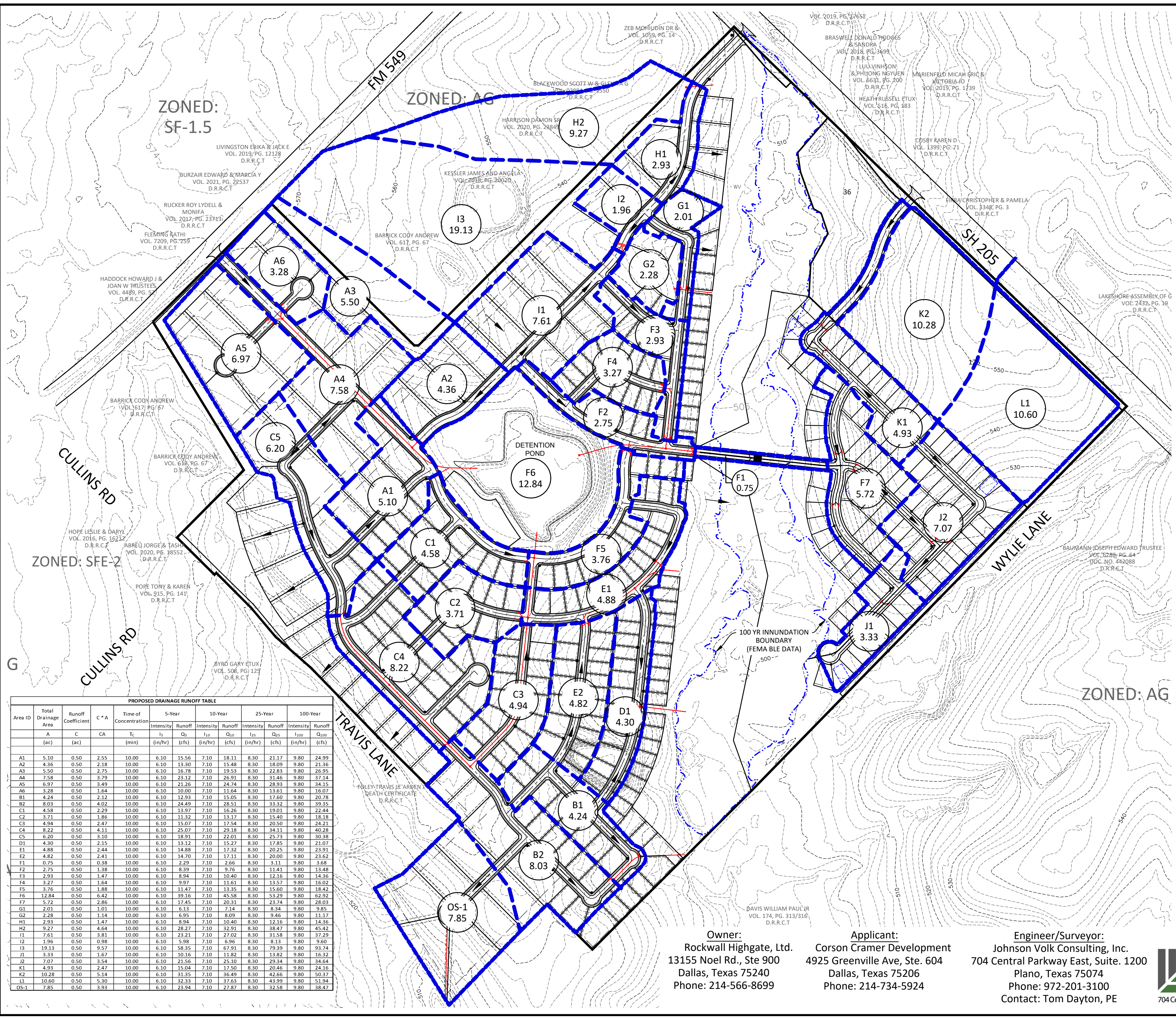
December 6, 2024

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
 Corson Cramer Development
 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
 Phone: 214-734-5924

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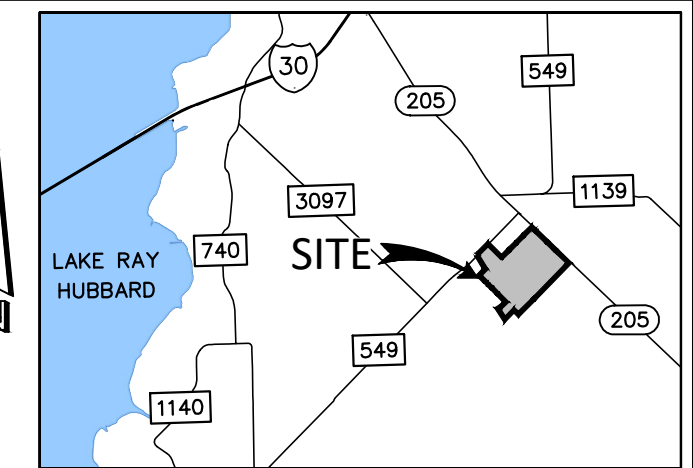
**JOHNSON VOLK
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 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



PROPOSED DRAINAGE RUNOFF TABLE

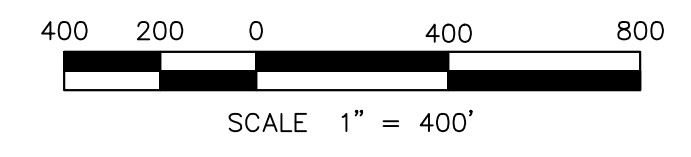
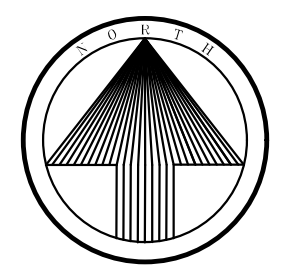
Area ID	Total Drainage Area (ac)	Runoff Coefficient	C*A	Time of Concentration (min)	5-Year		10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A1	5.10	0.50	2.55	10.00	6.10	15.56	7.10	18.11	8.30	21.17	9.80	24.99
A2	4.36	0.50	2.18	10.00	6.10	13.30	7.10	15.48	8.30	18.09	9.80	21.36
A3	5.50	0.50	2.75	10.00	6.10	16.78	7.10	19.53	8.30	22.83	9.80	26.95
A4	7.58	0.50	3.79	10.00	6.10	23.12	7.10	26.91	8.30	31.46	9.80	37.14
A5	6.97	0.50	3.49	10.00	6.10	21.26	7.10	24.74	8.30	28.93	9.80	34.15
A6	3.28	0.50	1.64	10.00	6.10	10.00	7.10	11.64	8.30	13.61	9.80	16.07
B1	4.24	0.50	2.12	10.00	6.10	12.93	7.10	15.05	8.30	17.60	9.80	20.78
B2	8.03	0.50	4.02	10.00	6.10	24.49	7.10	28.51	8.30	33.74	9.80	39.35
C1	4.58	0.50	2.29	10.00	6.10	13.97	7.10	16.26	8.30	19.01	9.80	22.44
C2	3.71	0.50	1.86	10.00	6.10	11.32	7.10	13.17	8.30	15.40	9.80	18.18
C3	4.94	0.50	2.47	10.00	6.10	15.07	7.10	17.54	8.30	20.50	9.80	24.21
C4	8.22	0.50	4.11	10.00	6.10	25.07	7.10	29.18	8.30	34.11	9.80	40.28
C5	6.20	0.50	3.10	10.00	6.10	18.91	7.10	22.01	8.30	25.73	9.80	30.29
D1	4.30	0.50	2.15	10.00	6.10	13.12	7.10	15.27	8.30	17.85	9.80	21.07
E1	4.88	0.50	2.44	10.00	6.10	14.88	7.10	17.32	8.30	20.25	9.80	23.91
E2	4.82	0.50	2.41	10.00	6.10	14.70	7.10	17.11	8.30	20.00	9.80	23.62
F1	0.75	0.50	0.38	10.00	6.10	2.29	7.10	2.66	8.30	3.11	9.80	3.68
F2	2.75	0.50	1.38	10.00	6.10	8.39	7.10	9.76	8.30	11.41	9.80	13.46
F3	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
F4	3.27	0.50	1.64	10.00	6.10	9.97	7.10	11.61	8.30	13.57	9.80	16.02
F5	3.76	0.50	1.88	10.00	6.10	11.47	7.10	13.35	8.30	15.60	9.80	18.42
F6	12.84	0.50	6.42	10.00	6.10	39.16	7.10	45.58	8.30	53.29	9.80	62.92
F7	5.72	0.50	2.86	10.00	6.10	17.45	7.10	20.31	8.30	23.74	9.80	28.63
G1	2.01	0.50	1.01	10.00	6.10	6.13	7.10	7.14	8.30	8.34	9.80	9.85
G2	2.28	0.50	1.14	10.00	6.10	6.95	7.10	8.09	8.30	9.46	9.80	11.17
H1	2.93	0.50	1.47	10.00	6.10	8.94	7.10	10.40	8.30	12.16	9.80	14.36
H2	9.27	0.50	4.64	10.00	6.10	28.27	7.10	32.91	8.30	38.47	9.80	45.42
I1	7.61	0.50	3.81	10.00	6.10	23.21	7.10	27.02	8.30	31.58	9.80	37.29
I2	1.96	0.50	0.98	10.00	6.10	5.98	7.10	6.96	8.30	8.13	9.80	9.60
I3	19.13	0.50	9.57	10.00	6.10	58.35	7.10	67.91	8.30	79.39	9.80	93.74
J1	3.33	0.50	1.67	10.00	6.10	10.16	7.10	11.82	8.30	13.82	9.80	16.32
J2	7.07	0.50	3.54	10.00	6.10	21.56	7.10	25.10	8.30	29.34	9.80	34.64
K1	4.93	0.50	2.47	10.00	6.10	15.04	7.10	17.50	8.30	20.41	9.80	24.16
K2	10.28	0.50	5.14	10.00	6.10	31.35	7.10	36.49	8.30	42.66	9.80	50.37
L1	10.60	0.50	5.30	10.00	6.10	32.33	7.10	37.63	8.30	43.99	9.80	51.94
OS-1	7.85	0.50	3.93	10.00	6.10	23.94	7.10	27.87	8.30	32.58	9.80	38.47

OFFSITE INFRASTRUCTURE SHALL BE IN ACCORDANCE WITH INFRASTRUCTURE STUDY



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED FORCE MAIN
	EXISTING FORCE MAIN
	PROPOSED 12" WATER LINE
	PROPOSED 8" WATER LINE
	EXISTING WATER LINE
	WATER LINE BY OTHERS
	STORM DRAIN LINE & INLET
	EXISTING CONTOUR



PRELIMINARY UTILITY PLAN SOUTHSIDE HILLS

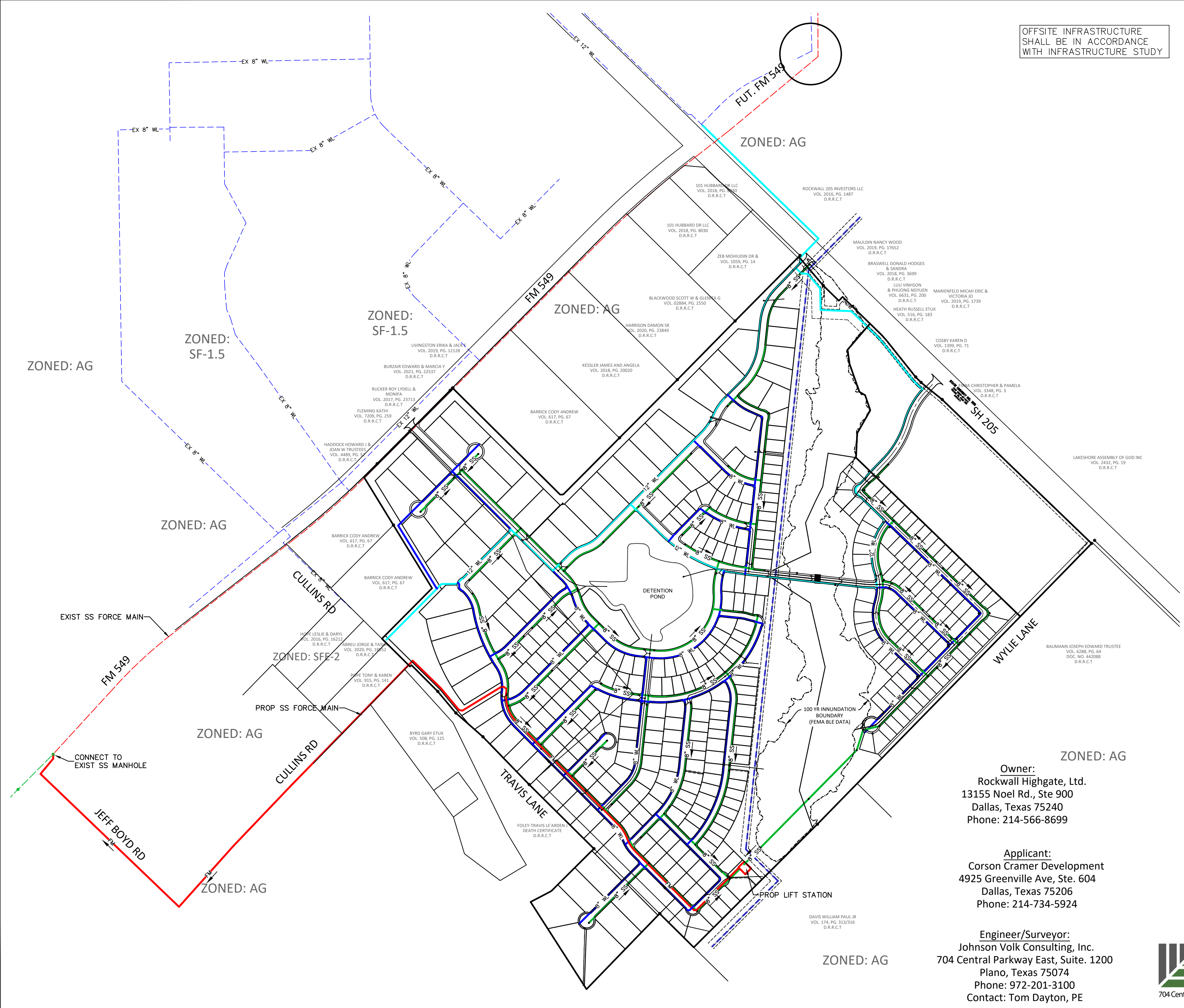
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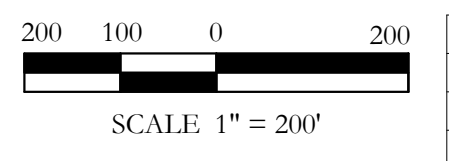
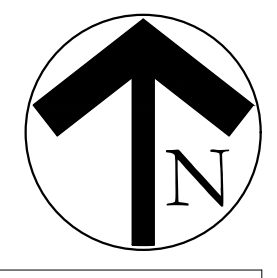
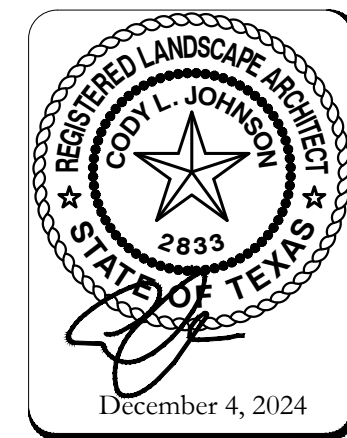
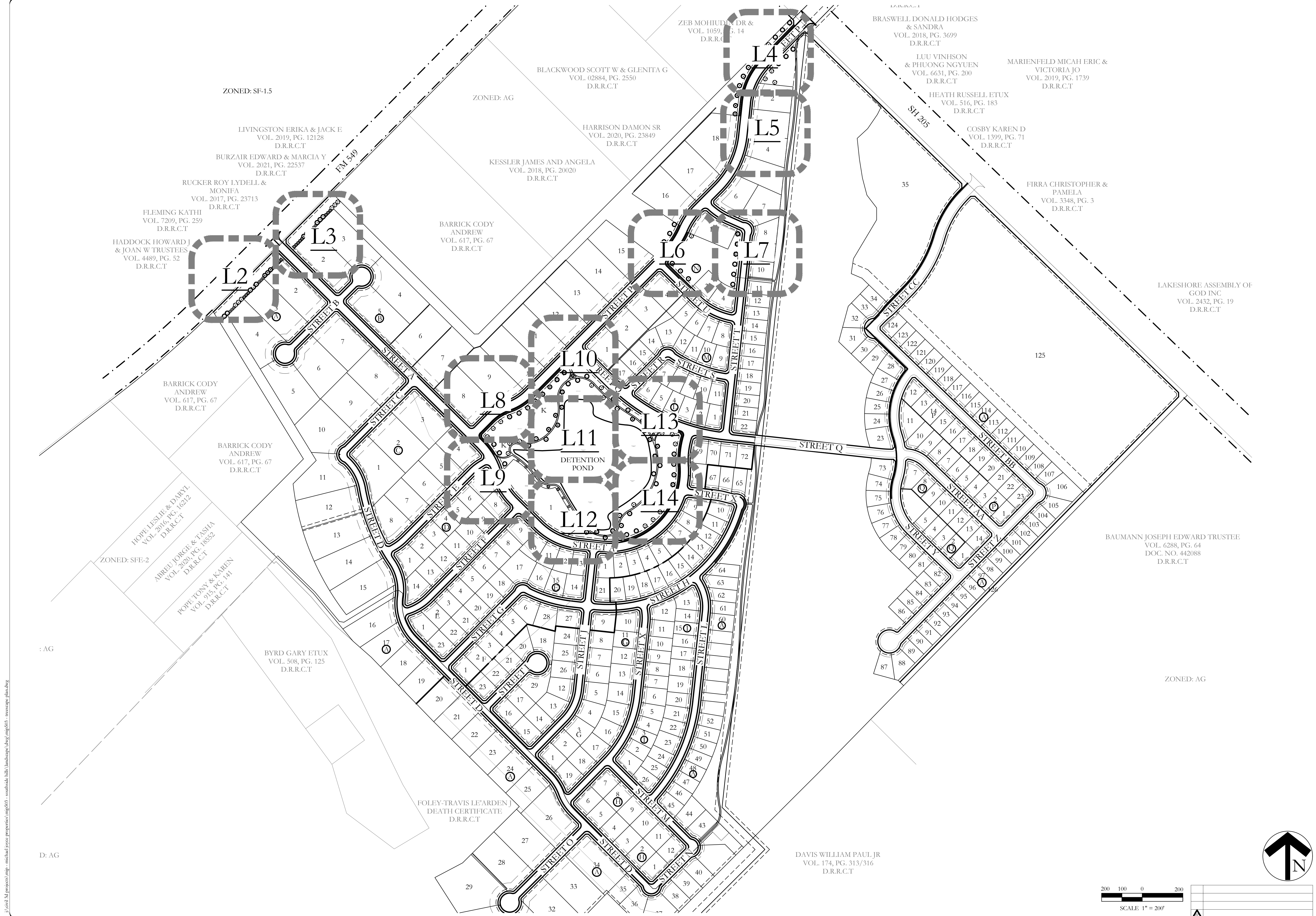
December 6, 2024

