AGENDA PLANNING AND ZONING COMMISSION PUBLIC HEARING City Hall, 385 South Goliad, Rockwall, Texas Council Chambers October 8, 2019 6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

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

PUBLIC HEARING ITEMS

2. Z2019-021 (David)

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

3. Z2019-022 (Korey)

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

4. Z2019-024 (David)

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

ACTION ITEMS

5. SP2019-035 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

DISCUSSION ITEMS

6. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

ADJOURNMENT

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

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 4th day of October 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	10/08/2019
APPLICANT:	Pat Atkins; KPA Consulting, Inc.
CASE NUMBER:	Z2019-024; Amendment to Planned Development District 79 (PD-79)

SUMMARY

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

BACKGROUND

On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034; Ordinance No. 16-07*], which rezoned a 45.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District establishing an entitlement for a single-family residential subdivision consisting of 113 single-family lots. On May 16, 2019, the applicant voluntarily annexed an additional 11.121-acre tract of land [*A2016-001*] and amended Planned Development District 79 (PD-79) [*Z2016-015; Ordinance No. 16-39*], incorporating this property into the subdivision. The annexation created a 55.413-acre residential subdivision. The amendment to PD-79 also increased the lot count from 113 to 138 lots, and granted an increase in the maximum front entry garages from 0% to 50%. On January 22, 2019, the applicant voluntarily annexed an additional 14.995-acre tract of land [*A2018-004*] with the intent of incorporating it into Planned Development District 79 (PD-79).

<u>PURPOSE</u>

On September 13, 2019, the applicant submitted an application requesting to amend PD-79 [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan by incorporating the additional 14.995-acre tract of land into the existing 55.413-acre tract of land to create an additional phase (*i.e. Phase III*) for the Saddle Star Estates Subdivision. This amendment would increase the total acreage of the subdivision to 70.408-acres.

ADJACENT LAND USES AND ACCESS

The subject property is located on the north side of John King Boulevard south of Featherstone Drive. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property is the corporate boundaries of the City of Rockwall followed by two (2) single-family homes on large tracts of land situated within the City's Extraterritorial Jurisdiction (ETJ).

- <u>South</u>: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a 67.50-acre tract of land (*i.e. Tracts 2-01, 2-04 & 2-05, of the P. B. Harrison Abstract No. 97*) zoned Agricultural (AG) District.
- *East*: Directly east of the subject property is the corporate limits of the City of Rockwall followed by Park Ridge Estates and Windmill Valley Subdivisions. Both subdivisions are situated within the City's Extraterritorial Jurisdiction (ETJ).
- <u>West</u>: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this arterial is a vacant property zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses. This is scheduled to be the final phase of the Stone Creek Subdivision.

CHARACTERISTICS OF THE REQUEST

Currently, Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] allows the applicant to construct 138, 70' x 125' single-family lots on 55.413-acres. The proposed amendment would increase the size of the proposed subdivision to 70.408-acres (*i.e. adding an additional 14.995-acres*) and add an addition 38, 80' x 125' single family lots. The new lot product would be subject to all of the same standards as the existing lot type; however, the applicant would be incorporating 100% j-swing or traditional swing garages as opposed to the 50% flat front entry currently permitted on the 138, 70' x 125' lot product. A summary of the resulting lot mix and development standards is as follows:

	Lot Type >	Α	В
Minimum Lot Width ⁽¹⁾		70'	80'
Minimum Lot Depth		125'	125'
Minimum Lot Area		8,750 SF	10,000 SF
Minimum Front Yard Setback ^{(2) & (5)}		20'	20'
Minimum Side Yard Setback		5'	5'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)		10'	10'
Minimum Length of Driveway Pavement		25'	25'
Maximum Height ⁽³⁾		30'	30'
Minimum Rear Yard Setback ⁽⁴⁾		20'	20'
Minimum Area/Dwelling Unit (SF)		2,700 SF	2,700 SF
Maximum Lot Coverage		65%	65%
Permitted Encroachment into Required Setbacks	, (5)	Allowed	Allowed

Table 2: Lot Dimensional Requirements

General Notes:

- ¹: The minimum lot width shall be measured at the *Front Yard Building Setback*.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- ³: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: As measured from the rear yard property line.
- 5: 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 (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].

INFRASTRUCTURE

Based on the applicant's request to rezone the subject property, the following infrastructure will be required to be constructed in order to provide adequate public services to the subject property:

- *Water:* The City does not currently have the rights to serve the proposed 14.995-acre addition to Planned Development District 79 (PD-79). The applicant will need to work with Mt. Zion Water Supply Corporation to secure the right for the City of Rockwall to serve the additional acreage.
- <u>Wastewater</u>: The lift station located at John King Boulevard and FM-552 is not currently sized to serve the proposed 14.995-acre addition to Planned Development District 79 (PD-79). The applicant will be required to perform an infrastructure study to determine the upgrades necessary to meet the required capacity.

All proposed infrastructure improvements must meet the Engineering Department's *Standards of Design and Construction*.

CONFORMANCE WITH THE CITY'S CODES

The changes to Planned Development District 79 (PD-79) do not change the conformance of the proposed subdivision with regards to the City's existing codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's request does not change the underlying use of the majority of the property and the additional 14.995-acre tract of land being incorporated into the PD is being rezoned in conformance with the Future Land Use Map (*i.e. to a Low Density Residential designation*) the request does not change Planned Development District 79 (PD-79) conformance to the OURHometown Vision 2040 Comprehensive Plan. With regard to the goals and policies contained in this document, the following goals and policies apply to the applicant's request:

(1) <u>Chapter 8; Section 2.03; Goal 3; Policy 3:</u> In cases where flat front entry garages (*i.e. even with the front façade of the primary structure*) are requested as part of a development, no greater than 20% should be incorporated into the development. In addition, flat front entry garages should have a minimum of a 25-foot front yard building setback to allow vehicles to be parked in the driveway without overhanging public right-of-way. This type of garage may not be appropriate for all developments and should be generally discouraged.

In this case, Planned Development District 79 (PD-79) was approved with 50% flat front entry garages. The proposed amendment would actually reduce the number of flat front entry garages in the subdivision to 39.20% bringing it closer to conforming to the current goals and policies of the Comprehensive Plan. With this being said the applicant's request to amend the existing Planned Development District is a discretionary decision for the Planning and Zoning Commission and City Council.

NOTIFICATIONS

On September 20, 2019, staff mailed nine (9) notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Stone Creek and Stoney Hollow Homeowner's Associations (HOA's), which are the only HOA's located within 1,500 feet of the subject property participating in the notification program. Additionally, staff posted a sign adjacent to the subject property along N. Goliad Street [*SH-205*] and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 79 (PD-79), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



City of Rockwall



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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Date Created: 9/13/2019 For Questions on this Case Call (972) 771-7745

From:	Morales, Laura
То:	
Cc:	<u>Miller, Ryan; Gonzales, David; Brooks, Korey</u>
Subject:	Neighborhood Notification Program: Notice of zoning request
Date:	Friday, September 20, 2019 4:36:24 PM
Attachments:	HOA Map.pdf PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner *September 20, 2019*. The Planning and Zoning Commission will hold a public hearing on *Tuesday 10/8/2019 at 6:00 p.m.*, and the City Council will hold a public hearing on *Tuesday 10/8/2019 at 6:00 p.m.*, and the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

https://sites.google.com/site/rockwallplanning/development/development-cases

Z2019-021- Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone Drive, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <u>http://www.rockwall.com/planning/hoa.asp</u>.

Sincerely,

Laura Morales

Planning & Zoning Coordinator City of Rockwall Planning & Zoning Department 972-771-7745 | 972-772-6438 <u>Lmorales@rockwall.com | http://www.rockwall.com/planning/</u> City of Rockwall



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2019-021Case Name:Amendment to PD-79Case Type:ZoningZoning:Planned Development DistrictCase Address:East of John King & South of FM 552



Date Created: 9/13/2019 For Questions on this Case Call (972) 771-7745

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

CITY OF ROCKWALL 205 W RUSK ST ROCKWALL, TX 75087 REED GWENDOLYN 3076 HAYS RD ROCKWALL, TX 75087

REED GWENDOLYN 3076 HAYS LN ROCKWALL, TX 75087 ROCKWALL I S D 625 FM552 ROCKWALL, TX 75087 CDT ROCKWALL/2017 LLC 6925 FM 2515 KAUFMAN, TX 75142

SKORBURG CO. ATTN: JOHN ARNOLD 8214 WESTCHESTER DR SUITE 710 DALLAS, TX 75225 RANDA BARTON HANCE LIVING TRUST AND LARRY HANCE 963 W YELLOW JACKET LN APT 107 ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP 963 W YELLOW JACKET LN ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

To Whom It May Concern:

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

EMAIL: PLANNING@ROCKWALL.COM

Case No. Z2019-021: Saddle Star South

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard south of Featherstone 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**, **10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

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

Your comments must be received by 10/21/2019 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 ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

- - - PLEASE RETURN THE BELOW FORM

Case No. Z2019-021: Saddle Star South

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

SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL, TEXAS 75087-PAT ATKINS-DIRECTOR

9-13-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL, TEXAS 75087

LETTER OF EXPLANATION

RE: SADDLE STAR SOUTH-70.408 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 70.408 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C., TO PURSUE APPROVAL OF OUR PLANNED DEVELOMENT REQUEST . OUR REQUEST IS ADDING THE ADDITIONAL 14.995 ACRES TO THE OVERALL SADDLE STAR SOUTH DEVELOPMENT .

THIS ADDITION WILL REPRESENT THE 80'X125' PRODUCT ALL OTHER REQUIREMENTS WITHIN THE ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR





TRACT ONE

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-ofway line of John Kind Boulevard (variable width right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06" West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT TWO

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point also being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

TRACT THREE

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-39] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO DOLLARS (\$2,000.00) FOR THOUSAND 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 Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] in order to change the development standards and concept plan for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall 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 an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) Open Space Master Plan. An Open Space Master Plan for the Subject Property, prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan, and 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* 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 *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan.* A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

	Jim Pruitt, /	Mayor
ATTEST:		
Kristy Cole, City Secretary		
Kilsty Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <u>October 21, 2019</u>		
2 nd Reading: <u>November 4, 2019</u>		
Z2019-021: South Saddle Star Estates	Page 3	City of Rockwall, Texas

Ordinance No. 19-XX; PD-79

Exhibit 'A':

Legal Description and Survey

<u>TRACT 1:</u>

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':

Legal Description and Survey

<u>TRACT 2:</u>

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

TRACT 3:

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':

Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Exhibit 'B': Concept Plan



Exhibit 'C': Development Standards

Development Standards.

- 1. Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *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 'B' 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 (%)
А	70' x 125'	8,750 SF	138	78.41%
В	80' x 125'	10,000 SF	38	21.59%
		Aaximum Permitted Units:	176	100.00%

3. Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed <u>2.50</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>176</u> units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements

Lot Type >	A	В
Minimum Lot Width ⁽¹⁾	70'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Area	8,750 SF	10,000 SF
Minimum Front Yard Setback ^{(2) & (5)}	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	10'	10'
Minimum Length of Driveway Pavement	25'	25'
Maximum Height ⁽³⁾	30'	30'
Minimum Rear Yard Setback ⁽⁴⁾	20'	20'
Minimum Area/Dwelling Unit (SF)	2,700 SF	2,700 SF
Maximum Lot Coverage	65%	65%
Permitted Encroachment into Required Setbacks ⁽⁵⁾	Allowed	Allowed

General Notes:

- ¹: The minimum lot width shall be measured at the Front Yard Building Setback.
- ²: The location of the *Front Yard Building Setback* as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- ⁴: As measured from the rear yard property line.
- 5: 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 (Adjacent to a Street)* and shall not encroach into public right-of-way [a *Sunroom* is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces].
- 4. Building Standards. All development shall adhere to the following building standards:

Exhibit 'C': Development Standards

- (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.
- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation. A minimum of 50% of the garages for the Type A lots and 100% of the Type B lots shall be oriented in a traditional swing (or j-swing) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (*i.e. allowing the garage to be flush with the front façade of the primary structure*). In this case the front façade of the primary structure does not include a permitted encroachment (*e.g. a porch, sunroom, etcetera*) allowed in Table 2 above. All garage configurations that are not front entry shall meet the requirements of Article VI, Parking and Loading, of the Unified Development Code.
- 5. Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features
А	70' x 125'	(1), (2), (3), (4)
В	80' x 125'	(1), (2), (3), (4)

- 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.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient

Exhibit 'C':

Development Standards

dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.



Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



- 6. Fencing Standards. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Wood Fences. All wood fences shall be constructed of a standard fencing material (minimum of ½" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the public side facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.

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Exhibit 'C':

Development Standards

- (c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of 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. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.
- 7. Landscape and Hardscape Standards.
 - (1) 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. The following tree species are approved for planting within this subdivision:
 - (a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
 - (b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
 - (2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (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 and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.
 - (3) Streetscape Landscaping. Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by Section 7(1) of this ordinance in the following sizes and proportions:
 - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.

Exhibit 'C':

Development Standards

(ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- 9. Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- 11. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- 12. Open Space. The development shall consist of a minimum of 20% open space (or 14.082-acres), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page ...

Exhibit 'C': Development Standards

13. Trail Rest Area. The developer shall be responsible for the construction of a Trail Rest Area that generally conforms to the rest area depicted in Figure 1 (below).



- 14. Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
- 15. Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
- *16. Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	October 8, 2019
APPLICANT:	Marty Wright
CASE NUMBER:	Z2019-022; Specific Use Permit (SUP) for an Accessory Building

SUMMARY

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for a detached garage on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

BACKGROUND

The subject property was annexed in 1999 [*Ordinance No. 99-33*], is zoned single-family 16 (SF-16) District, and is addressed as 2340 Saddlebrook Lane. On November 11, 2001, the City Council approved a change in zoning [*Case No. PZ2008-102; Ordinance No. 01-102*], from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for the Saddlebrook Estates #2 Addition. On October 21, 2002, the City Council approved a replat [*Case No. PZ2002-71-01*] for the Saddlebrook Estates #2 Addition.

PURPOSE

The applicant is requesting approval of a Specific Use Permit (SUP) to allow a detached garage that exceeds the maximum allowable size for a property in a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2340 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property there are several single-family homes located within the Saddlebrook Estates #2 Addition, followed by the corporate limits of the City of Rockwall. These homes are zoned Single-Family 16 (SF-16) District. Beyond this is E. Quail Run Road, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Following this, there is a large vacant tract of land zoned Agricultural (AG) District.

<u>South</u>: Directly south of the subject property, are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District, followed by the corporate limits of the City of Rockwall. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

<u>East</u>: Directly east of the subject property there are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this is FM-1141, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan and delineates the corporate limits of the City of Rockwall.

<u>West</u>: Directly west of the subject property are several single-family homes within the Saddlebrook Estates #2 Addition, which are zoned Single-Family 16 (SF-16) District. Beyond this are several single-family homes zoned Agricultural (AG) District followed by John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan.

CHARACTERISTICS OF THE REQUEST

The applicant is requesting approval of a Specific Use Permit (SUP) for a detached garage that exceeds the maximum allowable size for properties located within a Single-Family 16 (SF-16) District. Currently situated on the subject property, there is a 3,397 SF brick single-family home and a 216 SF accessory building that is clad with wood. The proposed building will be situated behind the main structure, will be 13' 8" in height, and will be constructed of metal. The building will include a 24' x 40' (*i.e. 960 SF*) detached garage and a 6' x 40' (*i.e. 240 SF*) porch that will be on the front of the building. The total footprint of the building will be 1,200 SF (*i.e. 35% of the size of the home*). The porch will incorporate windows with shutters, double walk-in doors, and wooden posts. The applicant has stated that the purpose of the porch is to blend the building with the neighborhood by incorporating architectural elements that are typically seen on a single-family home. The building will have two (2) roll-up doors located on each of the side façades (*i.e. north and south façade*) and the applicant has stated that detached garage will be utilized to store several antique vehicles. The existing 12' x 18' (*i.e. 216 SF*) accessory building will be relocated and will be situated adjacent to the northern side façade of the proposed detached garage. The applicant has provided a site plan and proposed building elevations to be reviewed by the Planning and Zoning Commission.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 7.04, Accessory Structure Development Standards, of Section 7, District Development Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), in a Single-Family 16 (SF-16) District a detached garage is permitted provided that it is no larger than 625 SF. The detached garage shall include a minimum of one (1) garage bay door large enough to accommodate a standard size motor vehicle and shall be architecturally compatible with the primary structure. In this case, the proposed detached garage is 960 SF and the porch is 240 SF (*i.e. a total building footprint of 1,200 SF*), which exceeds the maximum allowable size of a detached garage. Although the proposed building exceeds the maximum allowable size, the applicant has provided additional architectural elements (*i.e. the front porch, windows and shutters, and the double walk-in doors*) on the building in order for the building to be consistent with the main structure. Additionally, the proposed building incorporates two (2) roll-up doors that are large enough to accommodate a standard passenger vehicle. Based on the proposed design of the building, the applicant's request appears to be in conformance with the requirements stipulated by the Unified Development Code (UDC) with regard to detached garages; however, the Planning and Zoning Commission and City Council are tasked with determining if the proposed building is architecturally compatible with the primary structure.

STAFF ANALYSIS

When looking at the applicant's request, it was observed that a large majority of property owners *(i.e. 26 of the 44 homes or roughly 60%)* currently have a detached garage and/or accessory building on their properties. Of the existing accessory buildings within the Saddlebrook Estates #2 Addition, several are roughly the same size or larger than *(i.e. 900-1,300 SF)* the proposed detached garage. It should be noted that most of the accessory buildings that are visible from the street utilize exterior materials similar to the main structure *(i.e. a combination of brick and cementitious lap siding)*. Staff was able to determine that 30 building permits have been for accessory buildings within the Saddlebrook Estates #2 Addition and 27 of the permits are still active *(i.e. not expired, voided, or withdrawn)*. A vast majority of the permits were issued between 2002 *(i.e. shortly after this area was annexed)* and 2009. In this case, the proposed detached garage is larger than the maximum allowable

detached garage; however, the design of the structure (*i.e. inclusion of a front entryway door, windows, shutters, and front porch*) appears to be architecturally compatible with the main house and would resemble a residential building. The building will sit more than 100-feet from the front property line and be approximately four (4)-feet higher than the street. Due to this, visibility of the garage bay doors will be limited from the front of the property line. Should the detached garage be visible from of the front of the property, the garage would likely resemble the existing detached garages on the surrounding properties (*i.e. the bay doors would be visible from the street*). Given that a majority of the surrounding homes have a detached garage, an accessory building, and/or a portable building approval of this request does not appear to negatively impact the subject property or surrounding properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, a total of two (2) accessory buildings will be located on the subject property.

NOTIFICATIONS

On September 20, 2019, staff sent 30 notices to all residents/property owners within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations located within 1,500-feet of the subject property and are participating in the Neighborhood Notification Program. At the time this report was written, staff had received three (3) emails and one (1) notice in favor of this request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:
 - (a) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B'* & 'C' of the attached ordinance;
 - (b) The detached garage shall not exceed a maximum size of 1,200 SF;
 - (c) The detached garage shall not exceed an overall height of 15-feet;
 - (d) The subject property shall not have more than two (2) accessory buildings;
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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Case Number:Z2019-022Case Name:SUP for an Accessory BuildingCase Type:ZoningZoning:Single Family 16 (SF-16) DistrictCase Address:2340 Saddlebrook Lane



Date Created: 9/17/2019 For Questions on this Case Call (972) 771-7745


Case Number:Z2019-022Case Name:SUP for an Accessory BuildingCase Type:ZoningZoning:Single Family 16 (SF-16) DistrictCase Address:2340 Saddlebrook Lane



Date Created: 9/17/2019 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT 1501 THE ROCK ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M 2317 SADDLEBROOK LN ROCKWALL, TX 75087

> CONFIDENTIAL 2325 SADDLEBROOK LN ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E 2332 SADDLEBROOK LN ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J 2337 SADDLEBROOK LANE ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY 2345 SADDLEBROOK LN ROCKWALL, TX 75087

> COX ROBERT & BEVERLY 2356 SADDLEBROOK LN ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R 2364 SADDLEBROOK LN ROCKWALL, TX 75087

CURRENT RESIDENT 2369 SADDLEBROOK LN ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L 2377 SADDLEBROOK LN ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE 1501 THE ROCK ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A 2321 SADDLEBROOK LANE ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K 2328 SADDLEBROOK LN ROCKWALL, TX 75087

YODER DEBRA AND BYRON M GILLORY JR 2333 SADDLEBROOK LANE ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA MAY 2340 SADDLEBROOK LN ROCKWALL, TX 75087

> **GRIFFIN STEPHEN I** ROCKWALL, TX 75087

OROZCO ARTHUR & SANDRA 2360 SADDLEBROOK LANE ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O 2372 SADDLEBROOK LN ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO 3150 HAYS LN ROCKWALL, TX 75087

CURRENT RESIDENT 1800 E QUAIL RUN RD ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE 2324 SADDLEBROK LANE ROCKWALL, TX 75087

> **BROWN CHRISTOPHER & SHELLEY** 2329 SADDLEBROOK LN ROCKWALL, TX 75087

> > SHACK RANDY & JAMIE 2336 SADDLEBROOK LANE ROCKWALL, TX 75087

TROISE GUTHRIE CHASE 2341 SADDLEBROOK LN ROCKWALL, TX 75087

HARVEY GARY G & KENETA L REVOCABLE LIVING TRUST 2352 SADDLEBROOK LN ROCKWALL, TX 75087

> HARVEY LEE L AND MARIA J PEREIRA 2361 SADDLEBROOK LANE ROCKWALL, TX 75087

STELZER WADE L & MISTY M 2368 SADDLEBROOK LN ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO 2373 SADDLEBROOK LN ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A PO BOX 8432 **GREENVILLE, TX 75404**

PROCTOR CAROLYN 2365 SADDLEBROOK LN ROCKWALL, TX 75087

2348 SADDLEBROOK LN



To Whom It May Concern:

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

Case No. Z2019-022: SUP for Accessory Building

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **10/8/2019** at **6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **10/21/2019** at **6:00 p.m.** 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:

Korey Brooks 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 **10/21/2019** 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 ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-022: SUP for Accessory Building

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:

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

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

From: Berger, Kevin

Sent: Thursday, September 26, 2019 7:36 AM To: Planning <planning@rockwall.com> Subject: Case No. Z2019-022

This is in regards to the above SUP request for 2340 Saddlebrook Lane.

First of all, we are 100% in favor of the request to build an accessory building in excess of 900 square feet which we assume is the reason for the SUP.

We know from building our own workshop in 2006 that at that time, the city required that the exterior cladding contains the same materials, excluding glass, as found on the main structure which in our case meant that we needed to brick the accessory building. I can think of at least 7 accessory buildings in Saddlebrook Estates that have been built and all of them comply with this requirement. From looking at the request and viewing the renderings, it appears that this structure is a 100% steel building.

Is this SUP just for the structure being greater than 900 square feet?

Is there an additional variance being applied for not using the same cladding material as the main residence?

Has the Rockwall UDC changed since 2006 that allows for a metal accessory building not allowed previously?

We know that bricking an accessory building is more expensive than not, but up to this point everyone in our neighborhood has had to comply. And honestly it has kept the neighborhood looking much better than if we had all built metal buildings.