Owner:
 Rockwall Highgate, Ltd.
 13155 Noel Rd., Ste 900
 Dallas, Texas 75240
 Phone: 214-566-8699

Applicant:
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 4925 Greenville Ave, Ste. 604
 Dallas, Texas 75206
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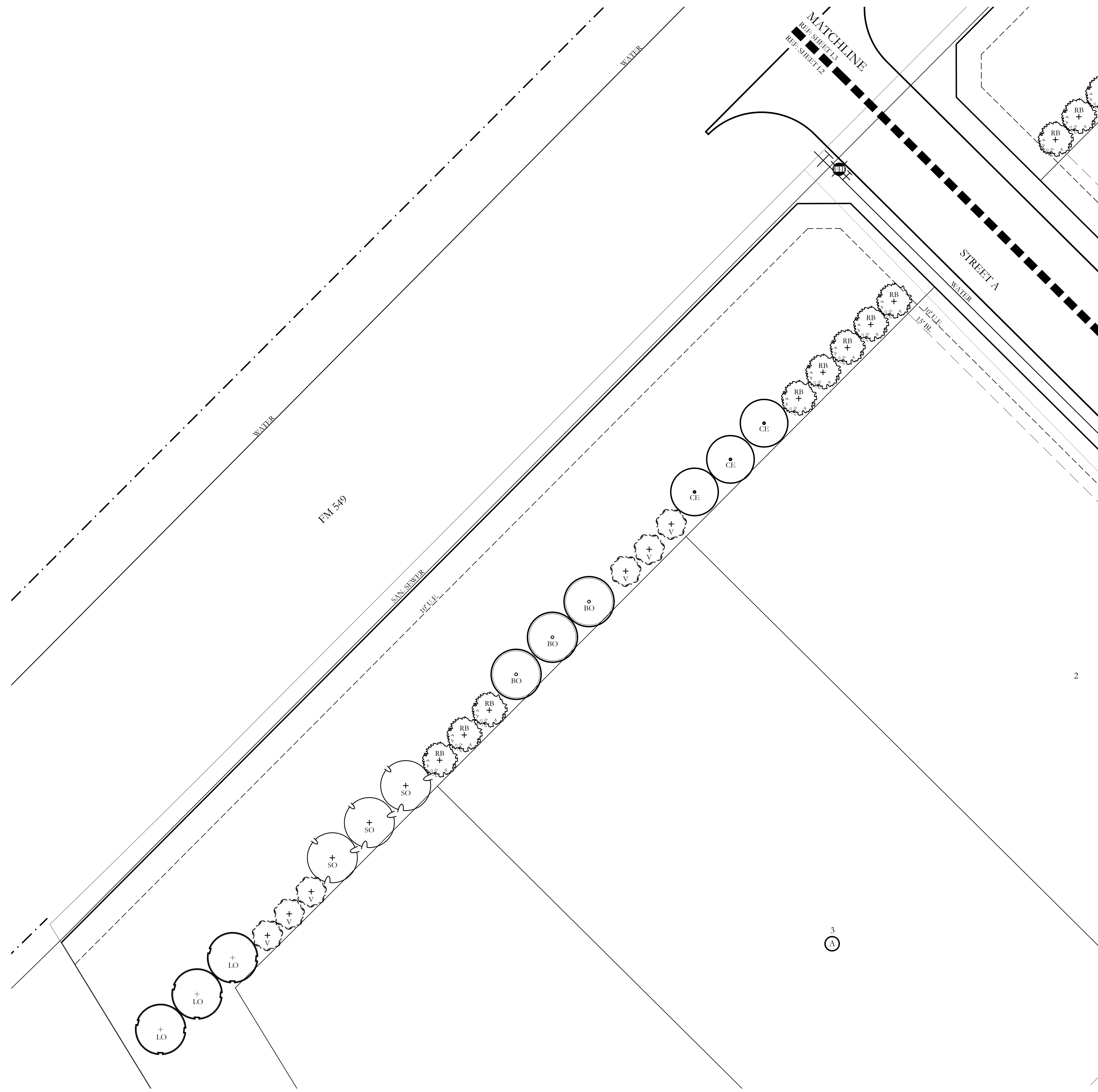
Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE



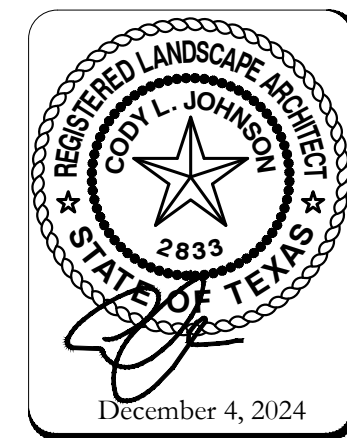
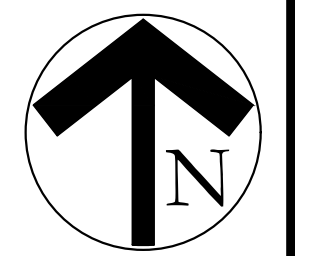
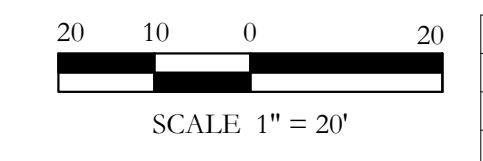


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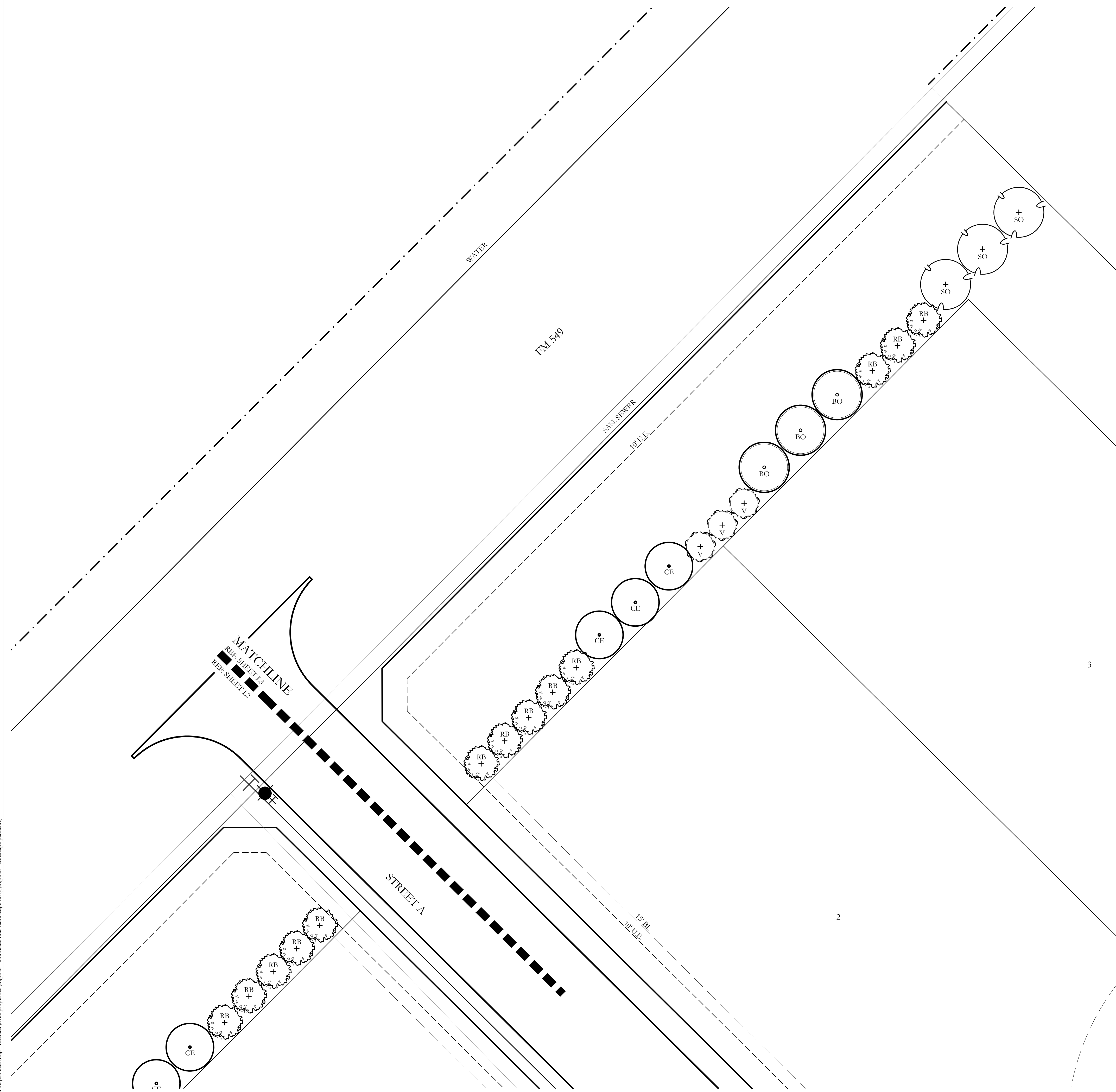
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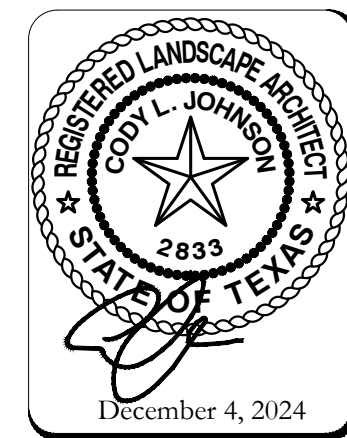
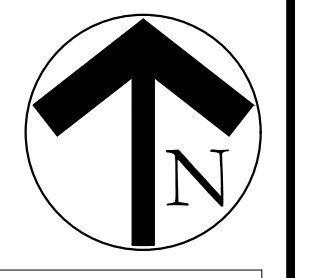
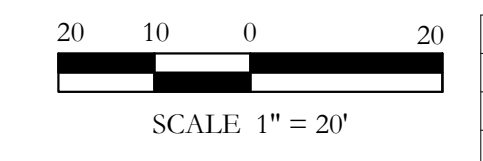
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



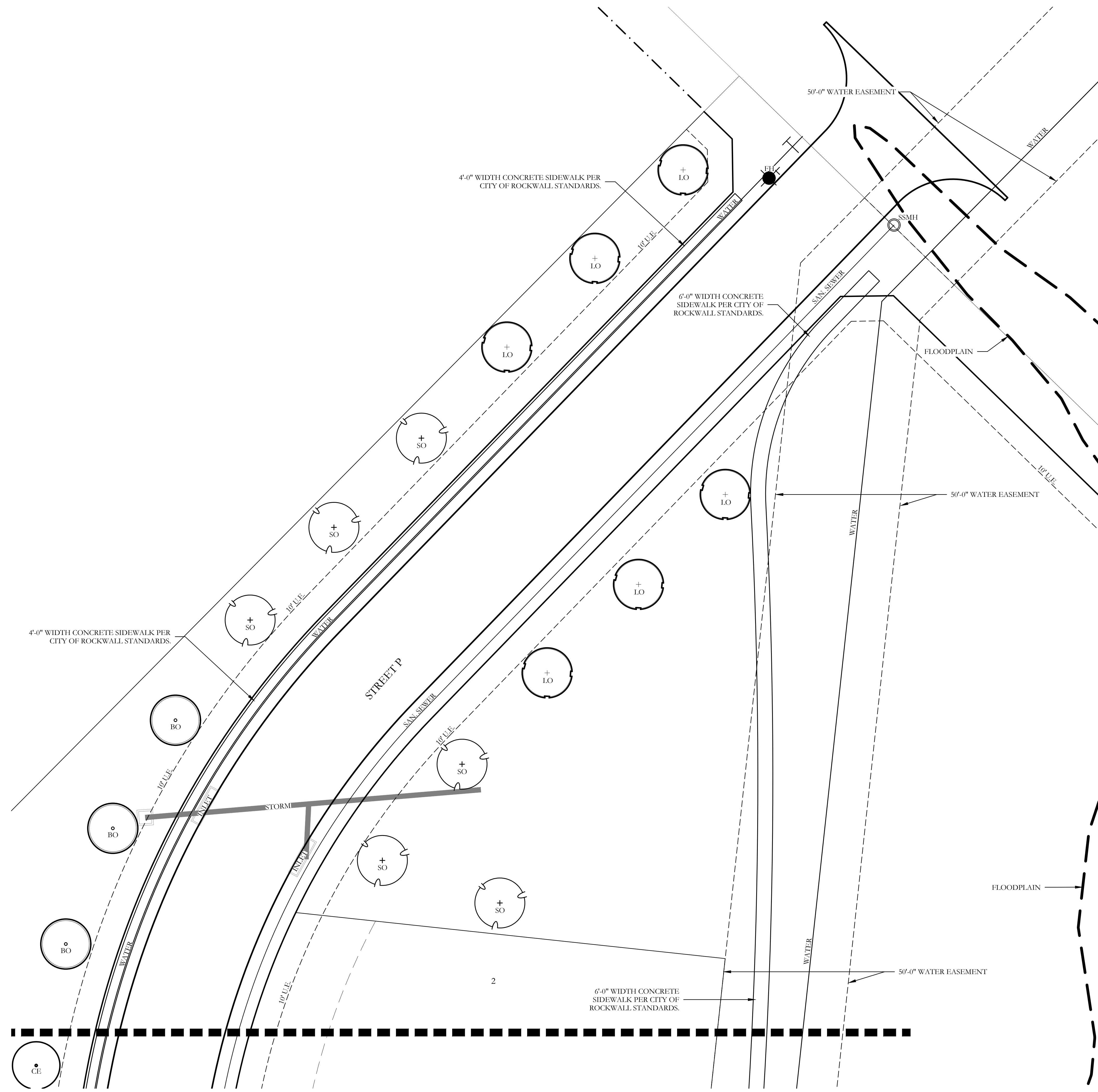
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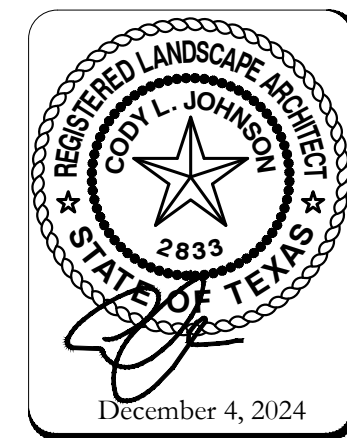
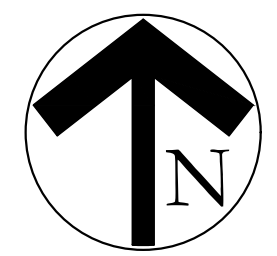
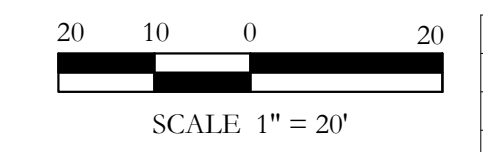
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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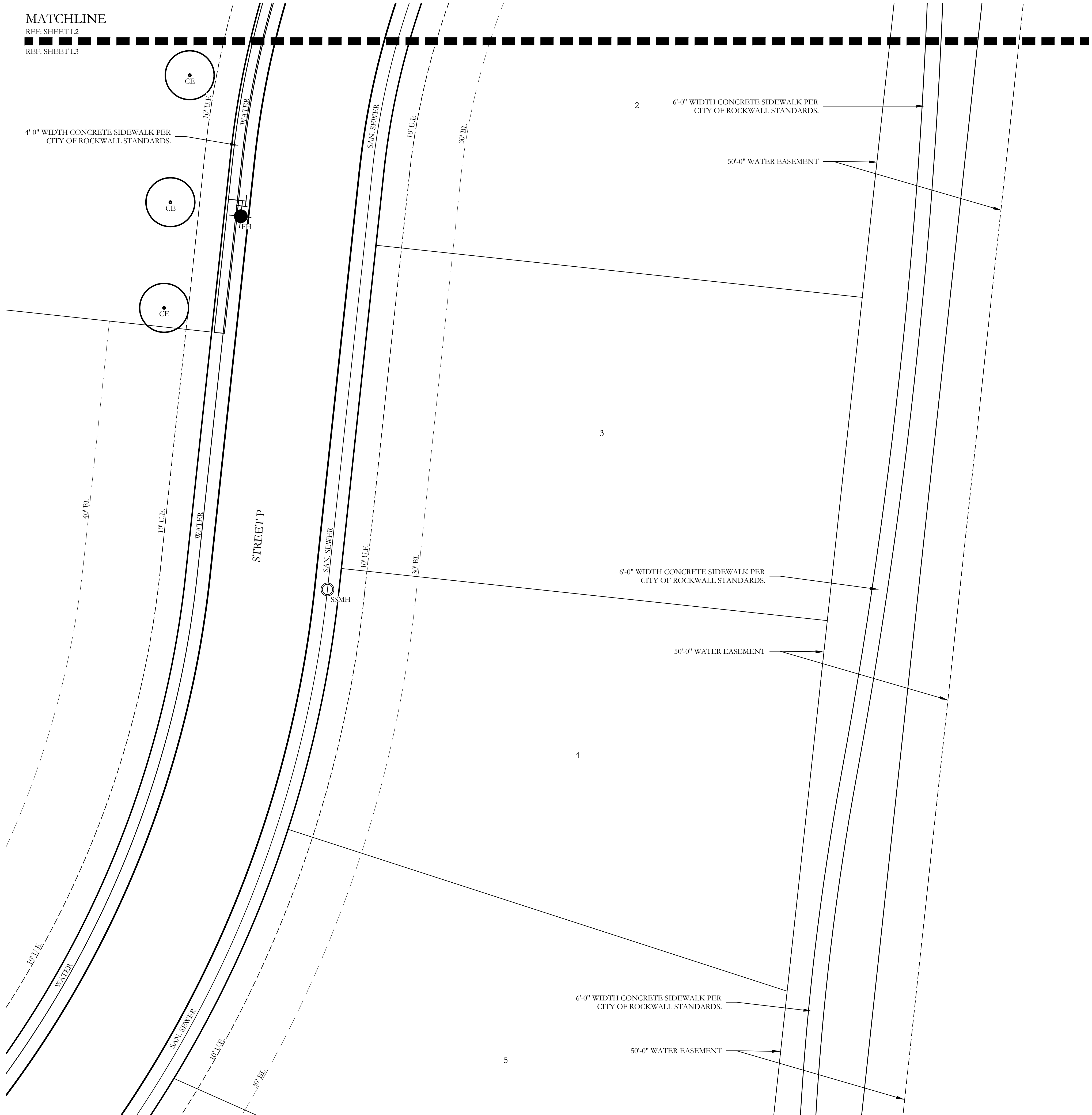


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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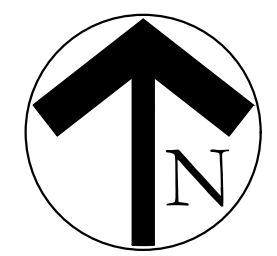
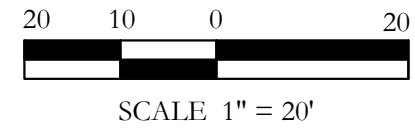


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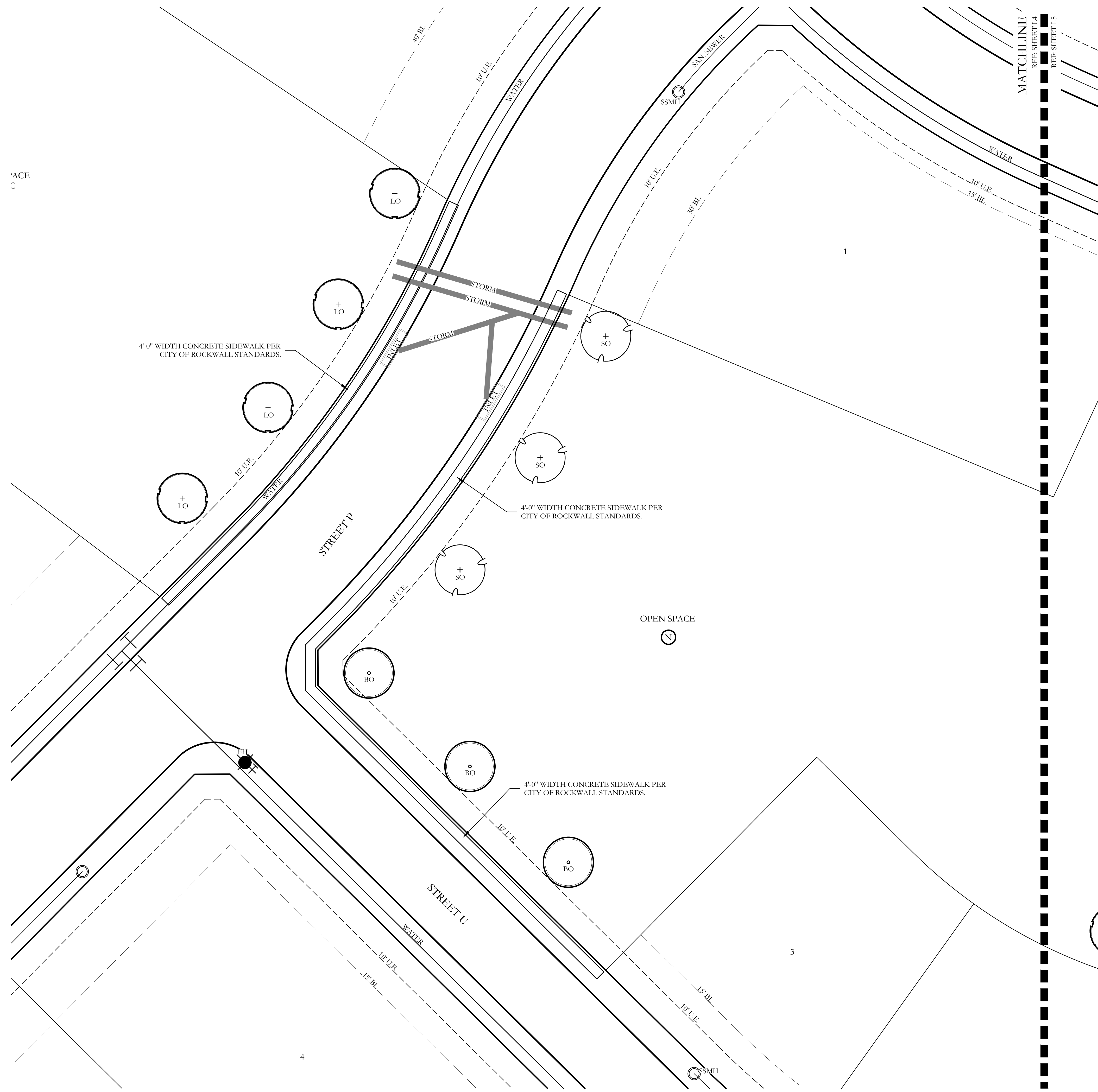
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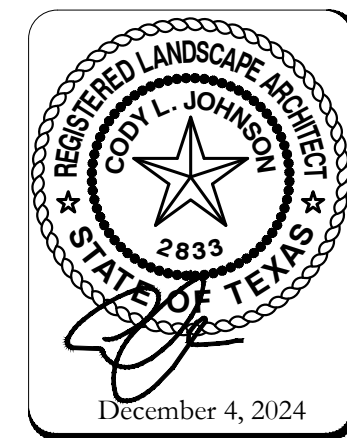
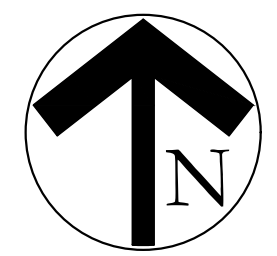
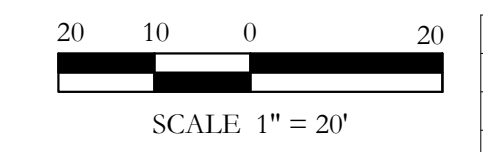
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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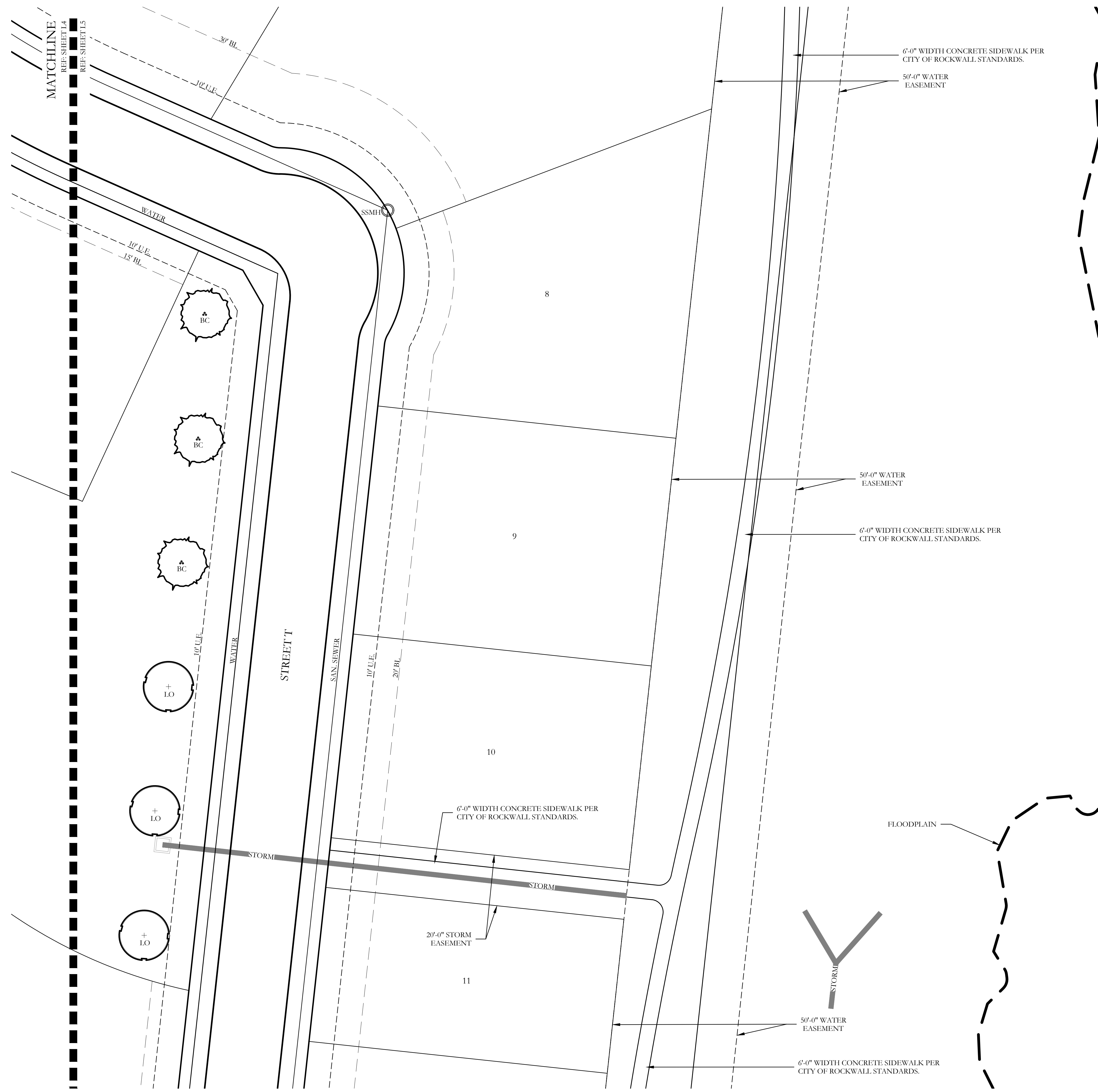
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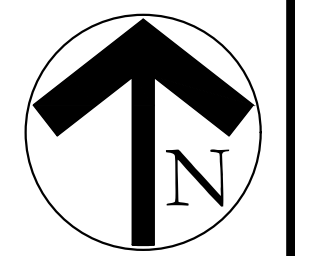
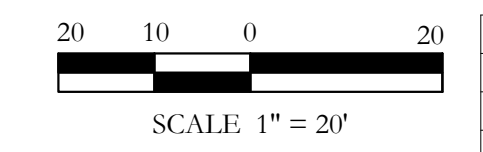
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	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN

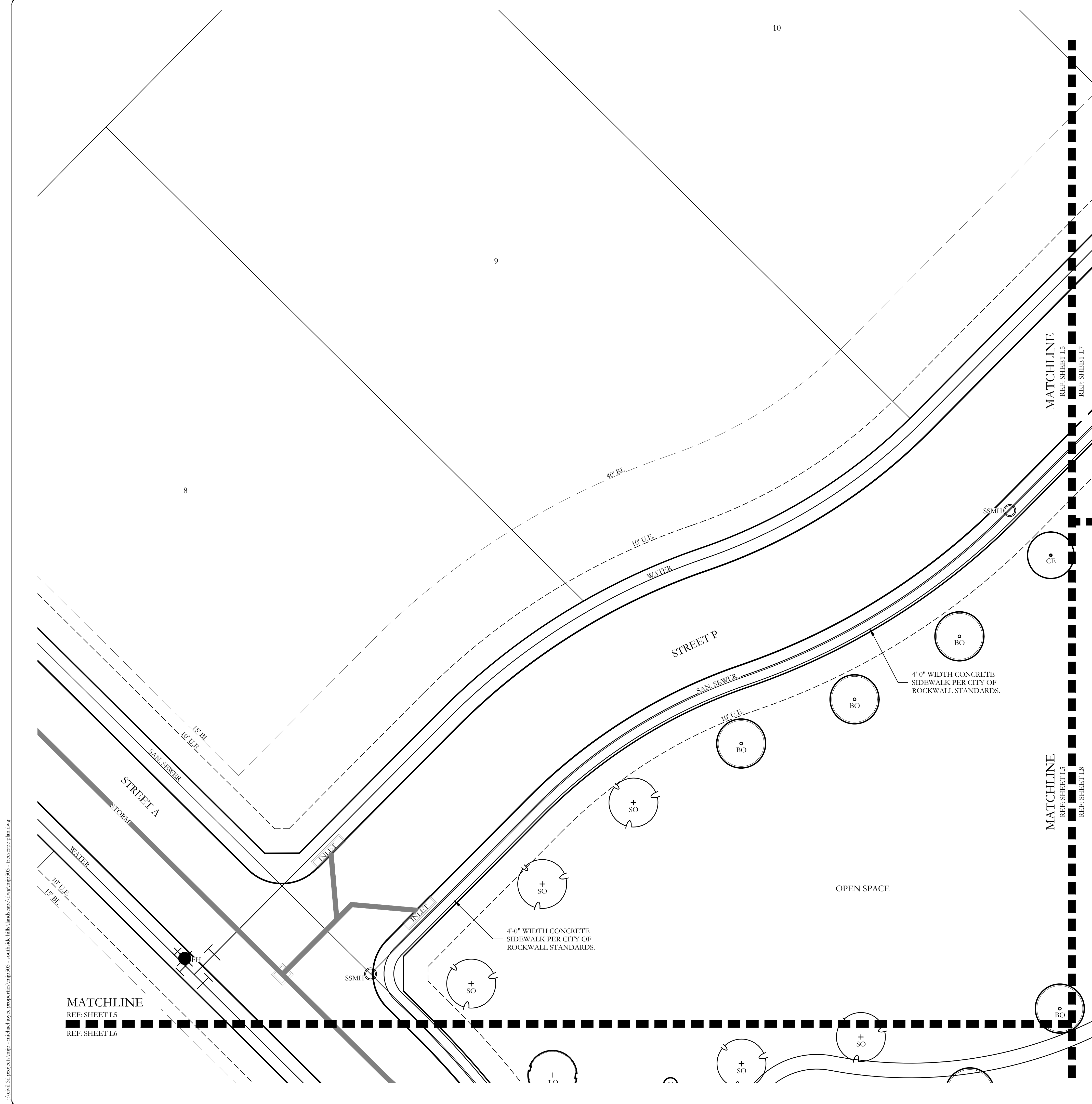


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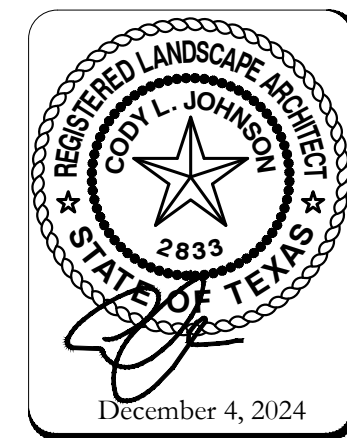
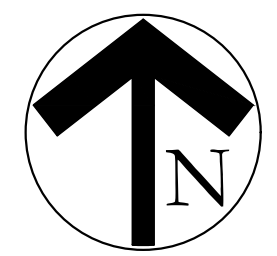
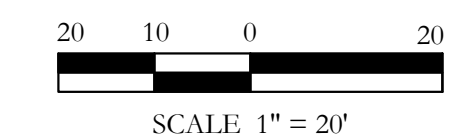
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
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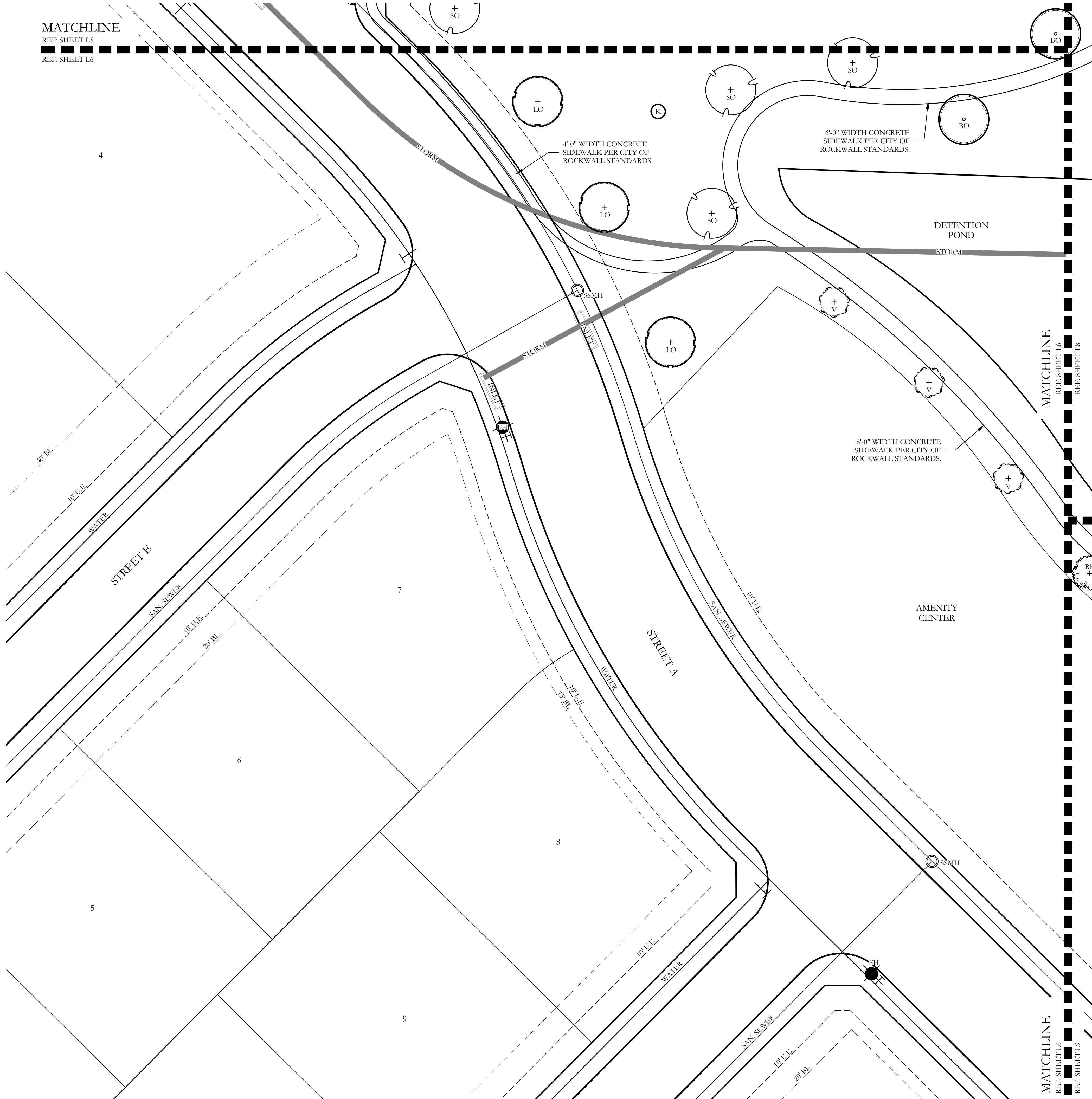