Thanks for any clarification you can provide,

Kevin & Debbie Berger 2364 Saddlebrook Lane Rockwall, TX 75087 214-534-6594

From:	<u>Planning</u>
То:	Brooks, Korey
Subject:	FW: Case number Z2019022:SUP for accessory building
Date:	Tuesday, October 01, 2019 4:10:08 PM

-----Original Message-----

From: Peggy Thomas Sent: Monday, September 30, 2019 2:08 PM To: Planning <planning@rockwall.com> Subject: Case number Z2019022:SUP for accessory building

Our names are Willard and Peggy Thomas and we are in favor of the request for the zoning change. It is our belief that the inhabitants of the home will build an appropriate structure for our neighborhood, as their home is one of the nicest ones in the neighborhood and so very well-kept thank you very much.

Willard and Peggy Thomas

2337Saddlebrook Ln., Rockwall, TX 75087

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:	Planning
То:	Brooks, Korey
Subject:	FW: Case No. Z2019-022. Marty Wright
Date:	Tuesday, October 01, 2019 4:10:47 PM

From: cbrown3552@att.net Sent: Friday, September 27, 2019 2:12 PM To: Planning <planning@rockwall.com> Subject: Case No. Z2019-022. Marty Wright

In reference to Case number Z2019-022 I am in favor of the request to build the new building on the property. I am Marty's neighbor and I have looked at his plans for the new building. I think its going to be a very nice building as proposed. If there are any questions just let me know.

Chris Brown 2329 Saddlebrook Ln. Rockwall, TX 75087 214-926-6969 <u>Cbrown3552@att.net</u>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case No. Z2019-022: SUP for Accessory Building

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.

While I recognize the fact that noone wants their neighborhood to become a warehouse district, I think Mr. Wright's request should be approved. IF anyone will keep it looking nice, he will the and his wife and son are always out doing yard work & landscaping. Best yard in the neighborhood! Name: In sure it will be done testefully to fit in and maintained to look great. Address: Stephen Griffin 2348 Saddlebrook Ln Rockwell 75087

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

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

Thanks for your time,

Marty and Debra Wright

(214) 717-8203

mwright-1@att.net

























Building Colors

Eversafe Steel Buildings offers a variety of standard colors for your steel building. You can select from 13 different colors for the roof, the sides and the trim. Make your choices from the selections below:



*Colors shown represent finish colors as accurately as possible, however color may vary slightly on actual building. Due to monitor and screen variations on different devices, digital depictions of colors may vary. Not all colors are available in every state and colors may vary by state. Non-standard colors, color matching and two-tone wall color wainscoting available in certain states. Please ask your representative for details.

Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau Regional Account Manager



Eversafe Buildings A Longlife Steel Buildings company Phone 1-800-374-7106 x387 Fax 1-866-609-5390 <u>bfuerstenau@eversafebuildings.com</u>/ http://www.eversafebuildings.com/





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Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf 167.9kB



image011.png 487.3kB

	ERSAFE
	LINDAT L
A Longlife	Steel Buildings company

STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023



BUILT SAFE BUILT STRONG BUILT TO LAST		7106 FAX: 1-800-374-4694 WWW.EVERSAFEBUILDING		BBB
A Longlife Steel Buildings company CUSTOMER:	QUANTITY		DESCRIPTION	ADGREEPTED BLISBERTA
Marty Wright		B	BUILDING DETAILS	
DATE:		24' x 40' x 10' Garage		
9/12/2019	2	Upgraded Vertical Sidewalls		
	1	Full End - Upgraded Vertical Sheeting		
DDRESS:	1	Full End - Upgraded Vertical Sheeting		
BD		Upgraded Vertical Roof With 6" Overhang (Vertical Roof	Includes Hat Channels & Ridge Can)	
ITY/STATE:			and the statistics of mage capy	
ockwall, TX				
IP:				
5087		I FAN		
OUNTY:	1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)	TO BUILDING DETAILS	
ockwall	1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels		
HONE:		Sidewair (No Sheeting) - includes Sidewair Hat Channels		
214) 717-8203				
-MAIL:		Upgraded Vertical Roof With 6" Overhang		
nwright-1@att.net				
UILDING TYPE: Garage			ACCESSORIES	
	1	9' x 8' Heavy Duty Lockable Roll Up Door		
ROOF SIZE:	1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain H	Hoist)	
24' x 41'				
BUILDING SIZE:				
24' x 40'				
VALL HEIGHT:	2	Header Seal for Roll Up Door		
.0'				
OOF PITCH:				
3/12				
OOF TYPE:	2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Soli	d)	
Ipgraded Vertical Roof With 6" Overhang		30" x 30" Single Hung Windows	5,	
		oo xoo shigic halig milaows		
RAME TYPE:				
leavy Duty 14 Gauge Galvanized Steel				
, , , , , , , , , , , , , , , , , , , ,				
RAME SPACING:				
' On Center		Concrete Anchors		
HEETING TYPE:				
eavy Duty 29 Gauge Galvanized Steel				
	Roof Only	1/4 Inch Double Bubble Insulation (B10	1) - \$1,040.00 (Option-Not included in price below)	
ERTIFICATION:			27 - 52,0-0.00 (Option-Not included in price below)	
40 mph/30 psf	1	Fee to Connect Lean-To To Main Building		
		and a state of the		
		Foam Enclosures - Ridge and Eaves		
		M	ISCELLANEOUS	
		Certified Building		
		Generic Stamped Drawings		
		FREE DELIVERY TO JOBSITE		
		FREE INSTALLATION ON YOUR PAD		
		12 MONTH WORKMANSHIP	WARRANTY ON BUILDING INSTALLATION	
			WARRANTY ON FRAMING MATERIALS*** ARRANTY ON SHEETING***	
ſ		Note: Discount Good Until:	Building Price (Before Discount)	644 000 00
		9/19/2019		\$14,827.50
		J \$31 \$443	Discount	-\$1,482.75
				\$0.00
			BUILDING PRICE (AFTER DISCOUNT) Sales Tax (6.75%)	\$13,344.75
			Drawings	\$900.77 \$0.00
			Total	\$14,245.52
1				
REPARED BY:			Due Now**	\$2,135.16
REPARED BY: ob Fuerstenau			Due Now** Remaining Balance after "Due Now" paid (COD)	\$2,135.16 \$12,110.36

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (minimum) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (minimum)
- two #5 rebar continuous
- <u>NO</u> wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a $\frac{3}{4}$ " step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,

Propeticion

Bob Fuerstenau Regional Account Manager



Eversafe Buildings A Longlife Steel Buildings company

Phone 1-800-374-7106 x387

CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMENDING ROCKWALL, TEXAS, THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A DETACHED GARAGE BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, **BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF** ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow a *detached garage* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *detached garage* as stipulated by Subsection 7.04, *Accessory Structure Development Standards*, of Section 7, *District Development Standards*, of Article V, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 7.04, Accessory Structure Development Standards, of Section 7, District Development Standards, of Article V, District Development Standards, of the Unified

Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *detached garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The detached garage shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B'* & 'C' of this ordinance;
- 2) The detached garage shall not exceed a maximum size of 1,200 SF;
- 3) The detached garage shall not exceed an overall height of 15-feet;
- 4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, City *Council Action*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02.D(3) of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC).

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: <u>October 24, 2019</u>

2nd Reading: November 4, 2019

Z2019-022: SUP for Detached Garage Ordinance No. 19-XX; SUP # S-1XX

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Jim Pruitt, Mayor

City of Rockwall, Texas

Exhibit 'A' Zoning Exhibit

<u>Address:</u> 2340 Saddlebrook Lane <u>Legal Description:</u> Lot 10, Block B, Saddlebrook Estates #2 Addition



Z2019-022: SUP for Detached Garage Ordinance No. 19-XX; SUP # S-1XX

City of Rockwall, Texas

Exhibit 'B': Concept Plan



Exhibit 'C': Conceptual Building Elevations



Z2019-022: SUP for Detached Garage Ordinance No. 19-XX; SUP # S-1XX City of Rockwall, Texas



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	10/08/2019
APPLICANT:	Adam Buczek; Stone Creek Balance, LTD
CASE NUMBER:	Z2019-024; Amendment to Planned Development District 70 (PD-70)

SUMMARY

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336.00-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Streef*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City by four (4) different ordinances: [1] Ordinance No. 61-01 on February 6, 1961, [2] Ordinance No. 61-02 on February 6, 1961, [3] Ordinance No. 86-37 on May 19, 1986, and [4] Ordinance No. 98-10 on March 16, 1998. On October 18, 2004, the City Council denied a preliminary plat [Case No. P2004-046] that proposed establishing 1,519 single-family lots on a 405.29-acre property situated within the City's extraterritorial jurisdiction, and that would later become the Breezy Hill Subdivision. After three (3) years of litigation over this case, Richard Skorburg of the Skorburg Company submitted two (2) development agreements covering both the subject property and the 405.29-acre property covered by the 2004 preliminary plat request. In addition, a request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for General Retail (GR) District and Single Family 10 (SF-10) District land uses was submitted. This request [i.e. Z2007-006 and the development agreements] was approved by the City Council on April 2, 2007 by Ordinance No. 07-13, which established Planned Development District 70 (PD-70) in accordance with the approved development agreement. Planned Development District 70 (PD-70) would later be amended twice [i.e. Ordinance No.'s 09-44 & 11-35] both times to increase the amount of land zoned for General Retail (GR) District land uses at the southwestern corner of the Planned Development (PD) District (i.e. adjacent to the Walgreens Pharmacy).

At the time of establishment Planned Development District 70 (PD-70) permitted 918 single-family homes that had lot sizes that ranged from 50' x 120' to 100' x 200'. As of today, the Skorburg Co. has established 768 of the permitted 918 single-family lots, and has submitted a final plat (*i.e. P2019-035 -- which was withdrawn by the applicant with the intent of resubmitting the case at the conclusion of this zoning case*) proposing an additional 118 single-family lots. This means that the total development will include 886 single-family lots, or 32 lots less than the maximum permitted by Planned Development District 70 (PD-70). In addition, the original site plan included a location for a fire station (*i.e. presently Fire Station #7*), a school site (*i.e. Rockwall Elementary No. 15 -- currently under construction*), and private open space areas. In 2014, the Skorburg Co. and the City agreed to the establishment of a 11.35-acre public park at the northwest corner of Featherstone Drive and John King Boulevard.

PURPOSE

On September 13, 2019, the applicant submitted an application requesting to amend Planned Development District 70 (PD-70) [*Ordinance No.'s 09-44 & 11-35*] for the purpose of reducing the number of required hard edged retention ponds from four (4) ponds to three (3) ponds. Additionally, the applicant has submitted a letter stating an intent to provide an additional fountain feature for the existing retention pond located adjacent to York Street.

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*]. The land uses adjacent to the subject property are as follows:

- <u>North</u>: Directly north of the subject property is FM-552, which is identified as TXDOT4D (*i.e. TXDOT, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the corporate boundaries for the City of Rockwall.
- <u>South</u>: Directly south of the *subject property* is E. Quail Run Road, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is Planned Development District 5 (PD-5), which is zoned for Single Family 7 (SF-7) District land uses and consists of ~539.00-acres.
- <u>East</u>: Directly east of the *subject property* is J. W. Williams Middle School, which is situated on a 25.569-acre tract of land zoned Single-Family 16 (SF-16) District. Continuing along the eastern boundary of PD-70 are several parcels of land zoned Agricultural (AG) District, and Planned Development District 79 (PD-79) for Single-Family 10 (SF-10) District land uses. Beyond this is John King Boulevard, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.
- <u>West</u>: Directly west of the *subject property* is N. Goliad Street, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several properties that are zoned Single-Family 16 (SF-16) District, Planned Development District 37 (PD-37), Agricultural (AG) District, Single-Family Estate (SFE-1.5) District, and Planned Development District 3 (PD-3). These areas include a mix of land uses, but are primarily residential.

CHARACTERISTICS OF THE REQUEST

Planned Development District 70 (PD-70) [Ordinance No. 09-44] -- in accordance with the original development agreement -- requires the developer to provide a minimum of four (4) retention ponds with hard edges and fountain features. According to the ordinance, the location and configuration of the proposed ponds is to be determined at the time of development. Currently, the developer has constructed three (3) of the four (4) ponds required by Planned Development District 70 (PD-70): [1] the first pond is located at the northeast corner of the intersection of N. Goliad Street [SH-205] and Featherstone Drive (i.e. at the entry to the subdivision), [2] the second pond located south of and adjacent to homes along Crestbrook Drive, and [3] the third pond located within the public park located at the northwest corner of Featherstone Drive and John King Boulevard. The pond at the entryway to the subdivision is the only pond that incorporates both a hardedge and a fountain feature. The pond located south of and adjacent to Crestbrook Drive only incorporates a hardedge, and the pond in the public park does not incorporate either a hardedge or a fountain; however, this pond was exempted by the City to make the park eligible for matching grants through the State of Texas, which were applied to increase the amenity of the park. The applicant has requested to change the language in the Planned Development District 70 (PD-70) to reduce the number of ponds from three (3) to four (4) ponds, and has agreed to incorporate a fountain feature in the pond adjacent to Crestbrook Drive and another in a secondary pond along York Street. This means that the only thing the applicant is lacking to meet the

current requirements would be a hardedge along the pond located adjacent to York Street; however, staff should point out that this pond is located within the 100-year floodplain and is not highly visible from the street. The applicant has stated the reason for the request is tied to the lengthy and indefinite permitting process required by the Texas Commission on Environmental Quality (TCEQ), and a desire to <u>not</u> put an additional cost burden on the Stone Creek Homeowner's Association (HOA).

As has been done with past requests to amend Planned Development (PD) District ordinances, staff has consolidated the two (2) regulating ordinances into one (1) regulating ordinances; however, the only change made in the attached draft ordinance is to the verbiage relating to the number of retention ponds permitted within the development.

INFRASTRUCTURE

There are no infrastructure requirements associated with the proposed amendment. In addition, staff should point out that the additional retention pond is not needed to meet the stormwater detention requirements, as the retention ponds were not accounted for in the required detention for the subdivision (*i.e. the development was required to provide detention in other areas of the subdivision to meet the City's engineering requirements*).

CONFORMANCE WITH THE CITY'S CODES

Since the request is only tied to a requirement of Planned Development District 70 (PD-70), the request remains in compliance with all of the requirements of the City's codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The proposed request does not change any of the land uses permitted within Planned Development District 70 (PD-70), and as a result does not have an impact on the City's Future Land Use Map. In addition, the request does not relate to any of the specific goals, policies, or strategies contained within the OURHometown Vision 2040 Comprehensive Plan.

NOTIFICATIONS

On September 20, 2019, staff mailed 928 notices to property owners and residents within 500-feet of Planned Development District 70 (PD-70). Staff also emailed notices to the Quail Run Valley, Lakeview Summit, Random Oaks, and Rockwall Shores Homeowner's Associations (HOA's), which are the only HOA's located within 1,500-feet of Planned Development District 70 (PD-70) participating in the *Neighborhood Notification Program*. Additionally, staff posted a sign adjacent to the subject property along N. Goliad Street [*SH-205*], and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this case memo was drafted, staff had received five (5) notices in favor of the request, and four (4) notices and one (1) email opposed to the request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to amend Planned Development District 70 (PD-70), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the Planned Development District ordinance;
- (2) Any construction resulting from the approval of this zoning amendment shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and

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





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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Case Number:Z2019-024Case Name:Amendment to PD-70Case Type:ZoningZoning:Amendment to PD-70Case Address:S/E Corner of FM 552 & SH 205



Date Created: 9/16/2019 For Questions on this Case Call (972) 771-7745
Gonzales, David

From:
Sent:
To:

Morales, Laura Friday, September 20, 2019 4:47 PM

Cc: Subject: Attachments: Miller, Ryan; Gonzales, David; Brooks, Korey Neighborhood Notification Program: Notice of zoning request Z2019-024 HOA Map.pdf; PUBLIC NOTICE.pdf

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attach ed a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner *September 20, 2019*. The Planning and Zoning Commission will hold a public hearing on *Tuesday 10/8/2019 at 6:00 p.m.*, and the City Council will hold a public hearing on *Monday 10/21/2019 at 6:00 p.m.*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

https://sites.google.com/site/rockwallplanning/development/development-cases

Z2019-024- Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <u>http://www.rockwall.com/planning/hoa.asp</u>.

Sincerely,

Laura Morales Planning & Zoning Coordinator City of Rockwall Planning & Zoning Department 972-771-7745 | 972-772-6438 <u>Lmorales@rockwall.com [http://www.rockwall.com/planning/</u>



City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2019-024Case Name:Amendment to PD-70Case Type:ZoningZoning:Amendment to PD-70Case Address:Near S/E Corner of FM 552 & SH 205



Date Created: 9/16/2019 For Questions on this Case Call (972) 771-7745

CHIZZONITE CAROL AND RALPH 101 CRESTBROOK DR ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC C/O NEIGHBORHOOD MANAGEMENT INC 1024 S GREENVILLE AVE SUITE 230 ALLEN, TX 75002

> SHAW KIM A & BETH ANN 105 CHATFIELD DRIVE ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM 106 CHATFIELD DR ROCKWALL, TX 75087

CARRAZCO JUAN B & MIRIAN 107 CHATFIELD DRIVE ROCKWALL, TX 75087

REEG STEPHEN A & AMY N 109 CHATFIELD DR ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J 109 REGAL BLF ROCKWALL, TX 75087

> CURRENT RESIDENT 111 CRESTBROOK DR ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R 112 CRESTBROOK DR ROCKWALL, TX 75087

FREEMAN BENJAMIN AND DESIREE 113 CRESTBROOK DR ROCKWALL, TX 75087 ZAHARA MARK WAYNE AND JENNIFER M 114 CRESTBROOK DR ROCKWALL, TX 75087

KROGER TEXAS LP 1014 VINE STREET CINCINNATI, OH 45202

SENSOY CENK AND MARNI 103 CRESTBROOK DR ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN 105 CRESTBROOK DR ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE 106 PECAN DRIVE ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN 107 CRESTBROOK DR ROCKWALL, TX 75087

> VO KIMBERLY TRAN AND ADAM 109 CRESTBROOK DR ROCKWALL, TX 75087

> > ZUBIK JASON FOSTER 110 CHATFIELD DRIVE ROCKWALL, TX 75087

LEUGERS CHESTER THOMAS & DANI LYNN 111 CHATFIELD DRIVE ROCKWALL, TX 75087

> RHODES KYLE W AND REBECCA 112 REGAL BLUFF ROCKWALL, TX 75087

113 CHATFIELD DR ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN 115 CHATFIELD DR ROCKWALL, TX 75087

PARKS ROBERT 102 CHATFIELD ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M 104 CHATFIELD DRIVE ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT 1050 WILLIAMS ST ROCKWALL, TX 75087

> MOHOTTIGE SHAMANI CHAMPIKA 106 SUNBIRD LN SUNNYVALE, TX 75182

> > CAMPION THOMAS R 108 CHATFIELD DR ROCKWALL, TX 75087

TRAN KHANH-LINH 109 CRESTBROOK DRIVE ROCKWALL, TX 75087

WANLESS ERIC & EILEEN 110 CRESTBROOK DRIVE ROCKWALL, TX 75087

MACKEY EVA M 112 CHATFIELD DR ROCKWALL, TX 75087

STEPHENSON ROSS J

HAYNES ANTHONY 115 CRESTBROOK DR ROCKWALL, TX 75087

ERVIN RICHARD L 1155 W WALL ST STE 101 GRAPEVINE, TX 76051

WAGNER PHILLIP AND ALLISON 117 CRESTBROOK DR ROCKWALL, TX 75087

> CONFIDENTIAL 120 CRESTBROOK DR ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY 121 DEVERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 123 CRESTBROOK DR ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC 1234 TRALEE LN GARLAND, TX 75044

CORLEY SHARRON J 125 DEVERSON DRIVE ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M 129 CRESTBROOK DRIVE ROCKWALL, TX 75087

> LAVALLEE EDWARD J 131 DEVERSON DR ROCKWALL, TX 75087

HOWLETT NEVA RAE 115 REGAL BLUFF ROCKWALL, TX 75087

KUMAR MINU & NITEN 116 CRESTBROOK DRIVE ROCKWALL, TX 75087

REINHARDT JASON AND AMBER 118 CRESTBROOK DR ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P 120 IRELAND CT ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R 122 CRESTBROOK DR ROCKWALL, TX 75087

REID DOUGLAS CHARLES AND ELIZABETH 123 DEVERSON DR ROCKWALL, TX 75087

MILLER TIMOTHY L AND DONNA K 124 CRESTBROOK DRIVE ROCKWALL, TX 75087

> KNEE DANIEL AND SARAH 127 CRESTBROOK DR ROCKWALL, TX 75087

WILKE LORETTA AND DAVID 129 DEVERSON DR ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE 133 IRELAND CT ROCKWALL, TX 75087 THOMAS SAMSON N & LINDA R 1150 POTTER AVE ROCKWALL, TX 75087

REED RICHARD R AND LINDA S 117 CHATFIELD DR ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND JAMIE LEEANN LYNCH 119 CRESTBROOK DR ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE 121 CRESTBROOK DRIVE ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON 122 REGAL BLUFF ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM 123 IRELAND COURT ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L 125 CRESTBROOK DR ROCKWALL, TX 75087

2018 D ESTRADA & P GRAHAM-ESTRADA REVOCABLE TRUST DANIEL ESTRADA & PENELOPE CATHERINE GRAHAM-ESTRADA- TRUSTEES 127 DEVERSON DRIVE ROCKWALL, TX 75087

> SCOTT MARK ALAN SR & DOREEN 130 IRELAND CT ROCKWALL, TX 75087

ARMET TED 136 IRELAND COURT ROCKWALL, TX 75087 HARTMANN HOLDINGS LLC 1375 PEBBLE HILLS DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 1402 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1408 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1411 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1418 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1423 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1430 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1435 HARVARD DR ROCKWALL, TX 75087

FREEMAN TODD MICHAEL 1471 RED WOLF DR ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE 1475 PLUMMER DR ROCKWALL, TX 75087 BURNETT CATHY J 139 IRELAND COURT ROCKWALL, TX 75087

CURRENT RESIDENT 1405 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1409 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1414 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1419 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1426 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1431 HARVARD DR ROCKWALL, TX 75087

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

> STOLL ROBERT AND ANN 1472 MEMORIAL DR ROCKWALL, TX 75087

> ELLER DIANE ELIZABETH 1476 AUDOBON LN ROCKWALL, TX 75087

CURRENT RESIDENT 1401 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1406 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1410 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1415 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1422 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1427 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1434 HARVARD DR ROCKWALL, TX 75087

HAYWORTH AMY AND LYNN ROBINSON 1468 RED WOLF DR ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY 1474 RED WOLF DRIVE ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C 1477 BRITTANY WAY ROCKWALL, TX 75087 LOPEZ AURELIO A 1477 RED WOLF DR ROCKWALL, TX 75087

TROUSDALE JOHN R 1480 RED WOLF DR ROCKWALL, TX 75087

VIEDA & GONZALEZ 1483 RED WOLF DR ROCKWALL, TX 75087

BEYER ALFRED B & JANET M 1486 RED WOLF DR ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN 1490 MEMORIAL DR ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA 1493 BRITTANY WAY ROCKWALL, TX 75087

> CURRENT RESIDENT 1501 HARVARD DR ROCKWALL, TX 75087

BOYLES GLYN E & MARY F 1503 BRITTANY WAY ROCKWALL, TX 75087

CURRENT RESIDENT 1508 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1513 HARVARD DR ROCKWALL, TX 75087 WATTS KENNETH A & LISA 1478 MEMORIAL DR ROCKWALL, TX 75087