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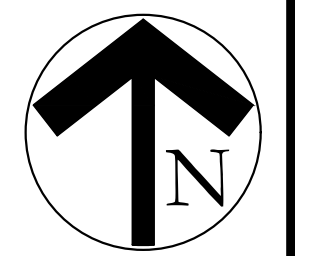
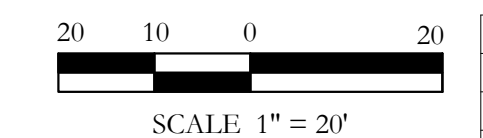
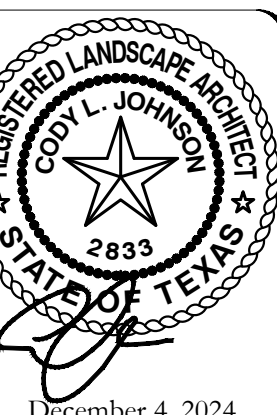
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REF: SHEET L6



MATCHLINE
 REF: SHEET L5
 REF: SHEET L6

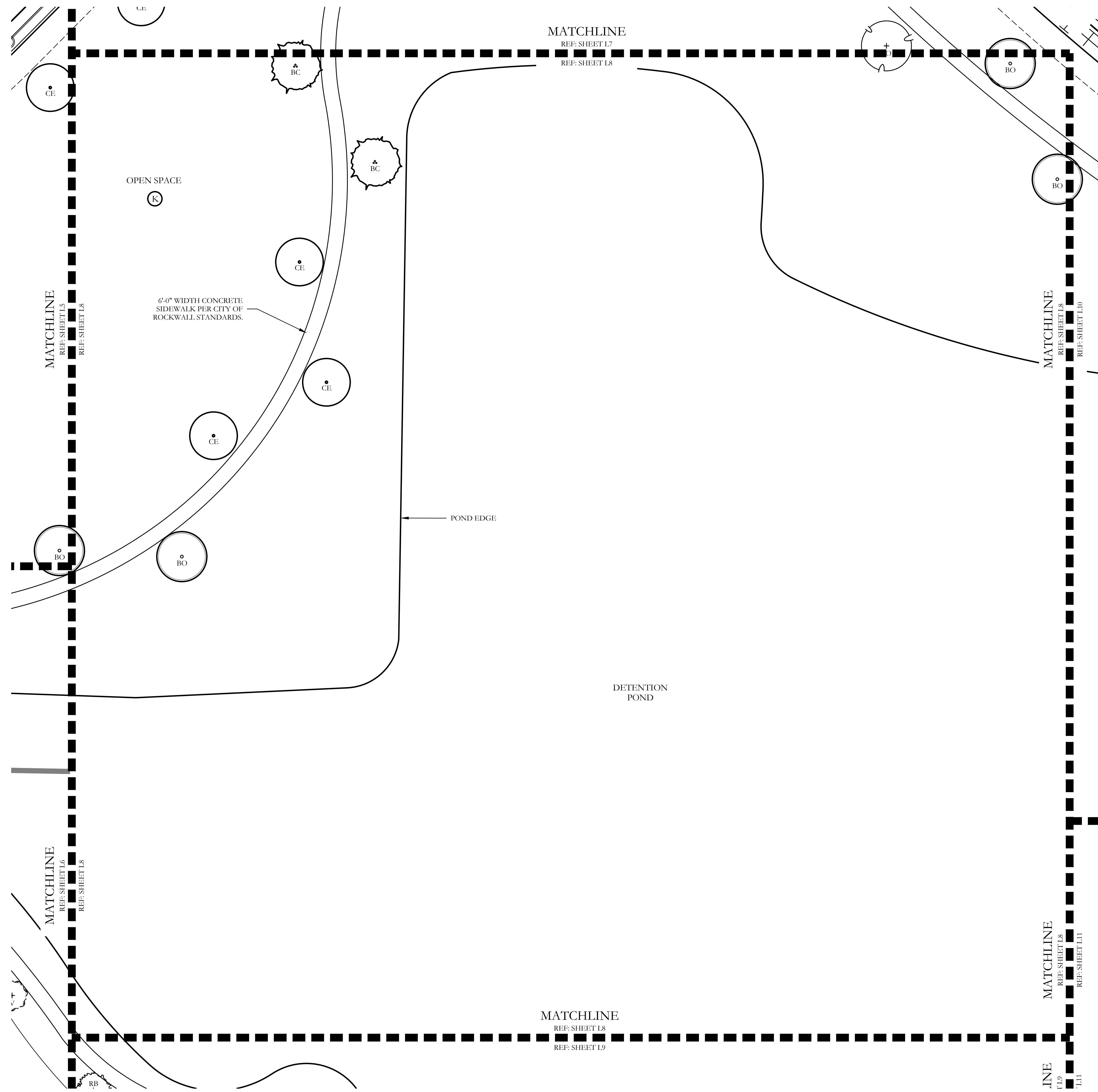


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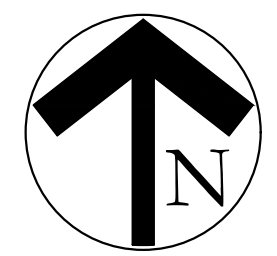
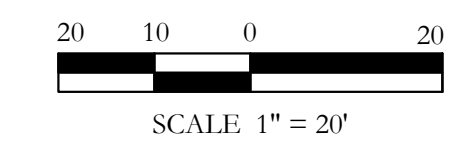


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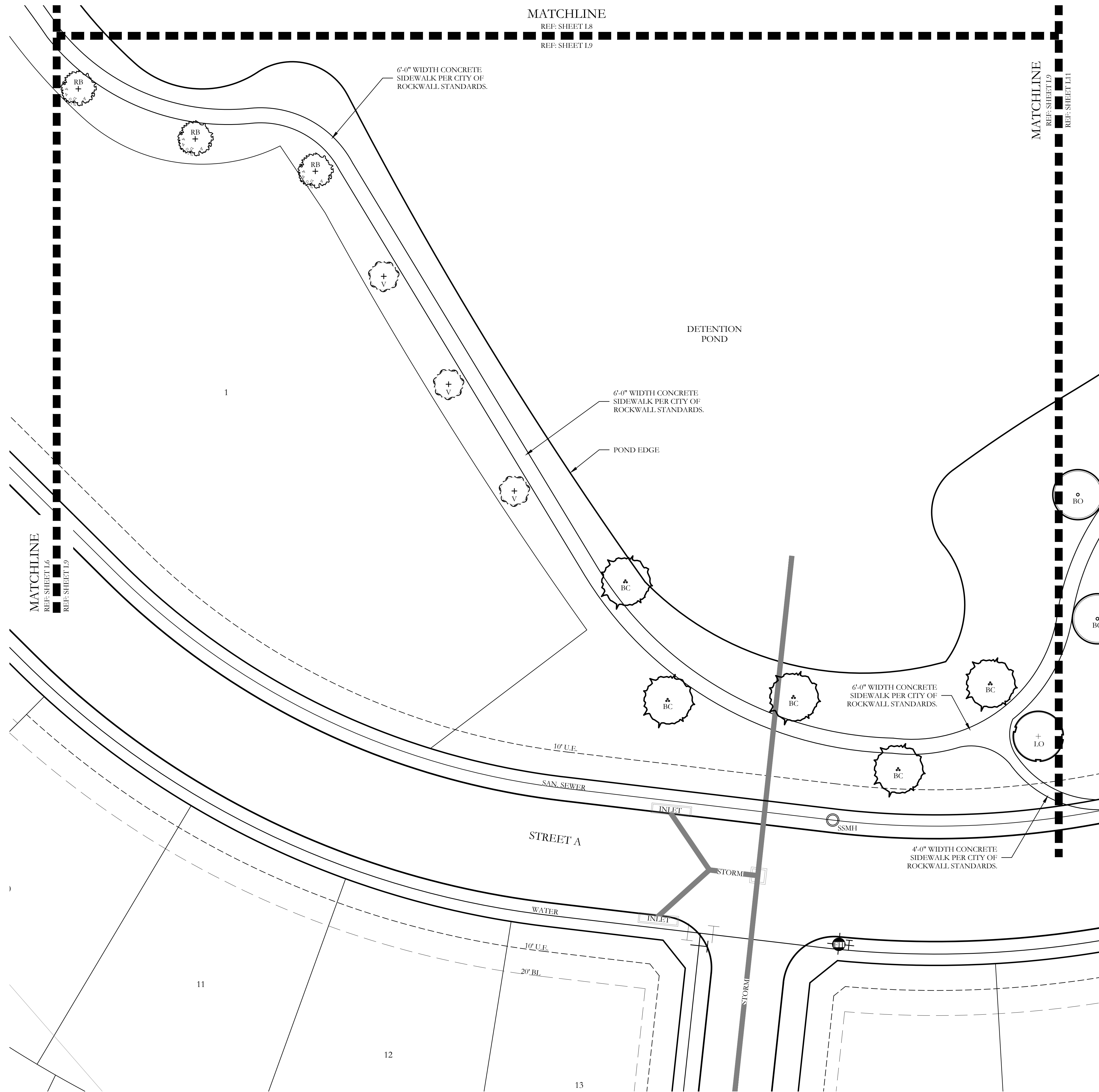
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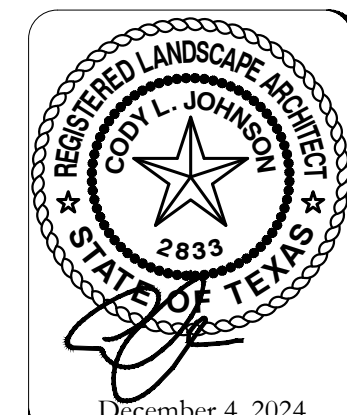
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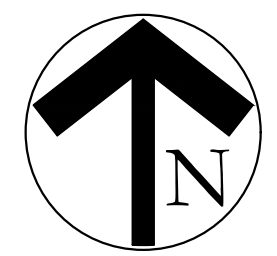
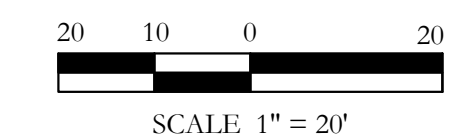


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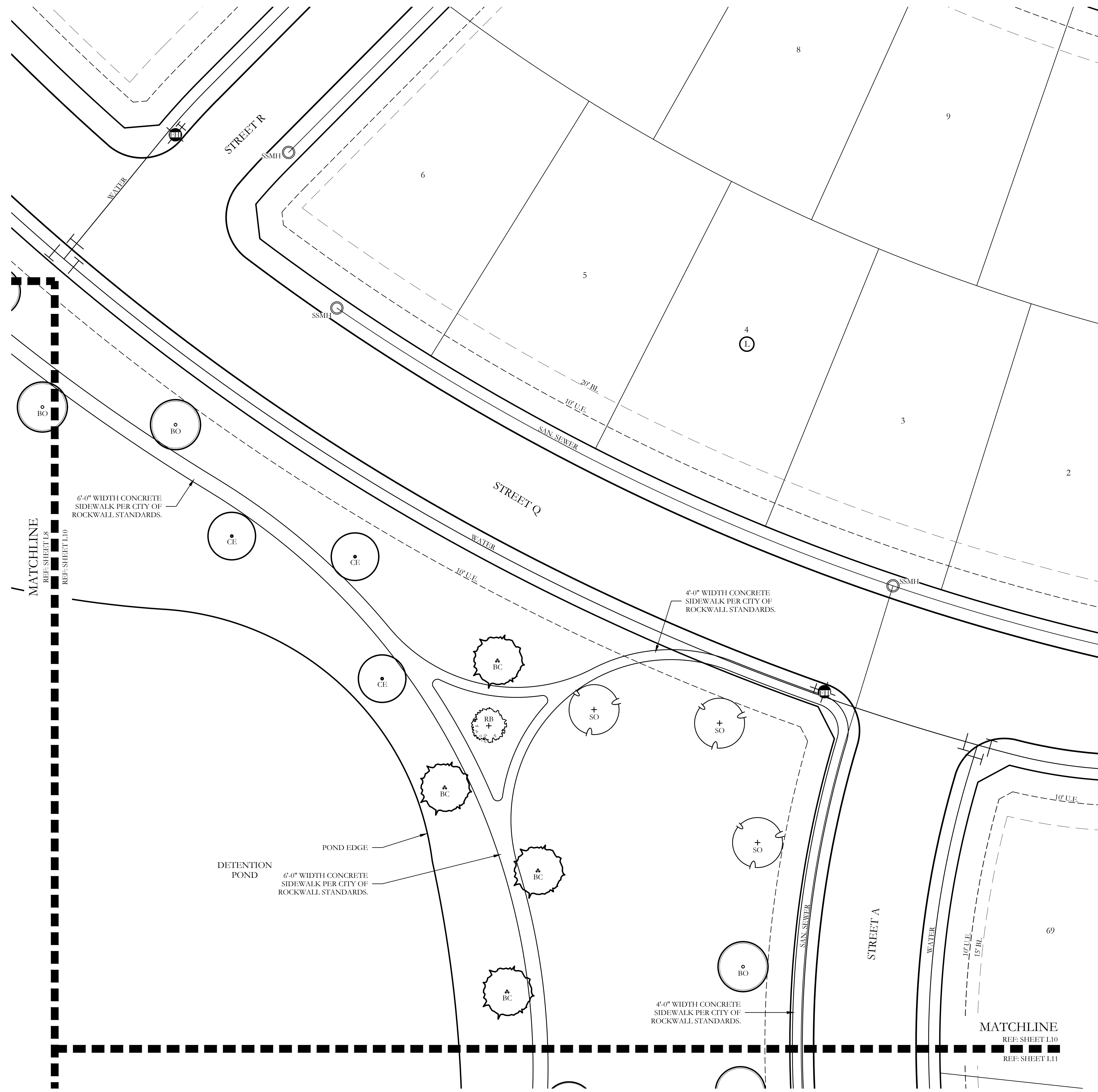


December 4, 2024

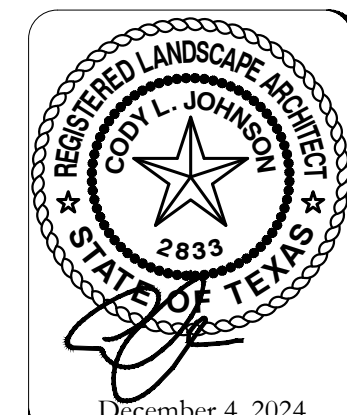
SCALE: 1" = 20'
 One Inch
 JVC No. MJP503



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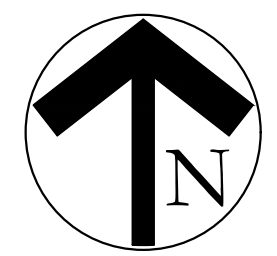
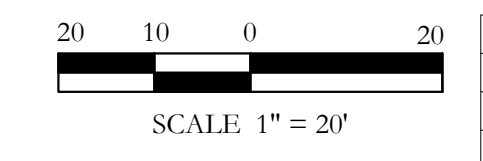


PLANT LEGEND					
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	V	CHASTE TREE	VITEX ANGUS-CASTUS	2" CALIPER	AS SHOWN



December 4, 2024

SCALE: 1" = 20'
 One Inch
 JVC No. MJP503



LANDSCAPE PROVIDED

- FM 549
- A. 1-4" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17-4" CAL. TREES REQUIRED.
PROVIDED: 18 - 4" CALIPER AND GREATER CANOPY TREES PROVIDED
- B. 1-2" CAL. ACCENT TREE / 50 LF OF LANDSCAPE EDGE
821 LF OF FRONTAGE / 50 LF = 17-2" CAL. TREES REQUIRED.
PROVIDED: 22 - 2" CALIPER AND GREATER ACCENT TREES PROVIDED

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	28	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	33	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	27	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	21	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
RB	21	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
V	15	CHASTE TREE	VITEX AGNUS-CASTUS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