ROCKWALL 205-552 LLC 14801 QUORUM DR SUITE 160 DALLAS, TX 75254

BOTTOMS DEBRA E & CHARLES G 1484 MEMORIAL DR ROCKWALL, TX 75087

> VOLPE JOANN 1488 AUDOBON LN ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J 1491 AUDOBON LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1494 RED WOLF DR ROCKWALL, TX 75087

HELMER KALENA AND BRIAN 1501 AUDOBON LN ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND PANSY ANITA WILLIAMS 1504 BRITTANY WAY ROCKWALL, TX 75087

> INGRAM AUDRA JOY 1509 AUDOBON LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1514 HARVARD DR ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E 1480 BRITTANY WAY ROCKWALL, TX 75087

> CURRENT RESIDENT 1482 AUDOBON LN ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST CHARLES E MILLIGAN AND CARLA A MILLIGAN TRUSTEES 1485 BRITTANY WAY ROCKWALL, TX 75087

> ELLIS BRIAN & LAUREN 1488 BRITTANY WAY ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO 1491 RED WOLF DR ROCKWALL, TX 75087

> CASAZZA ALBERT AND ALEXIS K 1496 BRITTANY WAY ROCKWALL, TX 75087

> > CURRENT RESIDENT 1502 HARVARD DR ROCKWALL, TX 75087

> > CURRENT RESIDENT 1507 HARVARD DR ROCKWALL, TX 75087

SCARBOROUGH AUDREY M 1511 BRITTANY WAY ROCKWALL, TX 75087

> HARRIS PATRICIA A 1517 AUDOBON LN ROCKWALL, TX 75087

CURRENT RESIDENT 1519 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1526 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1600 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1612 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1624 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1651 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1706 WANETA DR ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380

> CURRENT RESIDENT 1722 WANETA DR ROCKWALL, TX 75087

MEGATEL HOMES LLC 1800 VALLEY VIEW LANE SUITE 400 FARMERS BRANCH, TX 75234 CURRENT RESIDENT 1520 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1531 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1604 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1616 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1639 HARVARD DR ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE EAVONNE 1675 AVONLEA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 1710 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1718 WANETA DR ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC 180 N STETSON AVE SUITE 3650 CHICAGO, IL 60601

> CURRENT RESIDENT 1804 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1525 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1537 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1608 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1620 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1645 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1702 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1714 WANETA DR ROCKWALL, TX 75087

NOWELL PHILLIP RUSSELL AND CASEY ELIZABETH O'HEARN 1721 HARVARD DRIVE ROCKWALL, TX 75087

HP TEXAS I LLC DBA HPA TX LLC 180 NORTH STETSON AVENUE SUITE 3650 CHICAGO, IL 60601

> CURRENT RESIDENT 1808 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1812 WANETA DR ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN **1821 HAINSWORTH DRIVE** ROCKWALL, TX 75087

> ESCOBEDO OMAR & MARIA C **1827 HAINSWORTH DRIVE** ROCKWALL, TX 75087

> > CURRENT RESIDENT 1831 HAINSWORTH DR ROCKWALL, TX 75087

ESCOBEDO CARLOS DAVID **184 RAINTREE CT** ROCKWALL, TX 75087

CURRENT RESIDENT 1856 OAK BEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 1875 OAK BEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 191 E QUAIL RUN RD ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN 1919 RANDOM OAKS DR ROCKWALL, TX 75087

> **KELLEY ROBERT E & ERIN B** 1941 RANDOM OAKS DR ROCKWALL, TX 75087

CURRENT RESIDENT 1816 WANETA DR ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE 1823 HAINSWORTH DRIVE ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY **1829 HAINESWORTH DR** ROCKWALL, TX 75087

> CURRENT RESIDENT 1833 HAINSWORTH DR ROCKWALL, TX 75087

1844 OAK BEND DR ROCKWALL, TX 75087

LEE THERESE M & GREGORY H 1862 OAK BEND DR ROCKWALL, TX 75087

MYERS CHARLES & SHERRY 1876 OAK BEND DRIVE ROCKWALL, TX 75087

1910 RANDOM OAKS DRIVE ROCKWALL, TX 75087

MARSH JAMES C & JOANN 1947 RANDOM OAKS DR ROCKWALL, TX 75087

CURRENT RESIDENT 1820 WANETA DR ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L 1825 HAINSWORTH DR ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D 1830 OAK BEND DRIVE ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R 1838 OAK BEND DR ROCKWALL, TX 75087

> **BELL JEFFREY A & LARISSA** 1850 OAK BEND DRIVE ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI **1868 OAK BEND DRIVE** ROCKWALL, TX 75087

> NEDELCU MIHAI & AMY **190 RAINTREE CT** ROCKWALL, TX 75087

WEYGANDT DEBORA ANN **1918 RANDOM OAKS DRIVE** ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W 1935 RANDOM OAKS DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1950 N GOLIAD ROCKWALL, TX 75087

SCHULTZ JENNIFER S & ERIC

MULLET STEPHEN PAUL

MURPHY ANYA ELLEN 1927 RANDOM OAKS DR ROCKWALL, TX 75087

MICHAELS RICHARD A & AUDREY 1953 RANDOM OAKS DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1961 RANDOM OAKS DR ROCKWALL, TX 75087

CURRENT RESIDENT 1979 N GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 2007 N GOLIAD ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R 202 CRESTBROOK DRIVE ROCKWALL, TX 75087

> ARKOMA DEVELOPMENT LLC 203 E INTERSTATE 30 ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E 205 CHATFIELD DRIVE ROCKWALL, TX 75087

> PARK KYOUNG WON 206 CRESTBROOK DRIVE ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J 207 CRESTBROOK DR ROCKWALL, TX 75087

WREN TIMOTHY J AND JENNIFER N 209 CHATFIELD DR ROCKWALL, TX 75087

BROWN LARRY W & DIANE 1954 RANDOM OAKS DR ROCKWALL, TX 75087

PEREZ JOHN & BRITANIE 1966 RANDOM OAKS DR ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M 200 RAINTREE COURT ROCKWALL, TX 75087

> **CLARK KEVIN & MARY** 201 CHATFIELD DRIVE ROCKWALL, TX 75087

SIMEK JENNIFER L AND DOUGLAS R 203 CHATFIELD DR ROCKWALL, TX 75087

> BROCK MARK F AND CARIN 204 CHATFIELD DRIVE ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA 205 CRESTBROOK DR ROCKWALL, TX 75087

JANSSEN DENNIS R AND HOLLY E 20607 ORCHARD CT FRANKFORT, IL 60423

> 208 CRESTBROOK DR ROCKWALL, TX 75087

SMITH KYMBERLY D 209 CRESTBROOK DRIVE ROCKWALL, TX 75087

STORMER CLAYTON A 1960 RANDOM OAKS DR ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C 1967 RANDOM OAKS DR ROCKWALL, TX 75087

> CURRENT RESIDENT 2004 N GOLIAD ROCKWALL, TX 75087

BARRICK JONATHAN T 202 CHATFIELD DR ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I 203 CRESTBROOK DRIVE ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L 204 CRESTBROOK DRIVE ROCKWALL, TX 75087

> LOVETT TERESA 206 CHATFIELD DRIVE ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN 207 CHATFIELD DR ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA 208 CHATFIELD DRIVE ROCKWALL, TX 75087

> SPEIGHT REBECCA L **210 CHATFIELD DRIVE** ROCKWALL, TX 75087

CURRENT RESIDENT

DODD TIMM & JAMIE C 210 CRESTBROOK DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 211 CRESTBROOK DR ROCKWALL, TX 75087

HARGIS JOHN EDWARD AND JESSICA 2114 BARLASS DRIVE ROCKWALL, TX 75087

> LAPARE DENNIS E & RENEE E 2118 TWIN CREEK LN ROCKWALL, TX 75087

> > CAVAZOS BRUNO 2120 BARLASS DRIVE ROCKWALL, TX 75032

IOHANNESEN TRACE AND AMY 213 CRESTBROOK DR ROCKWALL, TX 75087

> CURRENT RESIDENT 214 CRESTBROOK DR ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D 215 CRESTBROOK DRIVE ROCKWALL, TX 75087

DEAN LANTY W & MARY F 216 W QUAIL RUN RD ROCKWALL, TX 75087

CLIFTON JEROME 218 CRESTBROOK DRIVE ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE 2100 TWIN CREEK LN ROCKWALL, TX 75087

PAULSEN GORGAS R & SHERRY C 211 CHATFIELD DR ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M 2116 BARLASS DRIVE ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE 212 CHATFIELD DR ROCKWALL, TX 75087

> 2124 TWIN CREEK LN ROCKWALL, TX 75087

2130 TWIN CREEK LN ROCKWALL, TX 75087

PANG JOHN J & SUE W 214 CHATFIELD DR ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE 216 CRESTBROOK DR ROCKWALL, TX 75087

> HARPER ROBERT AND TARA **217 CHATFIELD DRIVE** ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R 219 CRESTBROOK DRIVE ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA 2106 TWIN CREEK LANE ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J 2112 TWIN CREEK LN ROCKWALL, TX 75087

> **BRAUN LISA AND BRIAN** 2118 BARLASS DR ROCKWALL, TX 75087

> FLOREZ CINDY ANN 212 CRESTBROOK DRIVE ROCKWALL, TX 75087

WHITEHOUSE TIMOTHY B & HEIKE I **213 CHATFIELD DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 2136 TWIN CREEK LN ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A 215 CHATFIELD DR ROCKWALL, TX 75087

> DEAN LANTY W & MARY F 216 W QUAIL RUN RD ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN 217 CRESTBROOK DR ROCKWALL, TX 75087

> BURROWS REBECCA 220 CRESTBROOK DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT

COLLINS KIT I

GLEASON JAMES AND ANGELA 221 CRESTBROOK DR ROCKWALL, TX 75087

> SHOWS STEPHEN 2219 HYER DR ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE 2221 HYER DR ROCKWALL, TX 75087

> LARSON MELISSA AND ROBERT BRYANT 2226 BARLASS DR ROCKWALL, TX 75087

BALLARD LINDA A 2232 BARLASS DRIVE ROCKWALL, TX 75087

FODGE MATTHEW AND KALLEF 226 SHADY BRANCH DR ROCKWALL, TX 75087

> CURRENT RESIDENT 227 CRESTBROOK DR ROCKWALL, TX 75087

KAMAND INVESTMENTS OF TEXAS 2380 DESERT FALLS LANE ROCKWALL, TX 75087

COSLEY STEVEN M 25129 THE OLD ROAD STE 105 STEVENSON RANCH, CA 91381

HUGHES CLIFTON A III & LADONNA F 2904 GREEN WAY DR ROCKWALL, TX 75087

2906 GREENWAY DR ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M 2215 HYER DRIVE ROCKWALL, TX 75087

DUMAS DARRELL AND JOHN CERVI 222 CRESTBROOK DRIVE ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN 2223 HYER DRIVE ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA 2228 BARLASS DR ROCKWALL, TX 75087

REBEL FRANCIS JOSEPH IV AND REGINA 224 SHADY BRANCH DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 2265 NORTH LAKESHORE DR ROCKWALL, TX 75087

228 SHADY BRANCH DR ROCKWALL, TX 75087

C/O ASSURED MGT INC 2500 LEGACY DR STE 220 FRISCO, TX 75034

> YU YAOYANG AND ZHUE LU 2529 SCENIC DR PLANO, TX 75025

BUFF PAUL CHRISTOPHER AND STACEY

TYREE JEFF & AMBER 2217 HYER DR ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY 2220 BARLASS DR ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA 2224 BARLASS DR ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M 2230 BARLASS DR ROCKWALL, TX 75087

WALKER RODGER L AND DEBORAH D 225 CRESTBROOK DRIVE ROCKWALL, TX 75087

> PORTOFINO DRIVE LLC 2266 LAFAYETTE LANDING HEATH, TX 75032

KYLE JOHN K & MARGARET E 2320 FAIRWAY CIRCLE HEATH, TX 75032

ALDI TEXAS LLC 2500 WESTCOURT ROAD **DENTON, TX 76207**

SHORES ON LAKE RAY HUBBARD HOME OWNERS ASSOCIATION 2650 CHAMPIONS ROCKWALL, TX 75087

RUIZ JOHN R III & PATRICIA GREENE 2908 GREEN WAY DRIVE ROCKWALL, TX 75087

MOOMJIAN ASHLEY L AND CHAD A

QUAIL RUN VALLEY OWNERS ASSOC

BALLARD JUSTIN R AND MELODY K 2910 GREEN WAY DRIVE ROCKWALL, TX 75087

SHERMAN CHRISTOPHER ALLEN 2914 GREEN WAY DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 3009 N GOLIAD ST ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K 302 IRIS DR ROCKWALL, TX 75087

> CLARK TROY & JANICE 3025 N GOLIAD ST ROCKWALL, TX 75087

GUSSIE JEFFREY S AND JESSICA R 303 CRESTBROOK DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 3031 N GOLIAD ST ROCKWALL, TX 75087

FORD RICHARD DAVID AND CLAUDIA 304 SHADY BRANCH DRIVE ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S 305 CRESTBROOK DR ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C DAVID W FERGUSON AS JOINT TENANTS 3055 N GOLIAD ST ROCKWALL, TX 75087 CURRENT RESIDENT 2911 GREENWAY DR ROCKWALL, TX 75087

CURRENT RESIDENT 300 NAKOMA DR ROCKWALL, TX 75087

CHIU THOMAS C 301 CRESTBROOK DR ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA 302 N GOLIAD ST ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY 3027 N GOLIAD ST ROCKWALL, TX 75087

WHEELER KEITH AND TINA 303 FEATHERSTONE DRIVE ROCKWALL, TX 75087

GREER TIMOTHY K 3033 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3045 N GOLIAD RD ROCKWALL, TX 75087

LAM PROPERTY 3051 N GOLIAD ST ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M 3059 N GOLIAD STREET ROCKWALL, TX 75087 DEAN KIMBERLEE AND LARRY 2912 GREEN WAY DR ROCKWALL, TX 75087

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES 3008 DOVE CREEK LN RICHARDSON, TX 75082

> HARKRIDER MICHAEL & KELLI 301 FEATHERSONE DRIVE ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY 302 SHADY BRANCH DR ROCKWALL, TX 75087

> CURRENT RESIDENT 3029 N GOLIAD ST ROCKWALL, TX 75087

> GREER PATRICIA L 3031 N GOLIAD ST ROCKWALL, TX 75087

STERN RANDY AND LISA 304 IRIS DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 305 FEATHERSTONE DR ROCKWALL, TX 75087

STONE DAVID 3053 N GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 306 NAKOMA DR ROCKWALL, TX 75087 DRISCOLL SEAN T & SARAH E 306 IRIS DR ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q 3069 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3074 N GOLIAD ROCKWALL, TX 75087

FRENCH DONALD 3079 N GOLIAD ST ROCKWALL, TX 75087

WACKER ROBERT W & KATHRYN WACKER JOINT REVOCABLE LIV TRUST **309 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 3100 STONECREEK DR ROCKWALL, TX 75087

CARRILLO FRANCISCO JR & MELODY APRIL **313 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN LEGAL DEPT. 3150 HORIZON RD ROCKWALL, TX 75032

> CURRENT RESIDENT 324 NAKOMA DR ROCKWALL, TX 75087

> CURRENT RESIDENT 3251 N GOLIAD ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE 3065 N GOLIAD STREET ROCKWALL, TX 75087

YEH ALEX CHEN-CHU AND CATHERINE LIEW 307 FEATHERSTONE DRIVE ROCKWALL, TX 75087

> **REED GWENDOLYN** 3076 HAYS LN ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J 308 IRIS DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 3090 N GOLIAD

311 FEATHERSTONE DRIVE ROCKWALL, TX 75087

> CLARK ALLAN JR 313 NAKOMA DR ROCKWALL, TX 75087

318 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 325 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 3260 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3066 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3070 N GOLIAD ST ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA 3077 N GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 3084 N GOLIAD ROCKWALL, TX 75087

BAKER CHRISTOPHER D 310 IRIS DRIVE ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE **312 NAKOMA DRIVE** ROCKWALL, TX 75087

CURRENT RESIDENT 315 DALTON RD ROCKWALL, TX 75087

CURRENT RESIDENT 319 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 3250 N GOLIAD ROCKWALL, TX 75087

WILLIAMS VICKI LYNN 330 NAKOMA DRIVE ROCKWALL, TX 75087

CARLSON CURT AND MARIA

ROCKWALL, TX 75087

CRAWFORD SHAFFN AND KATY

CURRENT RESIDENT 3301 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 337 NAKOMA DR ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP C/O RONALD DRIBBEN 357 MARIAH BAY DRIVE HEATH, TX 75032

> CURRENT RESIDENT 402 MONTROSE DR ROCKWALL, TX 75087

> HENRY KIMI LINN 405 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 408 NAKOMA DR ROCKWALL, TX 75087

LIU BIN AND XIAORUI WEI 4132 NORMANDY AVENUE DALLAS, TX 75087

CURRENT RESIDENT 414 NAKOMA DR ROCKWALL, TX 75087

ZIEGLER RENEE A 417 MIRAMAR DRIVE ROCKWALL, TX 75087

DEFORD JAMES M & MICAELA 419 MIRAMAR DRIVE ROCKWALL, TX 75087 CURRENT RESIDENT 331 NAKOMA DR ROCKWALL, TX 75087

LACOUR JENNIFFER AND RICHARD 342 NAKOMA DRIVE ROCKWALL, TX 75087

GEISENDORFF ALBERT G AND ANN M 3057 N GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 402 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 407 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 411 MONTROSE DR ROCKWALL, TX 75087

LIU BIN AND XIAO QUN WEI AND XIAORUI WEI 4132 NORMANDY AVENUE DALLAS, TX 75205

TAYLOR MATTHEW A & MELINDA M 415 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 419 EMERSON DR ROCKWALL, TX 75087

JAVKER REALTY CORP 42 BOND ST NEW YORK, NY 10012 CURRENT RESIDENT 336 NAKOMA DR ROCKWALL, TX 75087

TRAMMELL LANCE AND JENNIFER 343 NAKOMA DR ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY 401 EMERSON DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 403 MONTROSE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 408 MONTROSE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 413 EMERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 414 MONTROSE DR ROCKWALL, TX 75087

FUGLER SHANE L 415 NAKOMA DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 419 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 420 MONTROSE DR ROCKWALL, TX 75087 CURRENT RESIDENT 420 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 425 EMERSON DR ROCKWALL, TX 75087

MITCHELL JONATHAN & AMY 425 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 430 EMERSON DR ROCKWALL, TX 75087

> HUTTON WILLIAM 432 NAKOMA DRIVE ROCKWALL, TX 75087

LITTLE GENIUS OF TEXAS LLC 436 QUAIL CREEK DR MURPHY, TX 75094

WILLIAMS HAROLD B & SHARON R 450 COVEY TRL ROCKWALL, TX 75087

NEIGHBORS LEONARD V AND LINDA L 490 BENDING OAKS ROCKWALL, TX 75087

> 599 MIRAMAR LLC 4N650 HIGH MEADOW RD ST CHARLES, IL 60175

CURTIS JOSEPH & THERESA 500 SHADOW OAKS CT ROCKWALL, TX 75087 CLARK MOLLYE N 421 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 425 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 426 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 431 EMERSON DR ROCKWALL, TX 75087

ASONGWE DANIEL 435 NAKOMA DRIVE ROCKWALL, TX 75087

BRINKMAN DANIEL 437 EMERSON DRIVE ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE 456 COVEY TR ROCKWALL, TX 75087

CONFIDENTIAL 495 BENDING OAKS TRL ROCKWALL, TX 75087

CURRENT RESIDENT 500 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 501 BENDING OAKS TR ROCKWALL, TX 75087 NEWTON KEEGAN B AND DIANA T 423 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 425 NAKOMA DR ROCKWALL, TX 75087

BOLDING MARK AND JULIE 426 MONTROSE DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 432 MONTROSE DR ROCKWALL, TX 75087

JOBE BRYAN AND KAREN 436 EMERSON DRIVE ROCKWALL, TX 75087

SOLER JOSEPH 4462 VISTA MEADOW CT MOORPARK, CA 93021

CURRENT RESIDENT 489 BENDING OAKS TRL ROCKWALL, TX 75087

TOWELL KEITH R AND MARTHA M 496 BENDING OAKS TRAIL ROCKWALL, TX 75087

> CONFIDENTIAL 500 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 501 EMERSON DR ROCKWALL, TX 75087

ZOPP THOMAS M & MITZI ANN 502 BENDING OAKS TRL ROCKWALL, TX 75087

> ARRIAGA HENRY 505 HIDDEN OAK LN ROCKWALL, TX 75087

> MUSTAPHA AHMAD 506 EMERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 508 COVEY TR ROCKWALL, TX 75087

LEE KEKE AND BAITING WU 5101 SETTLEMENT WAY MCKINNEY, TX 75070

CAMPBELL ROBERT & PATRICIA 512 SANDPIPER LN MESQUITE, TX 75149

SARMIENTO FAMILY LIV REV TRUST ALICIA SARMIENT TRUSTEE 513 BENDING OAKS TRL ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE 516 SAVANAH CT ROCKWALL, TX 75087

> BODINO LORI ANN 518 EMERSON DRIVE ROCKWALL, TX 75087

HULTQUIST JON J & BETH L 520 SAVANAH COURT ROCKWALL, TX 75087 KOLESNYK OKSANA 502 COVEY TRAIL ROCKWALL, TX 75087

CURRENT RESIDENT 506 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 507 EMERSON DR ROCKWALL, TX 75087

ADAMSON KEVIN AND BECKY 509 NAKOMA DRIVE ROCKWALL, TX 75087

YERKS SHAWN AND LISA 512 EMERSON DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 513 COVEY TRL ROCKWALL, TX 75087

MCMILLAN ROBERT 514 COVEY TRL ROCKWALL, TX 75087

JAMES EDWARD PROBYN IV AND KERSTIN MARIE 517 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 519 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 521 COVEY TRL ROCKWALL, TX 75087 CURRENT RESIDENT 505 COVEY TRL ROCKWALL, TX 75087

CURRENT RESIDENT 506 SHADOW OAKS CT ROCKWALL, TX 75087

BORN MARK I & SHELLEY L 507 BENDING OAKS TRL ROCKWALL, TX 75087

CURRENT RESIDENT 510 BENDING OAKS TR ROCKWALL, TX 75087

COLL JORGE GUTIERREZ AND LARA CUCURULL RUBIO 512 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 513 EMERSON DR ROCKWALL, TX 75087

JOHNSON NATALIE K 514 SHADOW OAKS COURT ROCKWALL, TX 75087

> CURRENT RESIDENT 518 NAKOMA DR ROCKWALL, TX 75087

> DUPRE EMILY JOY 520 COVEY TRAIL ROCKWALL, TX 75087

BENNETT CANDACE N AND LIONEL 523 NAKOMA DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 524 EMERSON DR ROCKWALL, TX 75087

HUNT JUNE 526 COVEY TRL ROCKWALL, TX 75087

ANDERSON JERRY AND LEANNE **529 NAKOMA DRIVE** ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV 532 COVEY TR ROCKWALL, TX 75087

> **BOWEN JAMES R & CENIA** 538 COVEY TRL ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L 545 COVEY TRL ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M **563 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J 566 FEATHERSTONE DR ROCKWALL, TX 75087

> REED SHANNON AND HEATHER 569 FEATHERSTONE DR ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M **571 FEATHERSTONE DR** ROCKWALL, TX 75087