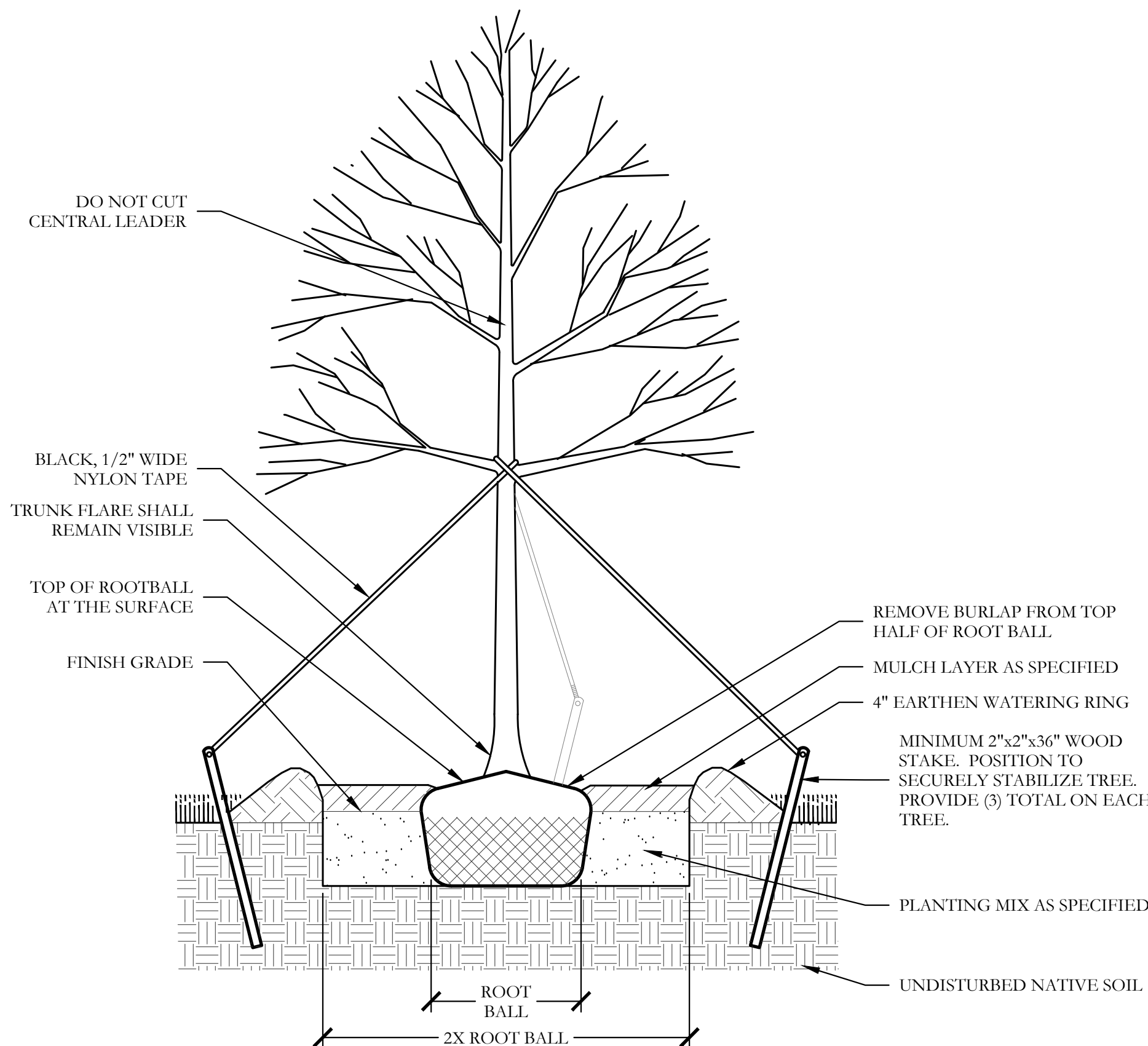
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

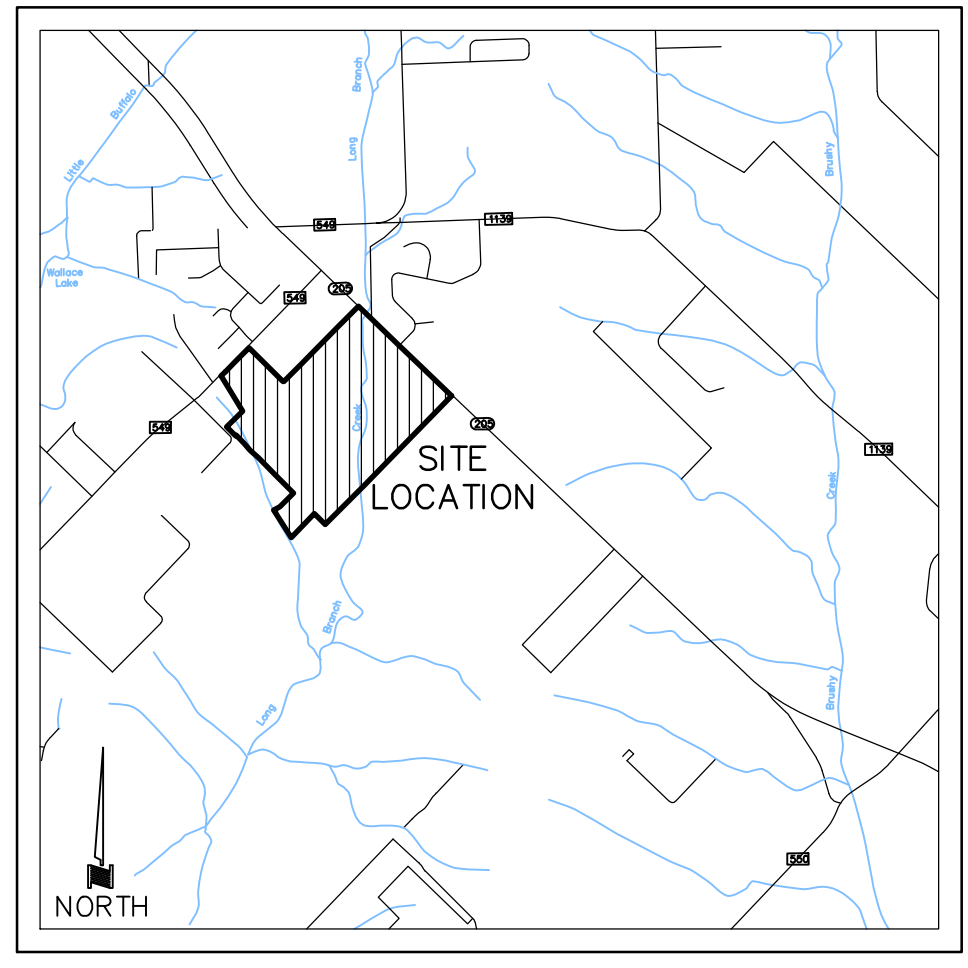
TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

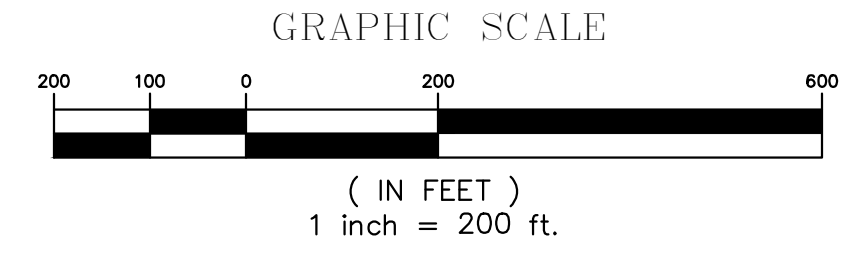
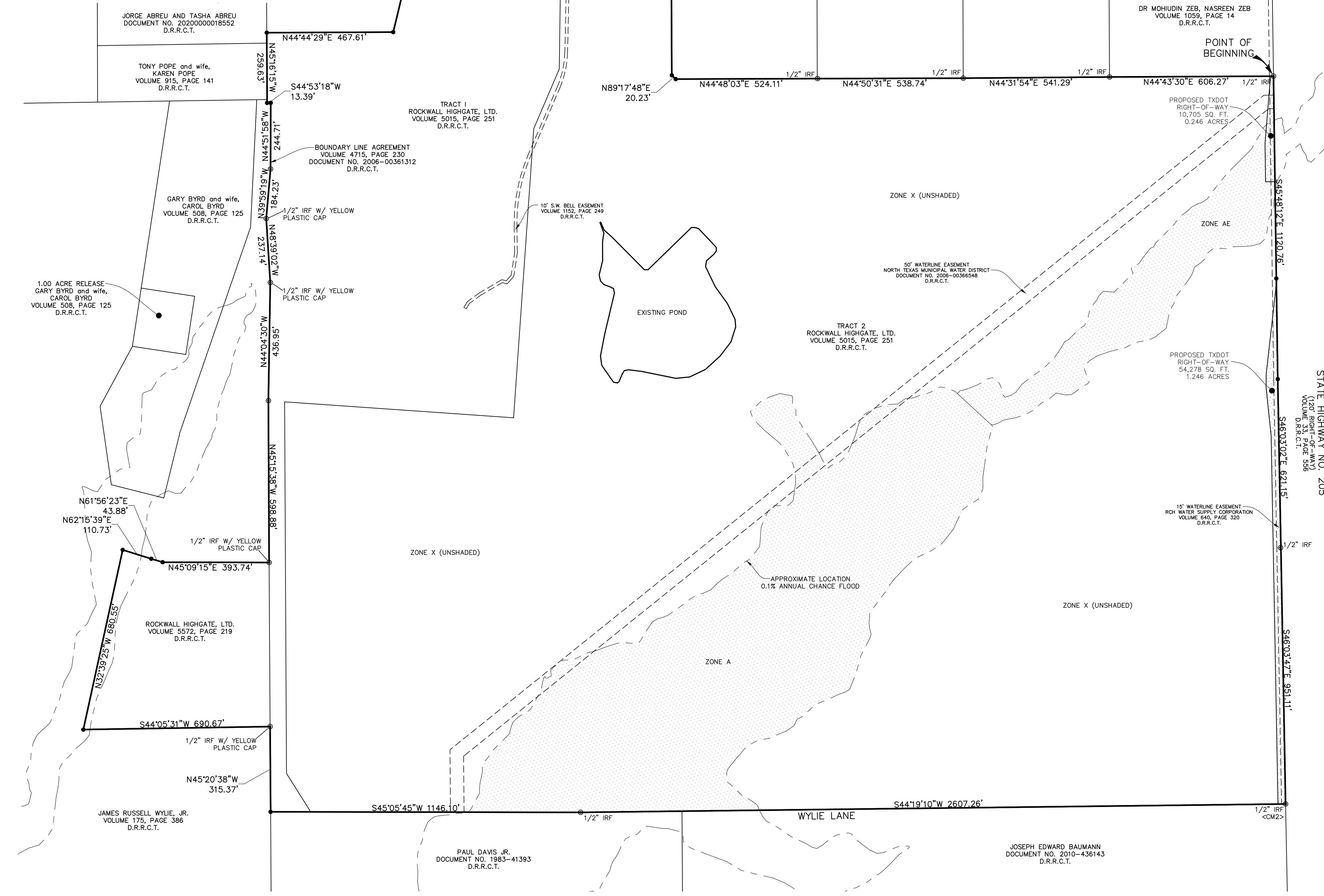


1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



LOCATION MAP NOT TO SCALE



LEGAL DESCRIPTION:

BEING a tract of land situated in the W.W. FORD SURVEY, ABSTRACT NO. 80, Town of Rockwall, Rockwall County, Texas, consisting of those tracts of land described as Tract 1 and Tract 2 in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5015, Page 251, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Highgate, Ltd., as recorded in Volume 5572, Page 219, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the southwest line of State Highway No. 205, a 120 foot right-of-way, for the common north corner of said Tract 2 and east corner of that tract of land described in Deed to Dr. Mohiudin Zeb, Nasreen Zeb, as recorded in Volume 1059, Page 14, Deed Records, Rockwall County, Texas;

THENCE Southeasterly, with said southwest line, the following three (3) courses and distances:

- South 45 degrees 48 minutes 12 seconds East, a distance of 1,120.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 46 degrees 03 minutes 02 seconds East, a distance of 621.15 feet to a 1/2 inch iron rod found for corner;
- South 46 degrees 03 minutes 47 seconds East, a distance of 951.11 feet to a 1/2 inch iron rod found for the east corner of said Tract 2;

THENCE South 44 degrees 19 minutes 10 seconds West, leaving said southwest line and with the southeast line of said Tract 2, a distance of 2,607.26 feet to a 1/2 inch iron rod found for corner;

THENCE South 45 degrees 05 minutes 45 seconds West, continuing with said southeast line, a distance of 1,146.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the most southerly southeast corner of the above mentioned Tract 1;

THENCE North 45 degrees 20 minutes 38 seconds West, with the southwest line of said Tract 1, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap found for the east corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE South 44 degrees 05 minutes 31 seconds West, leaving said southwest line, a distance of 690.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the south corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 32 degrees 39 minutes 25 seconds West, a distance of 6680.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the west corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 62 degrees 15 minutes 39 seconds East, a distance of 110.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 61 degrees 56 minutes 23 seconds East, a distance of 43.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for an interior ell corner of said Rockwall Highgate, Ltd. tract recorded in Volume 5572, Page 219;

THENCE North 45 degrees 09 minutes 15 seconds East, a distance of 393.74 feet to a 1/2 inch iron rod with a yellow plastic cap found in the southwest line of the above mentioned Tract 1;

THENCE North 45 degrees 15 minutes 38 seconds West, a distance of 598.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner at the beginning of a Boundary Line Agreement, as recorded in Volume 4715, Page 230 (Document No. 2006-00361312), Deed Records, Rockwall County, Texas;

THENCE Northwesterly, with said Boundary Line Agreement, the following six (6) courses and distances:

- North 44 degrees 04 minutes 30 seconds West, a distance of 436.95 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 48 degrees 39 minutes 02 seconds West, a distance of 237.14 feet to a 1/2 inch iron rod with a yellow plastic cap found for corner;
- North 39 degrees 59 minutes 19 seconds West, a distance of 184.23 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "RSCI RPLS 5034" found for corner;
- North 44 degrees 51 minutes 58 seconds West, a distance of 244.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;
- South 44 degrees 53 minutes 18 seconds West, a distance of 13.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of said Tract 1;
- THENCE Northwesterly, with said west line, the following three (3) courses and distances:

- North 45 degrees 16 minutes 15 seconds West, a distance of 259.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner the common south corner of that tract of land described in Deed to Bret A. Wilson and Leslie Wilson, as recorded in Volume 1327, Page 212, Deed Records, Rockwall County, Texas and an exterior ell corner of said Tract 1;
- North 44 degrees 44 minutes 29 seconds East, a distance of 467.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common east corner of said Bret A. Wilson and Leslie Wilson tract and an interior ell corner of said Tract 1;
- North 31 degrees 29 minutes 46 seconds West, passing at a distance of 486.24 feet a 1/2 inch iron rod found for the common north corner of said Bret A. Wilson and Leslie Wilson tract and east corner of that tract of land described in Deed to Bobby Dale Price and wife, Bretta Jean Price, as recorded in Volume 1028, Page 142, Deed Records, Rockwall County, Texas, and continuing in all for a total distance of 857.83 feet to a point in the southeast line of Farm to Market Road No. 549, a variable width right-of-way, from which point a 1/2 inch iron rod found bears South 31 degrees 29 minutes 46 seconds East, 0.80 feet, said point being at the beginning of a non-tangent curve to the left having a central angle of 01 degrees 12 minutes 54 seconds, a radius of 5,796.43 feet and a chord bearing and distance of North 45 degrees 17 minutes 02 seconds East, 122.92 feet;

THENCE Northeasterly, with said southeast line, the following three (3) courses and distances:

- Northeasterly, with said curve to the left, an arc distance of 122.92 feet to a concrete pedestal monument found for corner;
- North 44 degrees 52 minutes 16 seconds East, a distance of 304.20 feet to an "X" found in concrete for the common north corner of said Tract 1 and most westerly northwest corner of said Tract 2;
- North 44 degrees 50 minutes 38 seconds East, passing at a distance of 375.47 feet a concrete pedestal monument found, and continuing in all for a total distance of 398.43 feet to a 1/2 inch iron rod found for the common west corner of that tract of land described in Deed to Cody A. Barrick and Carrie L. Barrick, as recorded in Volume 6167, Page 67, Deed Records, Rockwall County, Texas and most northerly northwest corner of said Tract 2;

THENCE South 45 degrees 15 minutes 03 seconds East, leaving said southeast line, a distance of 995.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

THENCE North 89 degrees 17 minutes 48 seconds East, a distance of 20.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for a common south corner of said Cody A. Barrick and Carrie L. Barrick tract and an interior ell corner of said Tract 2;

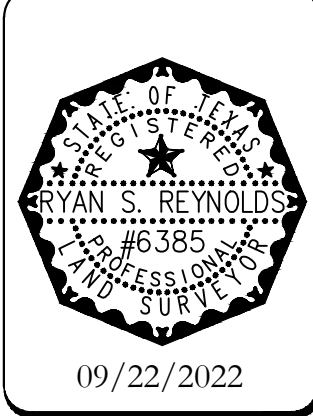
THENCE North 44 degrees 48 minutes 03 seconds East, a distance of 524.11 feet to a 1/2 inch iron rod found for the common east corner of said Cody A. Barrick and Carrie L. Barrick tract and south corner of that tract of land described in Deed to James Kessler and Angela Kessler, as recorded in Document No. 2018000020020, Deed Records, Rockwall County, Texas;

THENCE North 44 degrees 50 minutes 31 seconds East, a distance of 538.74 feet to a 1/2 inch iron rod found for the east corner of said James Kessler and Angela Kessler tract;

THENCE North 44 degrees 31 minutes 54 seconds East, a distance of 541.29 feet to a 1/2 inch iron rod found for the south corner of the above mentioned Dr. Mohiudin Zeb, Nasreen Zeb tract;