572 FEATHERSTONE DR

FELKNER GEORGE K AND CAROLYN **526 SAVANAH COURT** ROCKWALL, TX 75087

CURRENT RESIDENT

524 NAKOMA DR

ROCKWALL, TX 75087

CURRENT RESIDENT 530 EMERSON DR ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L 532 SAVANAH CT ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D 540 SAVANAH CT ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE 550 SAVANAH CT ROCKWALL, TX 75087

> DAVIS DEREK LINN & AMIE LYNN 564 FEATHERSTONE DR ROCKWALL, TX 75087

INGRAM CULLEN AND JERI 567 FEATHERSTONE DRIVE ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE 570 FEATHERSTONE DRIVE ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F ROCKWALL, TX 75087

CURRENT RESIDENT 525 EMERSON DR ROCKWALL, TX 75087

HAMILTON LYNDSE K 529 COVEY TR ROCKWALL, TX 75087

CURRENT RESIDENT 531 EMERSON DR ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L 537 COVEY TRL ROCKWALL, TX 75087

> PAWLIK ROBERT 544 COVEY TR ROCKWALL, TX 75087

PATRICK JAIME A **562 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE **565 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL 568 FEATHERSTON DR ROCKWALL, TX 75087

> **KIEHL CHRISTINE MARIE 570 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J **573 FEATHERSTONE DR** ROCKWALL, TX 75087

GILMORE PATRICK L AND TINA D **574 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> PATTERSON RICHARD 578 AMHERST DR ROCKWALL, TX 75087

NGUYEN THIEN AN NGOC AND VAN THUY DANG **582 AMHERST DRIVE** ROCKWALL, TX 75087

STEPHENSON KEVIN AND DIANA E HAYNES **583 MOUNTCASTLE DR** ROCKWALL, TX 75087

> **RIZKALLA MAGDY I AND ANGIE N** 584 BORDEAUX DR ROCKWALL, TX 75087

> WARREN IEREMY LAND ALYSE M 585 BORDEAUX DR ROCKWALL, TX 75087

> > GOLD STAR PROS LLC 5853 FM 36 S QUINLAN, TX 75474

ESCANDOR ROMMEL A **586 DEVERSON DRIVE** ROCKWALL, TX 75087

SOUZA LEVY AND LILI 587 BORDEAUX DR ROCKWALL, TX 75087

MILLER STEVEN & AINE 588 AMHERST DR ROCKWALL, TX 75087

WARRINGTON JASON **575 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

JORDAN JAY A AND COURTNEY L **580 AMHERST DRIVE** ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM ROBERTS 582 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 584 MOUNTCASTLE DR ROCKWALL, TX 75087

INGLE BRADY AND LAUREN 584 DEVERSON DR ROCKWALL, TX 75087

ALLEN JOHN D & AMY C 585 DEVERSON DR ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE 586 AMHERST DR ROCKWALL, TX 75087

> 586 MIRAMAR DR ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR 587 DEVERSON DR ROCKWALL, TX 75087

> VALLADARES ELIA AND YAN **588 BORDEAUX DR** ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD **576 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> ASHLEY MARGARET P 5805 YACHT CLUB ROCKWALL, TX 75032

MUSTAFA MUSTAFA & DIANA AQRABAWI AND MOHAMMAD AQRABAWI **582 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

> MITCHELL TERRY AND KRISTINE **584 AMHERST DRIVE** ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD 584 MIRAMAR DR ROCKWALL, TX 75087

SATERY JAMES RUSSELL **585 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E **586 BORDEAUX DR** ROCKWALL, TX 75087

> **COOK STEPHEN & JO-ANN 586 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M 587 MOUNTCASTLE DR ROCKWALL, TX 75087

> SARTAIN BRANDON **588 DEVERSON DRIVE** ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA

CULLEN KEVIN M & SHARON T 588 MIRAMAR DR ROCKWALL, TX 75087

MCCURDY ALEXANDER AUSTIN AND ASHLEY CRAIG **589 DEVERSON DRIVE** ROCKWALL, TX 75087

> YOUSFI SHARIQ AND SHAZIA BASIT 590 AMHERST DR ROCKWALL, TX 75087

> > NOEL MARY YVONNE **590 MIRAMAR DRIVE** ROCKWALL, TX 75087

GRATES CHRISTOPHER J JR AND NICOLE **591 DEVERSON DRIVE** ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE **592 AMHERST DRIVE** ROCKWALL, TX 75087

> SCHERER PAMELA RINAY **592 MIRAMAR DRIVE** ROCKWALL, TX 75087

MCKINNEY KAREN DIANN **593 MIRAMAR DRIVE** ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE 594 BORDEAUX DR ROCKWALL, TX 75087

WHEELER BRADLEY Q AND BARBARA D 595 BORDEAUX DRIVE ROCKWALL, TX 75087

HALE WILLIE & AMY **588 MOUNTCASTLE DR** ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY 589 MIRAMAR DRIVE ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III 590 BORDEAUX DR ROCKWALL, TX 75087

> **SKAGGS JUSTIN & KELLY** ROCKWALL, TX 75087

KEYS BRANDON E AND JENNIFER 591 MIRAMAR DRIVE ROCKWALL, TX 75087

592 BORDEAUX DR ROCKWALL, TX 75087

> DENT VICKIE L 593 BORDEAUX DR ROCKWALL, TX 75087

GOODEN EDWARD EARL & ALEXA JO **593 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L 594 DEVERSON DR ROCKWALL, TX 75087

DYER WILLIAM A AND MARIE E **595 DEVERSON DRIVE** ROCKWALL, TX 75087

CONNELLY ROBERT AND RACQUEL **589 BORDEAUX DRIVE** ROCKWALL, TX 75087

VONGUNDEN ERIC AND XIOMARA 589 MOUNTCASTLE DR ROCKWALL, TX 75087

> JONES MURRAY A & TERRI L **590 DEVERSON DRIVE** ROCKWALL, TX 75087

WARREN ANDREW JAMES AND CHRISTINE 591 BORDEAUX DR ROCKWALL, TX 75087

> STALSBERG RANDY L & SHEILA R **591 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

> > CRADY KEVIN & APRIL 592 DEVERSON DR ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M 593 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 594 AMHERST DR ROCKWALL, TX 75087

ROWE PETER JAMES & SARAH ELISABETH WATSON 594 MIRAMAR DR ROCKWALL, TX 75087

> LESSARD ANNA 595 MIRAMAR DR ROCKWALL, TX 75087

590 MOUNTCASTLE DRIVE

VANPELT RAYMOND J AND PAMELA J

CONFIDENTIAL 595 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

ZHANG QIAO 596 DEVERSON DR ROCKWALL, TX 75087

WARD MATTHEW DAVID 597 DEVERSON DRIVE ROCKWALL, TX 75087

DELONG ERIC AND JENNIFER 598 AMHERST DR ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M 598 MIRAMAR DRIVE ROCKWALL, TX 75087

> ASH KRISTIN 599 DEVERSON DRIVE ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC 6000 UNIVERSITY AVE STE 350 WEST DES MOINES, IA 50266

> CURRENT RESIDENT 601 NAKOMA DR ROCKWALL, TX 75087

> GERMER JOHN 601 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 602 NAKOMA DR ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE 596 AMHERST DR ROCKWALL, TX 75087

> GRADY ANJELA S 596 MIRAMAR DR ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA 597 MIRAMAR DR ROCKWALL, TX 75087

BOBBITT CHARLES P III AND CHERYL J 598 BORDEAUX DR ROCKWALL, TX 75087

> CURRENT RESIDENT 599 MIRAMAR DR ROCKWALL, TX 75087

WALTERS BART A AND TIKKA M 599 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 601 EMERSON DR ROCKWALL, TX 75087

ARAIZA RODOLFO A MARES AND KRISTA KAYLEEN MARES 601 BORDEAUX DR ROCKWALL, TX 75087

DESAI PRANAV MAHESHBHAI AND MEGHANA 601 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

> BORTZ BRIAN R AND TIFFANY A 602 AMHERST DR ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H 596 BORDEAUX DR ROCKWALL, TX 75087

BRADFORD TODD D AND KARA R 597 BORDEAUX DR ROCKWALL, TX 75087

ANNOR ABIGAIL OSEI AND MICHAEL A ADJETEY 597 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

> TAYLOR MELISSA SUMMER & JOHN 598 DEVERSON DRVIE ROCKWALL, TX 75087

MIGLIACCIO JOSEPH AND KIMBERLY 599 BORDEAUX DR ROCKWALL, TX 75087

> CURRENT RESIDENT 600 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 601 MONTROSE DR ROCKWALL, TX 75087

CLAUSSEN BRIAN L 601 DEVERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 602 EMERSON DR ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL 602 BORDEAUX DR ROCKWALL, TX 75087

GREAVES LARRY 602 COVEY TRL ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT 603 AMHERST DR ROCKWALL, TX 75087

> SOLDATOVIC DRAGANA & CEDOMIR 603 MIRAMAR LN ROCKWALL, TX 75087

SAUER WAYNE & CARMEN MONIQUE 604 AMHERST DRIVE ROCKWALL, TX 75087

> BERNHARDT KATHY K 604 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 605 NAKOMA DR ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH 605 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 606 EMERSON DR ROCKWALL, TX 75087

KING BRYAN J AND SHELLY 606 BORDEAUX DR ROCKWALL, TX 75087

CURRENT RESIDENT 607 DEVERSON DR ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE GEORGE KIGER JR INDEPENDENT EXECUTOR 602 DEVERSON DR ROCKWALL, TX 75087

> WELLS MICHAEL JR AND DAWN 603 BORDEAUX DR ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN 603 MOUNTCASTLE DR ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V 604 BORDEAUX DR ROCKWALL, TX 75087

> CURRENT RESIDENT 605 EMERSON DR ROCKWALL, TX 75087

NGUYEN TRACY 605 AMHERST DRIVE ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE 605 MIRAMAR DR ROCKWALL, TX 75087

> 606 NAKOMA DR ROCKWALL, TX 75087

606 DEVERSON DR ROCKWALL, TX 75087

> **KISTLER DANIEL & STACY** 607 AMHERST DRIVE ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN 602 MIRAMAR DRIVE ROCKWALL, TX 75087

> **VO KEVIN & GIANG KIEU PHAM** 603 DEVERSON DR ROCKWALL, TX 75087

> > CURRENT RESIDENT 604 MONTROSE DR ROCKWALL, TX 75087

GUNDERSON RICHARD M AND ROBYN R 604 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 605 MONTROSE DR ROCKWALL, TX 75087

> NEECE DAVID JR 605 BORDEAUX DR ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY 605 MOUNTCASTLE DR ROCKWALL, TX 75087

WEIDEMAN RANDY L & DIANNE M 606 AMHERST DRIVE ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND VIRGINIA CHERYL TALKINGTON 606 MIRAMAR DRIVE ROCKWALL, TX 75087

> CARVAJAL CARLOS H & CYNTHIA H 607 BORDEAUX DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT

BEASLEY COREY BRYAN AND ALICIA DIANE

MONTGOMERY ANDREW J & MAGDALENE G 607 MIRAMAR DRIVE ROCKWALL, TX 75087

> HUNT ROBERT PRESTON 608 AMHERST DRIVE ROCKWALL, TX 75087

KAUR KAMALJEET AND AJEET SINGH 608 DEVERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 609 MONTROSE DR ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER 609 BORDEAUX DR ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P 609 MOUNTCASTLE DR ROCKWALL, TX 75087

WILCOX GRANTLEY & KELLY 610 AMHERST DRIVE ROCKWALL, TX 75087

> BURGIEL BROOKE 610 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 612 MONTROSE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 613 MONTROSE DR ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL 607 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L 608 BORDEAUX DR ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J 608 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 609 NAKOMA DR ROCKWALL, TX 75087