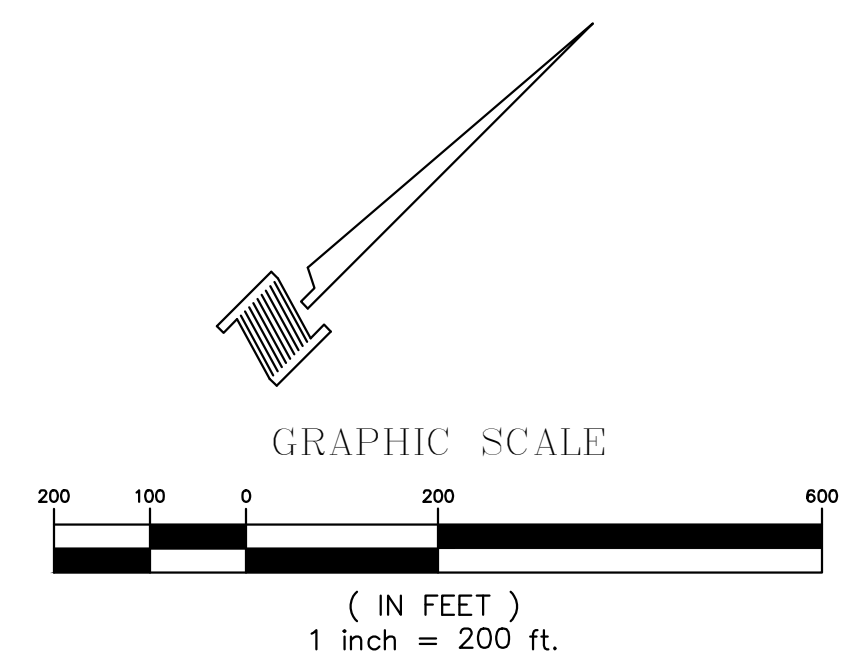
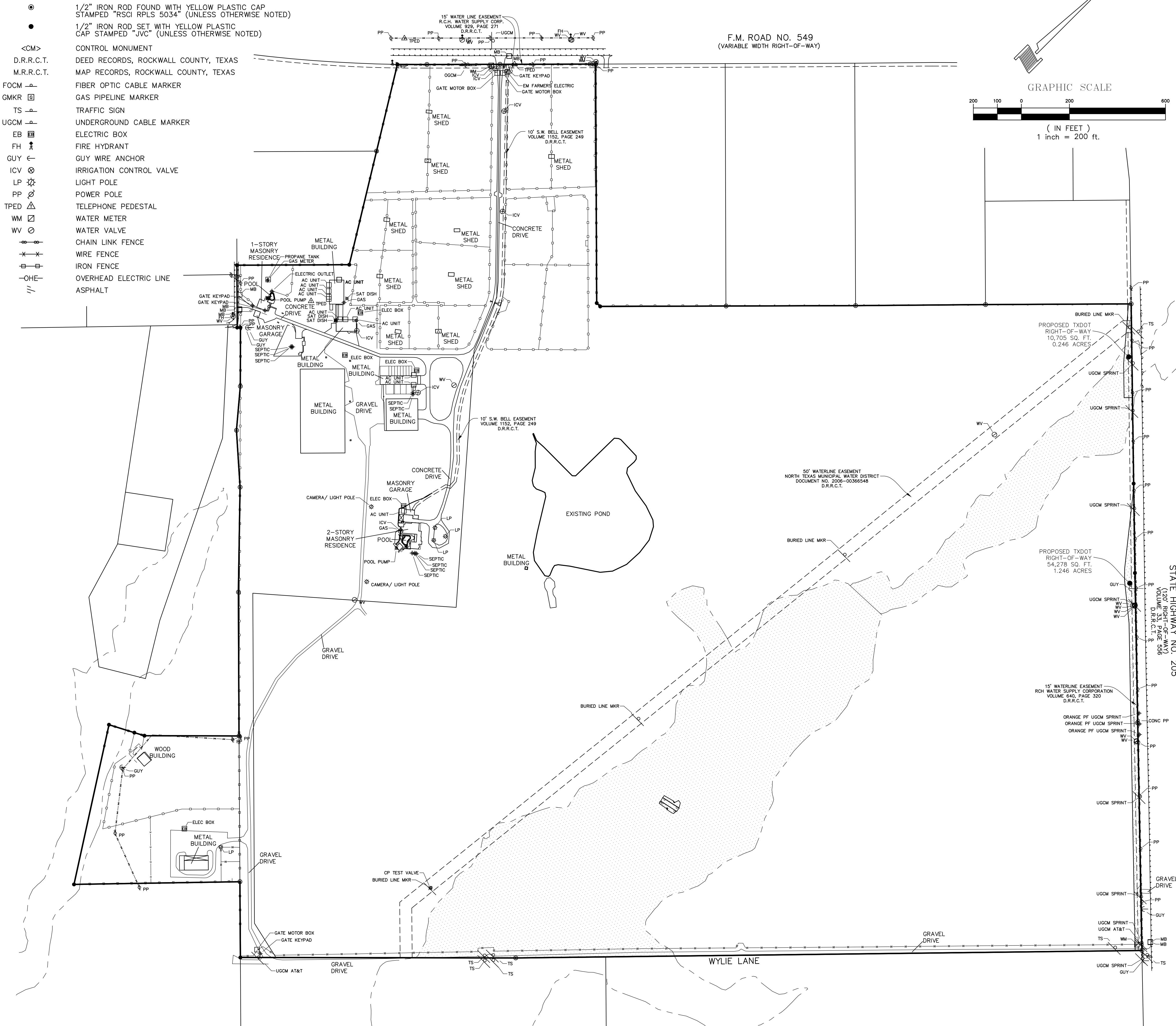
THENCE North 44 degrees 43 minutes 30 seconds East, a distance of 606.27 feet to the POINT OF BEGINNING and containing 264.433 acres of land, more or less.

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES



LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "RSCI RPLS 5034" (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS
- M.R.R.C.T. MAP RECORDS, ROCKWALL COUNTY, TEXAS
- FOCM FIBER OPTIC CABLE MARKER
- GMKR GAS PIPELINE MARKER
- TS TRAFFIC SIGN
- UGCM UNDERGROUND CABLE MARKER
- EB ELECTRIC BOX
- FH FIRE HYDRANT
- GUY GUY WIRE ANCHOR
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POLE
- PP POWER POLE
- TPED TELEPHONE PEDESTAL
- WM WATER METER
- WV WATER VALVE
- CHAIN LINK FENCE
- WIRE FENCE
- IRON FENCE
- OHE OVERHEAD ELECTRIC LINE
- /// ASPHALT



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S76°53'37"E, 4,347.44'.
 2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AREA", DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - NO BASE FLOOD ELEVATIONS DETERMINED" AND ZONE AE, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATIONS DETERMINED" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48397C010L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.
 3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 782103508, EFFECTIVE DATE APRIL 13, 2022. NO FURTHER RESEARCH WAS PERFORMED FOR THIS SURVEY.
 4. VISIBLE IMPROVEMENTS/UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.
 5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.
 6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
 7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.
 8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

- SCHEDULE B NOTES:
- 10a. EASEMENT TO THE STATE OF TEXAS, RECORDED IN VOLUME 330, PAGE 558, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
 - 10b. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 320, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
 - 10c. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 640, PAGE 323, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DOES NOT AFFECT SUBJECT TRACT)
 - 10d. EASEMENT TO RCH WATER SUPPLY CORPORATION, RECORDED IN VOLUME 929, PAGE 271, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
 - 10e. EASEMENT TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 1152, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
 - 10f. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 154, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
 - 10g. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 221, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
 - 10h. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 1742, PAGE 242, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO - 20' EASEMENT - NO DEFINED LOCATION IN DOCUMENT)
 - 10i. EASEMENT TO FARMERS ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 2753, PAGE 210, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)
 - 10j. EASEMENT AND RIGHT-OF-WAY TO NORTH TEXAS MUNICIPAL WATER DISTRICT, RECORDED IN DOCUMENT NO. 2006-00366548, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO AND AFFECTS AS SHOWN ON SURVEY)
 - 10k. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1053, PAGE 187, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
 - 10l. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 1086, PAGE 53, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)
 - 10m. THE EXISTENCE OF AN ON-SITE SEWAGE FACILITY (OSSF), AS EVIDENCED BY THE AFFIDAVIT TO THE PUBLIC RECORDED IN VOLUME 2108, PAGE 212, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (SUBJECT TO)

SURVEYOR'S CERTIFICATE:

To C AND C LAND, LLC; ROCKWALL HIGHGATE, LTD.; NATIONAL TITLE GROUP, LLC; and OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

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.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: SEPTEMBER 13, 2022

GROSS ACRES	264.433 ACRES
PROPOSED TXDOT RIGHT-OF-WAY	1.492 ACRES
NET ACRES	262.941 ACRES

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

LAND TITLE SURVEY
 264.433 ACRES
 W.W. FORD SURVEY, ABSTRACT NO. 80
 TOWN OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SCALE:
 1" = 200'
 One Inch
 JVC No. 2147

SHEET 2 OF 2

E:\proj\3\projects\ced - conson cramer development\2147 - highgate survey\2147.dwg, mfc, 26.4.433.acres.dwg

PROJECT COMMENTS



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

DATE: 12/20/2024

PROJECT NUMBER: P2024-043
PROJECT NAME: Master Plat for Southside Hills
SITE ADDRESS/LOCATIONS: 5555 S FM 549

CASE CAPTION: Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	12/18/2024	Needs Review

12/18/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Master Plat for the Southside Hills Subdivision consisting of 384 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, and located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549.

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 (P2024-043) in the lower right-hand corner of all pages on future submittals.

M.4 Based on staff's comments on the Preliminary Plat, please make the necessary changes to the master plat lot lines so they match. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.5 Please indicate the dwelling units per acre, which should not exceed 1.45 dwelling units per gross acre. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please delineate and label the City Limits on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please provide street names to allow our GIS Department to verify the names. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please provide the Owner's Certificate, General Notes, and Signature Block detailed in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please make the following changes to the Parks and Open Space Master Plan. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

- The minimum sidewalk size is 5-feet.

- Indicate the 6-foot meandering sidewalk along FM-549.
- Provide a detailed Open Space Plan that delineates the Park Improvements per Section (13) of the PD Ordinance. These will be public improvements and need to be resubmitted prior to the Parks Board meeting to be reviewed by the Parks Board. Failure to submit these improvements prior to the Parks Board meeting could delay the approval of the case by 30-days.

I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Work Session: December 30, 2024
 Park Board meeting: January 7, 2025
 Planning and Zoning Public Hearing: January 14, 2025
 City Council: December 16, 2025

I.11 Please note that once the Master Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

- 12/18/2024: 1. This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.
2. An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.
3. The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)
4. HOA lot needed for utility crossings.
5. This existing pond and these two lots drain south through the corner of the property. This off-site drainage will need to be captured and routed in order to maintain existing flow patterns.
6. All sidewalks to be a minimum of 5'
7. Is this an easement for a utility line? Utility easements may not cross through or between residential properties. Must be within a HOA maintained lot.
8. An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Additional comments may be provided at time of Site Plan.
- Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
- Need approval from NTMWD for any construction in their existing easement.
- Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

Streets/Paving:

- All streets must be names prior to engineering submittal and must be approved by City's GIS Department.

- All Residential Streets to be concrete, 50' ROW, 29' back-to-back paving minimum with 5' sidewalk on each side. Streets must be curb and gutter style. No asphalt or rock streets.
- Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
- No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
- Cul-de-sac dimensions must meet City of Rockwall Standards.
- All streets to be minimum 1-ft above the 100 YR floodplain WSEL.
- City (and TXDOT) driveway spacing requirements must be met.
- A Minor Collector, 2 lane, Undivided Roadway (MC) with a 60' ROW will be required for Cullins Road (must build 24' min. on the section adjacent to development if accessing). A minimum 5' sidewalk will be required on both sides of the roadways if building the full width. If not accessing, 1/2 of the ROW must be dedicated.
- Must construct all roadways on the current Master Thoroughfare Plan
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
- Any medians must be curbed, and streets draining away from medians.
- A TXDOT permit will be required for driveways along TXDOT roadways.

Water and Wastewater Items:

- Revised infrastructure study required. Review fees apply.
- Must loop min 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have 8" sewer line minimum through the property.
- Must install 12" water mains per City master plans. Dedicate easements except across the Lofland property then it can be 1' inside the TXDOT ROW.
- Must install a 8" and 15" sewer main per City master plans. Dedicate easements.
- Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
- Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
- Sewer pro-rata: \$432.74/acre
- Lift station required
- Public utilities may not be installed in TXDOT right-of-way except adjacent to the Lofland property only.
- Need to pursue opting out of the RCH water district.

Drainage/Floodplain/Lakes:

- Existing flow patterns must be maintained.
- Detention is required. Drainage areas larger than 20 acres will need a detention study using unit hydrograph method. Review fees apply.
- Detention ponds must be in a drainage easement located at the freeboard elevations to be maintained by the property owner/HOA.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- 100-year WSEL must be called out for detention ponds.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
- 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.
- Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of its own (HOA/Open Space lot).
- Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
- Lot to Lot drainage is not allowed.
- WOTUS and Wetland determination required

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No berms will be placed on top of any public utility or NTMWD utility.
- Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Needs Review

12/18/2024: All key lots need to be looked at with different Build Lines and where the fences will be allowed

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved w/ Comments

12/18/2024: To accommodate fire apparatus access, all cul-de-sacs shall have a 48-foot minimum radius/96-foot diameter.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	12/19/2024	Approved w/ Comments

12/19/2024: P2024-043 (Master Plat)

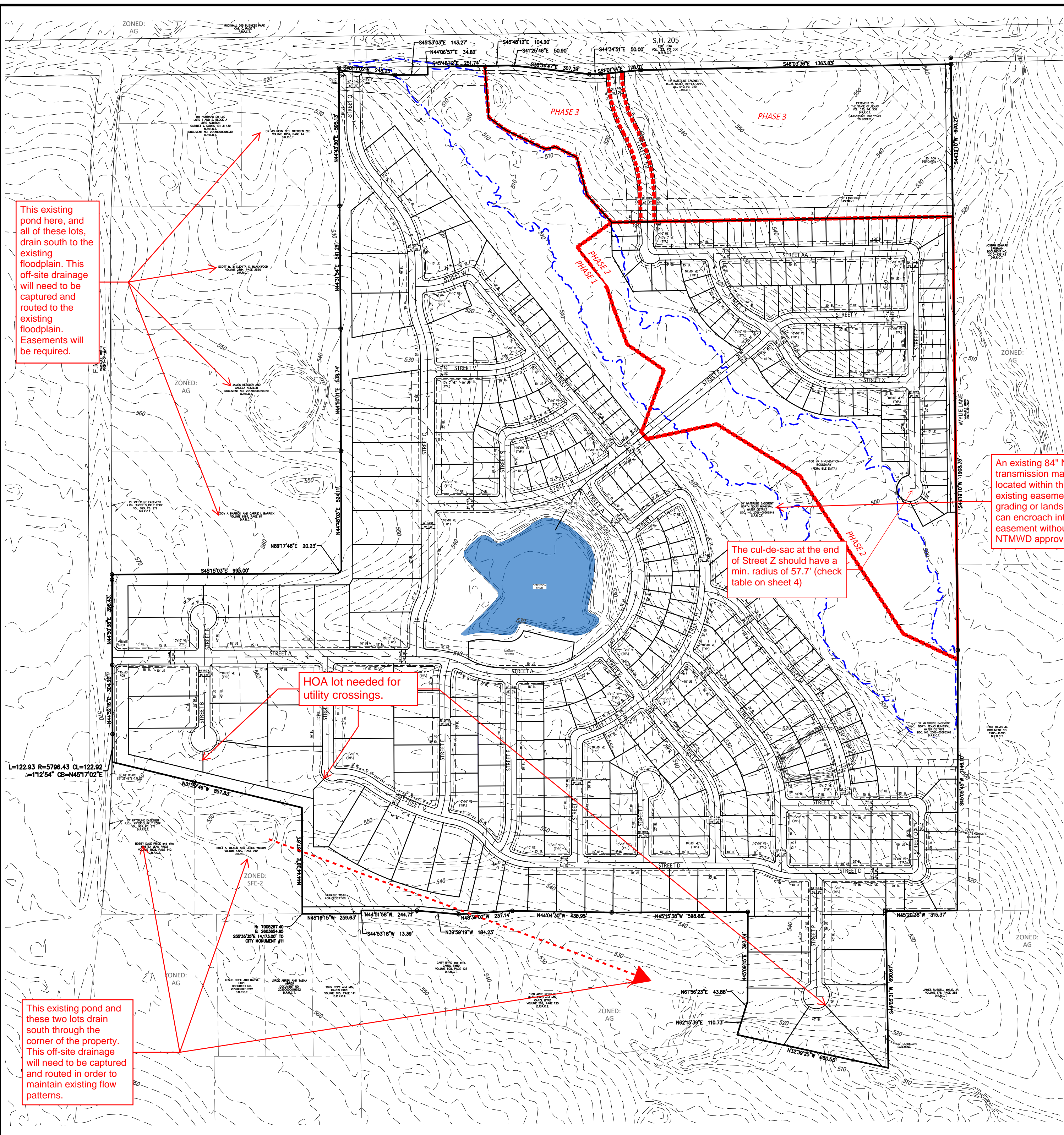
Park District 13

Cash In Lieu of Land: \$984.65 x 384 lots = \$378,105.60 (this has been satisfied through donating the land and developing future park)

Pro Rata Equipment Fee: \$920.72 x 384 lots = \$353,556.48 (this will be utilized and tracked for developing this future park)

Total per lot x lots: \$1905.37 x 384 lots = \$731,662.08

- Please provide shrub species and turf varieties as needed
- Specifications have changed and the hike and bike trail needs to be 8' vs. 6'
- Neighborhood street sides walks per City of Rockwall require 5' sidewalks vs. 4' sidewalks.
- Request to meander the sidewalk in areas where there is room and it is design fairly straight.
- City of Rockwall (Parks and Recreation) needs to be involved with the design and amenities choices in the City of Rockwall park.



This existing pond here, and all of these lots, drain south to the existing floodplain. This off-site drainage will need to be captured and routed to the existing floodplain. Easements will be required.

HOA lot needed for utility crossings.

The cul-de-sac at the end of Street Z should have a min. radius of 57.7' (check table on sheet 4)

An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.

This existing pond and these two lots drain south through the corner of the property. This off-site drainage will need to be captured and routed in order to maintain existing flow patterns.

- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
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 - Required 10' utility easement along all street frontages.
 - All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
 - The property must be platted.
 - Tree mitigation will be required when removing existing trees on the property.
 - Additional comments may be provided at time of Site Plan.
 - Utility easements may not cross through or between residential properties. Must be in a HOA maintained lot.
 - Need approval from NTMWD for any construction in their existing easement.
 - Other requirements could be required dependent on zoning and Engineering Standards of Design and Construction.

- Streets/Paving:**
- All streets must be names prior to engineering submittal and must be approved by City's GIS Department.
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 - Streets adjacent to a public park or open space must have 60' ROW and 41' B-B street section
 - No dead-end streets allowed. Must have a cul-de-sac or turnaround per City Standards.
 - Cul-de-sac dimensions must meet City of Rockwall Standards.
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 - Must construct all roadways on the current Master Thoroughfare Plan
 - A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees apply.
 - Any medians must be curbed, and streets draining away from medians.
 - A TXDOT permit will be required for driveways along TXDOT roadways.

OPEN SPACE
FLOOD PLAIN
OTHER
TOTAL
OPEN SPACE
[(29.4/2) + 44.4]
*ASSUMING H

GROSS LOT

GENERAL NOTES:

1. OPEN SPACE
2. THE PROPOSED WASTEWATER, R
- 2.1. WATER - C ON FM 549
- 2.2. WASTEWATE STATION AN WASTEWATE
- 2.3. ROADWAY - FM 549 &
- 2.4. DRAINAGE

- Water and Wastewater Items:**
- Revised infrastructure study required. Review fees apply.
 - Must loop min 8" water line on site.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Must have 8" sewer line minimum through the property.
 - Must install 12" water mains per City master plans. Dedicate easements except across the Lofland property then it can be 1' inside the TXDOT ROW.
 - Must install a 8" and 15" sewer main per City master plans. Dedicate easements.
 - Must follow and construct per the City's master water and sanitary sewer plans, or requirements per infrastructure study, whichever is most stringent.
 - Utilities may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
 - Provide water main stubs and wastewater stubs to all adjacent properties for future/existing development connection points.
 - Sewer pro-rata: \$432.74/acre
 - Lift station required
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- Existing flow patterns must be maintained.
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 - 100-year WSEL must be called out for detention ponds.
 - Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the flood plain at all.
 - Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
 - Must have a flood study for all changes and crossing of the floodplain. Review fees apply.
 - 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.
 - Floodplain must be in a drainage easement and the erosion hazard setback must be in a lot of it's own (HOA/Open Space lot).
 - Drainage system may not cross through a property. Must be within own HOA lot within an easement. Minimum 20' wide.
 - Lot to Lot drainage is not allowed.
 - WOTUS and Wetland determination required

- Landscaping:**
- No trees to be with 10' of any public water, sewer, or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
 - No berms will be placed on top of any public utility or NTMWD utility.
 - Revise all landscaping sheets to show a minimum of 5' sidewalks (not 4').

OW
Rockwal
13155 Noel
Dallas, Te
Phone: 214
Ap
Corson Cra
4925 Greenv
Dallas,
Phone: 214-734-5924

EXIST. ZONING: PD-99
LAND USE: SF

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

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

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ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

ZONED: AG

ZONED: SFE-2

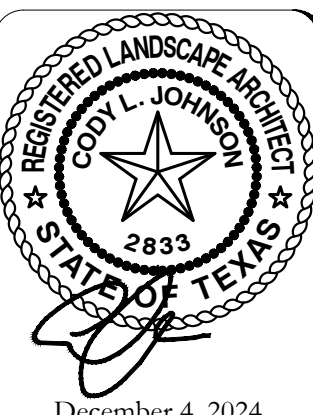
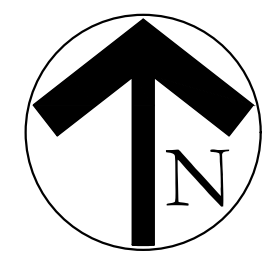
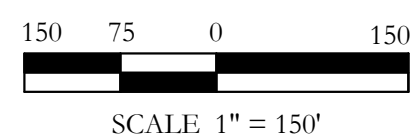
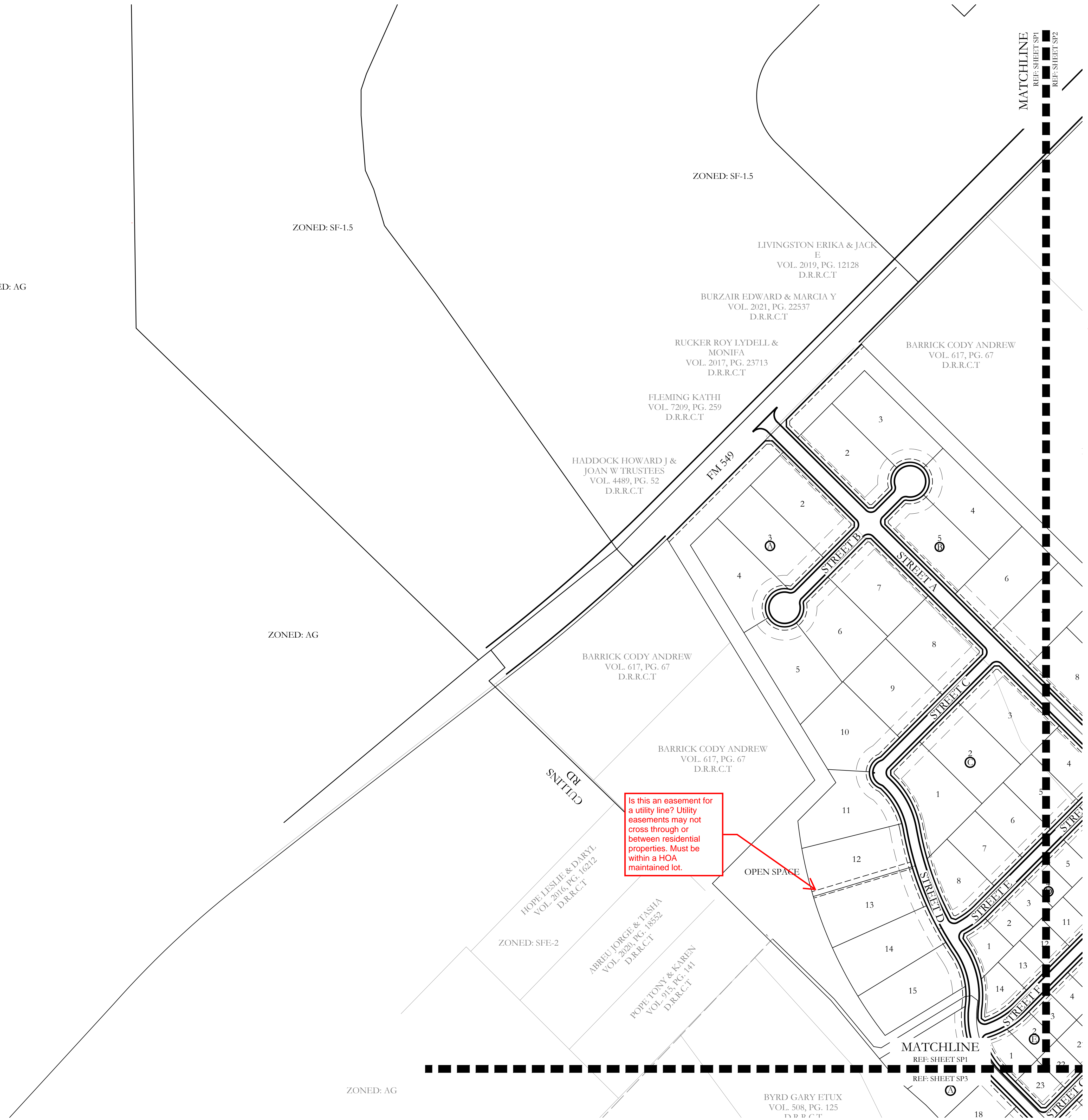
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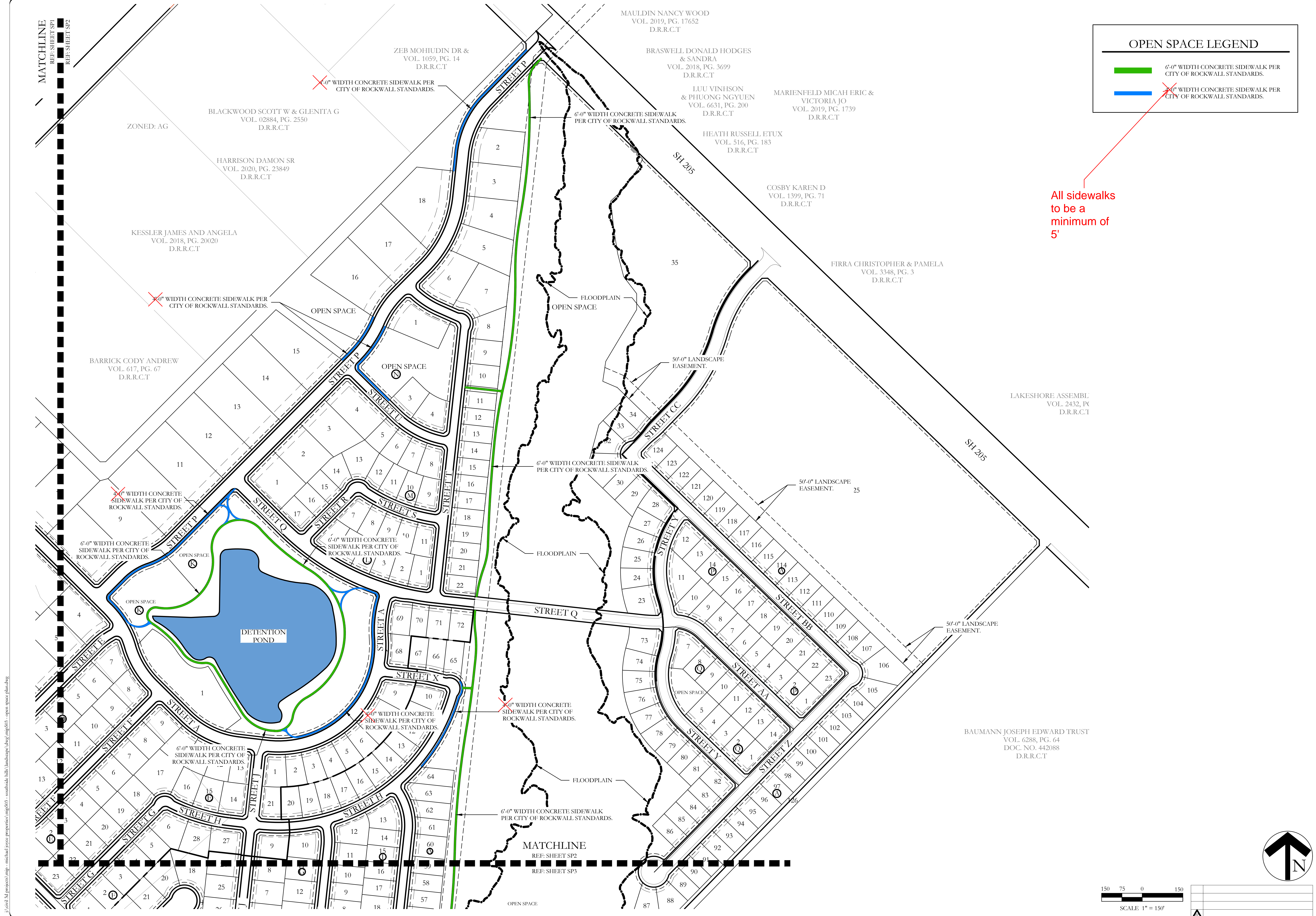
OPEN SPACE LEGEND

-  6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
-  4'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

All sidewalks to be a minimum of 5'

Is this an easement for a utility line? Utility easements may not cross through or between residential properties. Must be within a HOA maintained lot.

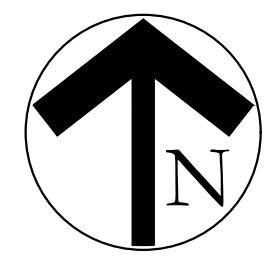
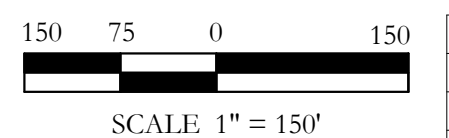
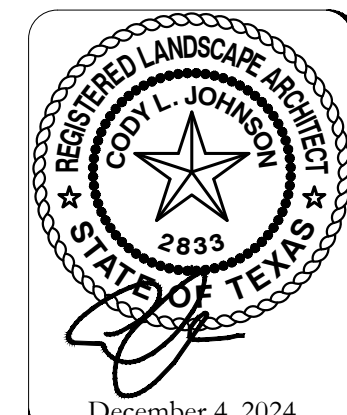




OPEN SPACE LEGEND

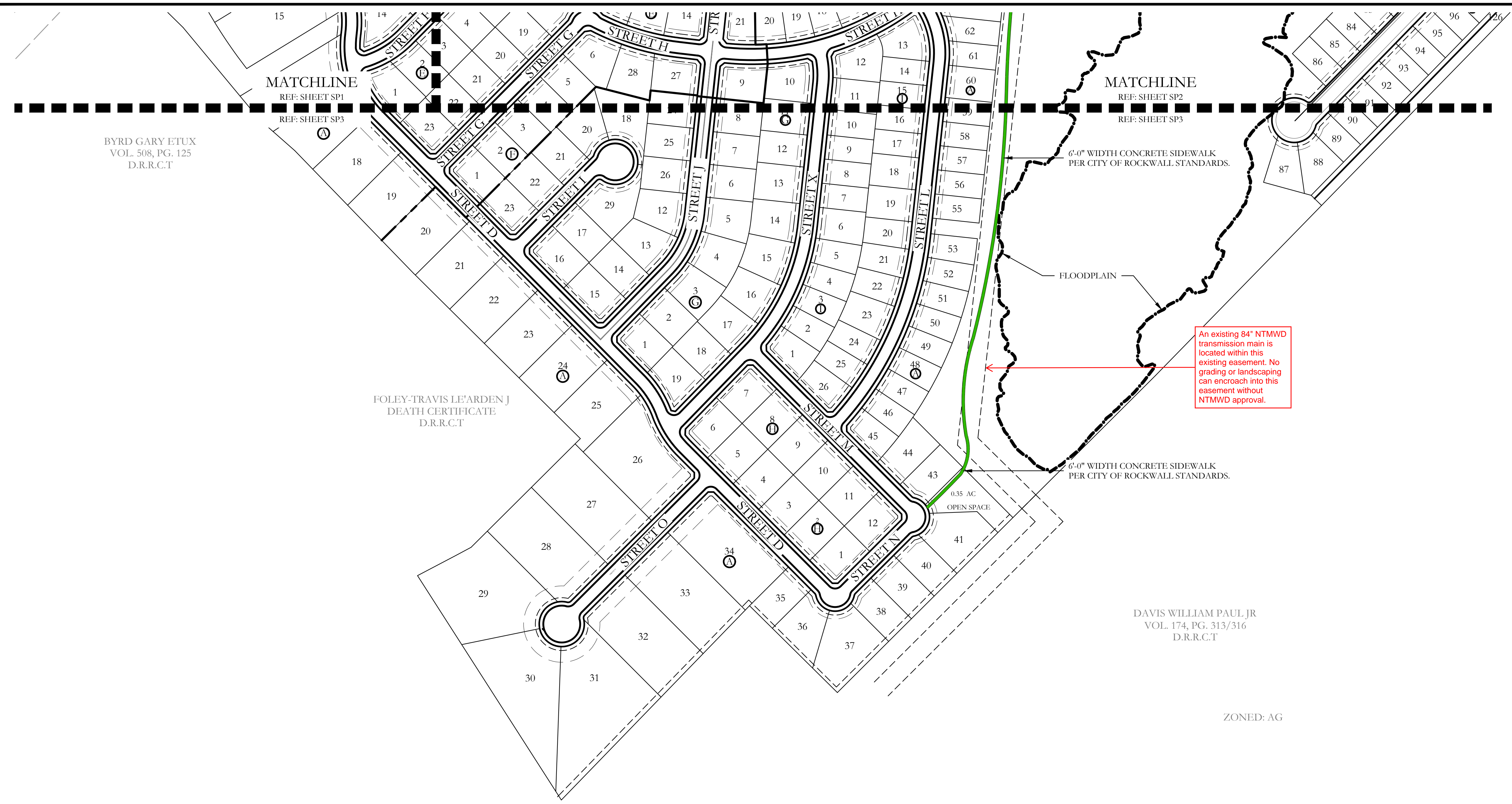
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All sidewalks to be a minimum of 5'



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BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3

FOLEY-TRAVIS L'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

MATCHLINE
REF: SHEET SP2
REF: SHEET SP3

DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

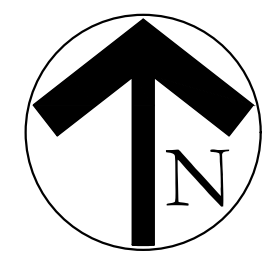
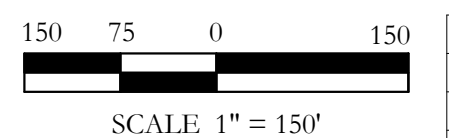
ZONED: AG

OPEN SPACE LEGEND

- 6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.
- 6'-0" WIDTH CONCRETE SIDEWALK PER CITY OF ROCKWALL STANDARDS.

An existing 84" NTMWD transmission main is located within this existing easement. No grading or landscaping can encroach into this easement without NTMWD approval.

All sidewalks to be a minimum of 5'



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

SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



December 4, 2024
SCALE: 1" = 150'
One Inch
JVC No. MJP503



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5565 Hwy FM 549, Rockwall, TX

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION West of SH 205 & South of FM 549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-99

CURRENT USE Ag

PROPOSED ZONING

PROPOSED USE Single Family & Commercial

ACREAGE 262.94 Ac.

LOTS [CURRENT]

0

LOTS [PROPOSED]

384 SF, 10 OS, 1 AC
2 Comm. = 397 total

- 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

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

CCD - Rockwall, LLC

Brian Cramer

4925 Greenville Ave #604

Dallas, TX ~~75087~~ 75206

214.734.5924

BCramer@CCDEVTX.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brian Cramer ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

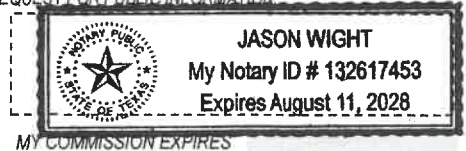
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 4,044.10 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF December, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

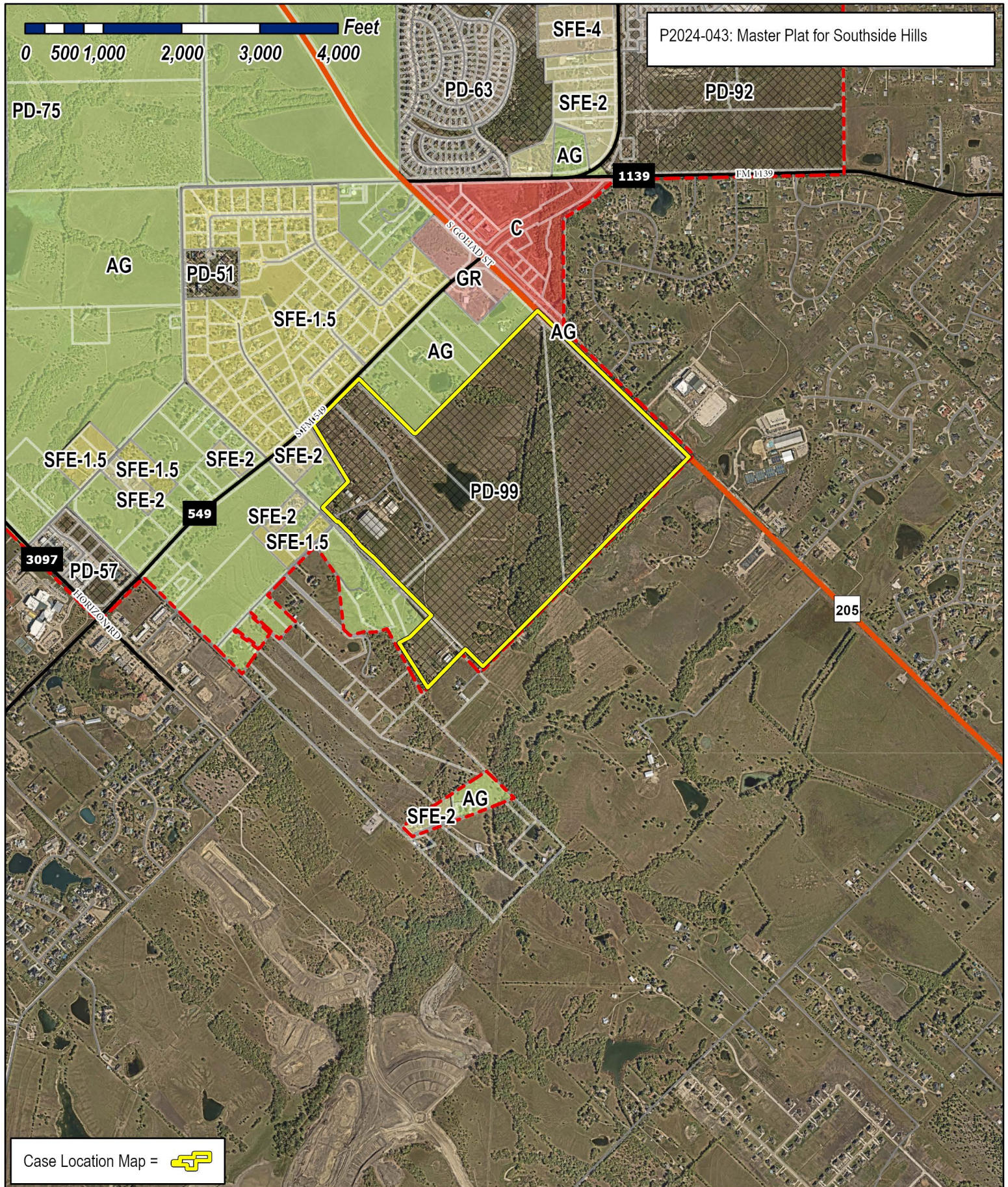
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF December, 2024.

Brian Cramer
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jason Wight
NOTARY PUBLIC





Case Location Map = 

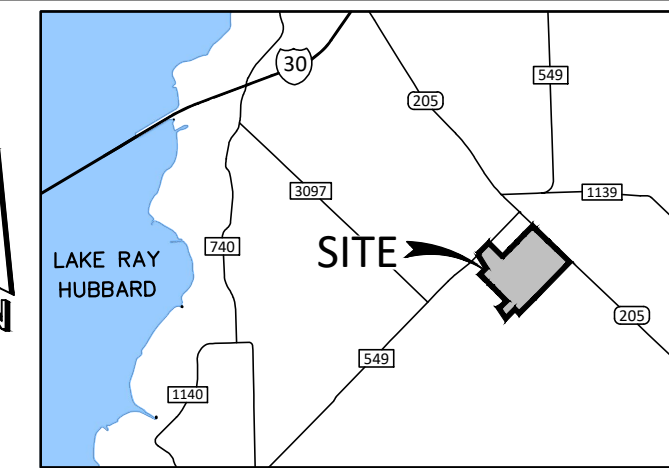
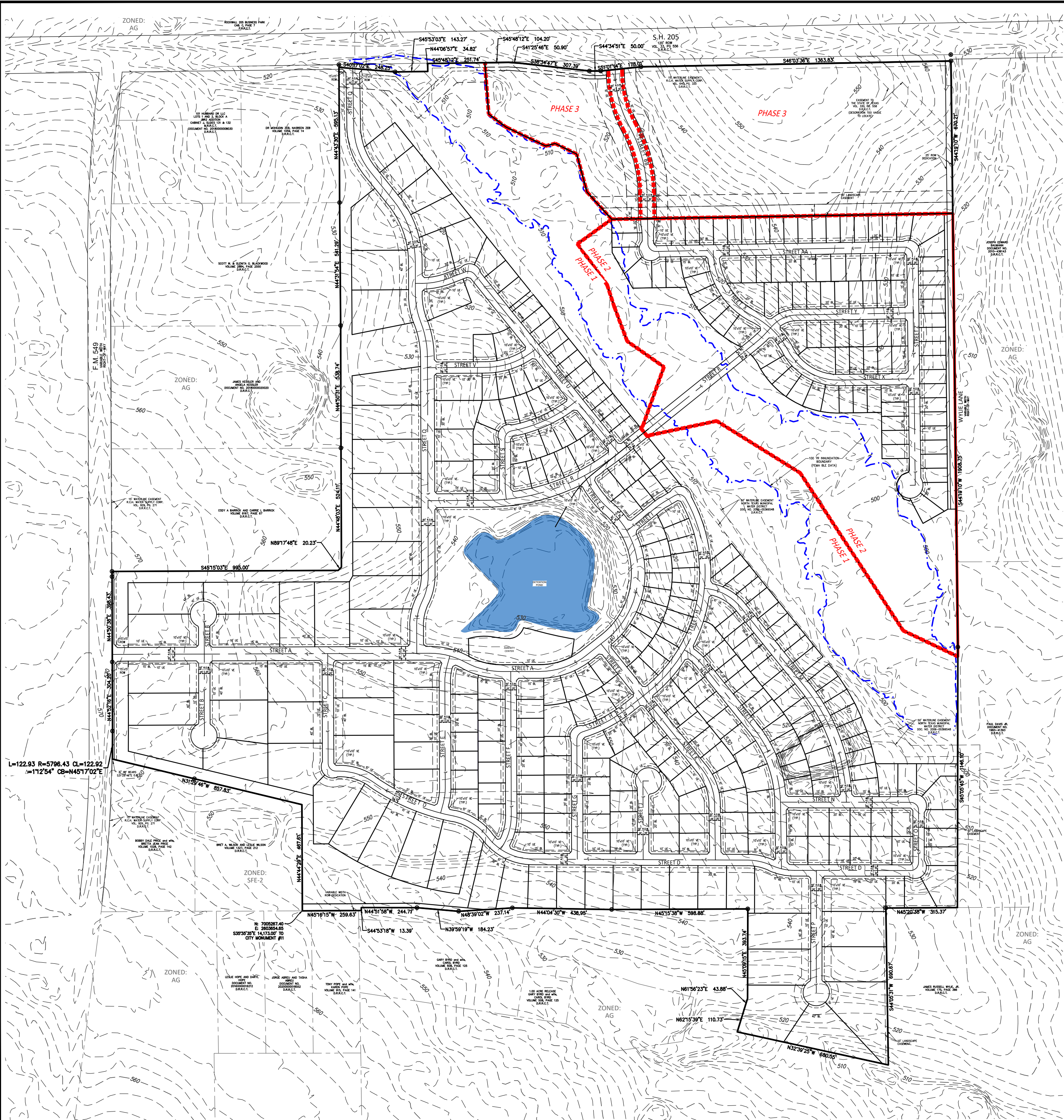


City of Rockwall

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

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





VICINITY MAP
N.T.S.

OPEN SPACE	ACRES
FLOOD PLAIN	29.4
OTHER	44.4
TOTAL	73.8
OPEN SPACE RATIO*	
$[(29.4/2) + 44.4] / 262.94 =$	22.4%
*ASSUMING HALF OF FLOODPLAIN	

GROSS LOT DENSITY = 1.46 UNITS/ACRES

GENERAL NOTES:

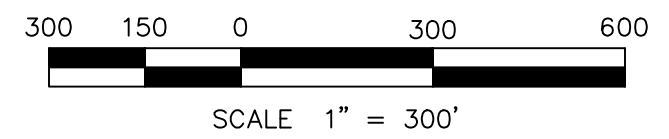
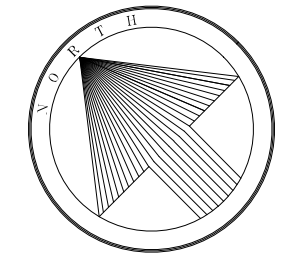
- OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
- THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - WATER - CONNECTIONS TO EXISTING WATER LINES ON FM 549 & SH 205
 - WASTEWATER - CONSTRUCTION OF ONSITE LIFT STATION AND FORCE MAIN TO EXISTING GRAVITY WASTEWATER LINE ON FM 549
 - ROADWAY - CONNECTIONS TO EXISTING ROADWAYS FM 549 & SH 205
 - DRAINAGE - DRAINAGE TO LONG BRANCH CREEK

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- ⊙ 1/2" IRF (unless otherwise noted)

AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VE Visibility Easement
SE Sidewalk Easement

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



**MASTER PLAT
SOUTHSIDE HILLS**
BEING
384 SINGLE FAMILY LOTS, 2 COMMERCIAL LOTS,
10 OPEN SPACES & 1 AMENITY CENTER
262.94 ACRES OR 11,453,704.24 SQ. FT.
SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2024-XXX

Owner:
Rockwall Highgate, Ltd.
13155 Noel Rd., Ste 900
Dallas, Texas 75240
Phone: 214-566-8699

Applicant:
Corson Cramer Development
4925 Greenville Ave, Ste. 604
Dallas, Texas 75206
Phone: 214-734-5924

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Tom Dayton, PE

December 6, 2024
EXIST. ZONING: PD-99
LAND USE: SF

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

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ZONED: AG

ZONED: SF-1.5



ZONED: SF-1.5

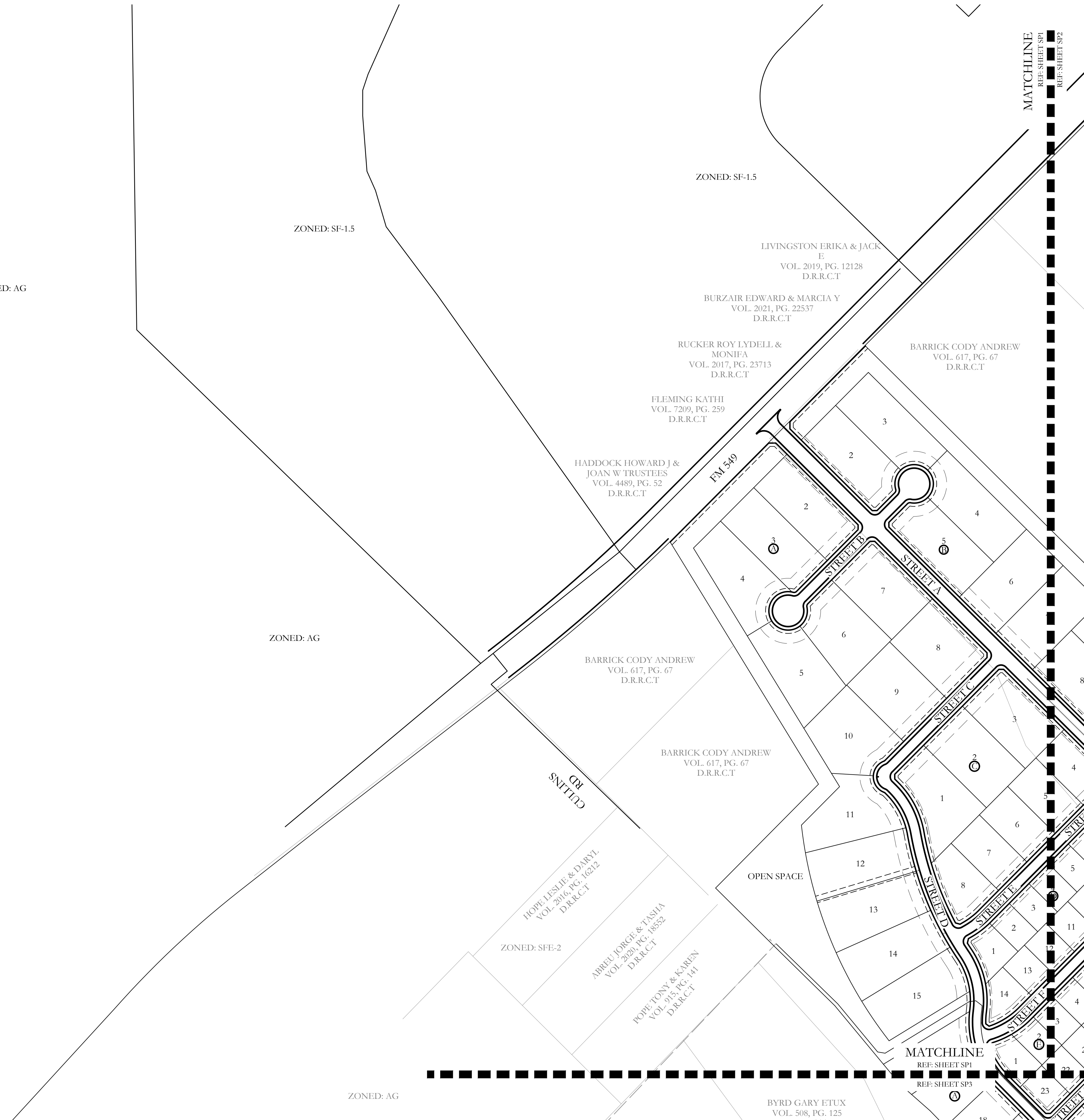
ZONED: AG

ZONED: SFE-2

ZONED: AG

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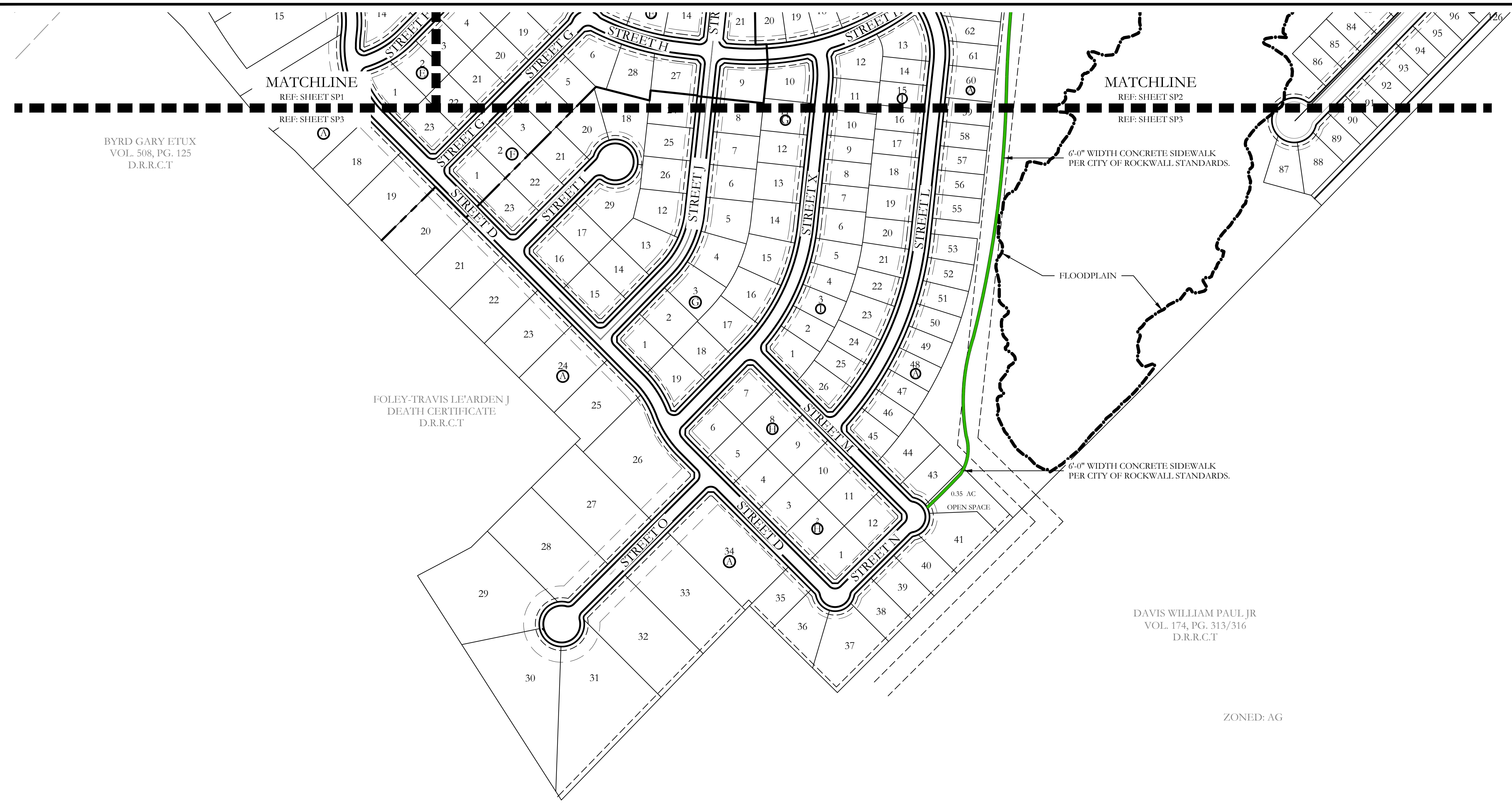




OPEN SPACE LEGEND

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BYRD GARY ETUX
VOL. 508, PG. 125
D.R.R.C.T

MATCHLINE
REF: SHEET SP1
REF: SHEET SP3



FOLEY-TRAVIS LE'ARDEN J
DEATH CERTIFICATE
D.R.R.C.T

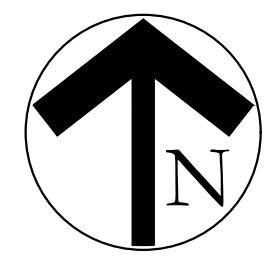
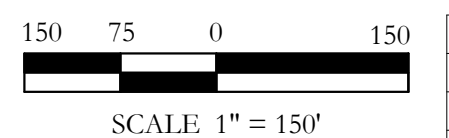
MATCHLINE
REF: SHEET SP2
REF: SHEET SP3

DAVIS WILLIAM PAUL JR
VOL. 174, PG. 313/316
D.R.R.C.T

ZONED: AG

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SOUTHSIDE HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OPEN SPACE MASTER PLAN
OPEN SPACE MASTER PLAN



SCALE:
1" = 150'
One Inch
JVC No. MJP503