YAKEL DEREC AND KATARZYNA 609 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 610 EMERSON DR ROCKWALL, TX 75087

PRINCE ERVIN F AND PAMELA 610 BORDEAUX DRIVE ROCKWALL, TX 75087

CUNNINGHAM ELISA 611 MOUNTCASTLE DR ROCKWALL, TX 75087

CURRENT RESIDENT 612 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 613 NAKOMA DR ROCKWALL, TX 75087 CURRENT RESIDENT 608 MONTROSE DR ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM 608 COVEY TRL ROCKWALL, TX 75087

> CURRENT RESIDENT 609 EMERSON DR ROCKWALL, TX 75087

SMITH JAMES M & SHIRLEY LYNN 609 AMHERST DRIVE ROCKWALL, TX 75087

SUTER ANTHONY AND MELISSA 609 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 610 NAKOMA DR ROCKWALL, TX 75087

LACEY GARY & KIMBERLY ENGLE 610 DEVERSON DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 612 EMERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 613 EMERSON DR ROCKWALL, TX 75087

CONFIDENTIAL 613 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 614 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 616 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 617 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 620 COVEY TRL ROCKWALL, TX 75087

CURRENT RESIDENT 621 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 622 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 NAKOMA DR ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI 626 COVEY TRI ROCKWALL, TX 75087

> CURRENT RESIDENT 629 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 614 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 617 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 618 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 620 MONTROSE DR ROCKWALL, TX 75087

621 NAKOMA DR ROCKWALL, TX 75087

DREES CUSTOM HOMES LP 6225 N ST HWY 161 #150 **IRVING, TX 75038**

CURRENT RESIDENT 625 FM552 ROCKWALL, TX 75087

626 EMERSON DR ROCKWALL, TX 75087

628 MONTROSE DR

CURRENT RESIDENT 629 MONTROSE DR ROCKWALL, TX 75087

PEOPLES BILLY W JR 614 COVEY TRL ROCKWALL, TX 75087

CURRENT RESIDENT 617 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 618 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 621 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 622 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 624 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 626 NAKOMA DR ROCKWALL, TX 75087

PUGH WILLIAM C AND DIANA L 628 PIPPIN LANE KINGSVILLE, TX 78363

> CURRENT RESIDENT 629 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT

CURRENT RESIDENT ROCKWALL, TX 75087

CURRENT RESIDENT

CURRENT RESIDENT 630 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 633 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 634 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 637 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 640 MONTROSE DR ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN 657 YORK DR ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND DANIEL GRANT SHIRLEY 659 YORK DR ROCKWALL, TX 75087

> TEAGUE GREGORY CHARLES 661 FEATHERSTONE DRIVE ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH REBECCA 662 HANOVER DR ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON MICHAEL 663 HANOVER DR ROCKWALL, TX 75087 CURRENT RESIDENT 630 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 633 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 634 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 637 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 641 EMERSON DR ROCKWALL, TX 75087

CONFIDENTIAL 658 FEATHERSTONE DR ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A 660 FEATHERSTONE DR ROCKWALL, TX 75087

CARTER FAMILY TRUST RICHARD CARTER AND MARY CARTER TRUSTEES 661 YORK DR ROCKWALL, TX 75087

> GARCIA SANTIAGO DIAZ 662 YORK DR ROCKWALL, TX 75087

OPITZ JEFF AND CAROL 663 YORK DR ROCKWALL, TX 75087 CURRENT RESIDENT 632 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 633 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 636 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 637 NAKOMA DR ROCKWALL, TX 75087

CAMPBELL KEN AND ROSE M 655 YORK DR ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG 659 FEATHERSTONE DRIVE ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M 660 HANOVER DR ROCKWALL, TX 75087

> LLOYD MARK S AND ANGIE L 662 FEATHERSTONE DR ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A 663 FEATHERSTONE DRIVE ROCKWALL, TX 75087

JETER JAMES D AND CAROL L 664 FEATHERSTONE DR ROCKWALL, TX 75087 MOSS MICHAEL ANDREW AND BETH ANN 664 HANOVER DR ROCKWALL, TX 75087

> HALL BRYAN PATRICK 665 HANOVER DR ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L 667 HANOVER DR ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A 668 HANOVER DR ROCKWALL, TX 75087

> WINCHEL TANYA M 669 FEATHERSTONE DR ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E 670 HANOVER DRIVE ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE 671 HANOVER ROCKWALL, TX 75087

SPRADLING JOHN RYAN AND SARAH KIM 672 HANOVER DR ROCKWALL, TX 75087

> VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA 673 HANOVER DR ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A 674 YORK DRIVE ROCKWALL, TX 75087

RADICIONI WADE AND LISA R 664 YORK DR ROCKWALL, TX 75087

IONITA MIHAI AND LAURA 665 YORK DR ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P 667 YORK DR ROCKWALL, TX 75087

POLEY JOHN R AND KATHRYNE L 669 HANOVER DR ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER 670 YORK DR ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID 671 YORK DR ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE 672 YORK DRIVE ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L 674 FEATHERSTONE DR ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE **675 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN 665 FEATHERSTONE DR ROCKWALL, TX 75087

GASTON DAVID LEE AND CARRIE ANN 667 FEATHERSTONE DR ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK 668 FEATHERSTONE DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 669 YORK DR ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L **670 FEATHERSTONE DR** ROCKWALL, TX 75087

> BOWERS DON **671 FEATHERSTONE DR** ROCKWALL, TX 75087

WILLIAMS DONALD AND TAMMY 672 FEATHERSTONE DR ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU **673 FEATHERSTONE DR** ROCKWALL, TX 75087

> MILLER JAMES RYAN 674 HANOVER DRIVE ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ 675 HANOVER DR ROCKWALL, TX 75087

WEISS DANIEL HERMAN 668 YORK DR ROCKWALL, TX 75087

MUELLER BRYAN SCOTT 676 HANOVER DRIVE ROCKWALL, TX 75087 DORTCH TOMMY C & ELLEN D 676 YORK DRIVE ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU

678 YORK DR

ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER 677 HANOVER DRIVE ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN 678 HANOVER DR ROCKWALL, TX 75087

KANG MINCHUL AND MIYOUNG CHEONG 680 YORK DR ROCKWALL, TX 75087 CDGT ROCKWALL/2016 LLC 6925 FM 2515 KAUFMAN, TX 75142

CURRENT RESIDENT

704 MONTROSE DR

ROCKWALL, TX 75087

CURRENT RESIDENT 700 MONTROSE DR ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC 7700 EASTERN AVENUE SUITE 705 DALLAS, TX 75209

ERICKSON BRENT D AND JENNIFER 772 BORDEAUX DRIVE ROCKWALL, TX 75087

ATINC MAHMUT GUCLU AND MURUVVET YASEMIN OCAL-775 DEVERSON DR ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE 776 DEVERSON DR ROCKWALL, TX 75087

> CHEEK ASHLEY DAVID & CHRISTIN 776 YORK DRIVE ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE 777 HANOVER DRIVE ROCKWALL, TX 75087 BOGERT WILLIAM PAUL AND RENEE 771 BORDEAUX DRIVE ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE 774 DEVERSON DRIVE ROCKWALL, TX 75087

> SUN WEI AND BAO AN LI 775 HANOVER DRIVE ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D 776 MIRAMAR DRIVE ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE 777 BORDEAUX DR ROCKWALL, TX 75087

> CLEVENGER WANDA 777 MIRAMAR DR ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE 679 HANOVER DR ROCKWALL, TX 75087

> CDT ROCKWALL/2017 LLC 6925 FM 2515 KAUFMAN, TX 75142

> > GREER PATRICIA L 710 BROOKFIELD DR GARLAND, TX 75040

LUPER JUSTIN GARRET 7718 VISTA RIDGE LANE SACHSE, TX 75048

PURSELL NATHANIEL S AND NILAFE R 775 BORDEAUX DRIVE ROCKWALL, TX 75087

> MCDONALD SONDRA S 776 BORDEAUX DR ROCKWALL, TX 75087

COBB ARTHUR AND DEIDRA 776 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y 777 DEVERSON DR ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E 777 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

SUN WEI AND

ROCKWALL, TX 7

771 BORDEAUX DRI ROCKWALL, TX 750

CURRENT RESIDENT 778 DEVERSON DR ROCKWALL, TX 75087

BAILEY LANCE & KALI 778 MIRAMAR DRIVE ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA 778 YORK DRIVE ROCKWALL, TX 75087

> **BOYD STEPHEN & SUSAN** 779 MIRAMAR ROCKWALL, TX 75087

CONFIDENTIAL 780 DEVERSON DRIVE ROCKWALL, TX 75087

SOUTHAM MARK LAND LINDA D 780 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

DOBSON JASON M AND KIMBERLY 781 DEVERSON DR ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI 781 MIRAMAR DRIVE ROCKWALL, TX 75087

> WING ABIGAIL E 782 DEVERSON DR ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE 782 MOUNTCASTLE DR ROCKWALL, TX 75087

GOTTLEABER STEVEN AND TERRI 778 BORDEAUX DR ROCKWALL, TX 75087

VELASQUEZ KRISTEN F AND DAYAN I VELASQUEZ ESCUDERO 778 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

FREEMAN COLBY C AND NEISHA E 779 BORDEAUX DR ROCKWALL, TX 75087

HASSAN AKRAM A AND AMAL 779 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HAMPTON CHRISTOPHER T AND HEATHER M 780 HANOVER DR ROCKWALL, TX 75087

> BIESEL TROY H 780 YORK DRIVE

JACKSON SHANNON D **781 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

HOLLOWAY SHERYLL 781 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L **REVOCABLE LIVING TRUST** 782 HANOVER DR ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE 782 YORK DRIVE ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E 778 HANOVER DRIVE ROCKWALL, TX 75087

> TAYLOR LAURA 778 OAK HOLLOW ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN 779 DEVERSON DR ROCKWALL, TX 75087

LEE NICHOLAS Q AND SABRINA BH PHUNG 780 BORDEAUX DR ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V 780 MIRAMAR DRIVE ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH 781 BORDEAUX DR ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND MADELEINE N HIESTER 781 HANOVER DRIVE ROCKWALL, TX 75087

> PHELAN RYAN PATRICK 782 BORDEAUX DR ROCKWALL, TX 75087

GENTILE JOSEPH C 782 MIRAMAR DRIVE ROCKWALL, TX 75087

OLSON JAMES A AND JEAN V 783 BORDEAUX DR ROCKWALL, TX 75087

ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A 783 DEVERSON DR ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA 783 MIRAMAR DR ROCKWALL, TX 75087

STANDEN DARREN JOSEPH AND KAREN BONNIE 784 BORDEAUX DR ROCKWALL, TX 75087

784 DEVERSON DR ROCKWALL, TX 75087

JOHNSON EMMA G 784 MIRAMAR DRIVE ROCKWALL, TX 75087

WALSH DEREK AND MICHELLE 785 BORDEAUX DR ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN **785 HANOVER DRIVE** ROCKWALL, TX 75087

TBC FAMILY TRUST TONY AND BRENDA CAMPAGNA TRUSTEES 786 BARRYMORE DRIVE ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE 786 FEATHERSTONE DR ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE **KEHOE** 786 MOUNTCASTLE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 787 DEVERSON DR ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN 786 BORDEAUX DR

> **BAILEY ALAN W & SHIRLEY Y** 786 HANOVER DR ROCKWALL, TX 75087

> > RUSSELL WILLIAM 786 YORK DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 787 FEATHERSTONE DR ROCKWALL, TX 75087

MYERS SHELLI **783 HANOVER DRIVE** ROCKWALL, TX 75087

CONFIDENTIAL **HEATHER A CAMUNE** 784 BARRYMORE DR ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA 784 HANOVER DR ROCKWALL, TX 75087

> HALE B CALVIN & PHYLLIS A 784 YORK DR ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M 785 FEATHERSTONE DR ROCKWALL, TX 75087

MUELLER MICHAEL RAY AND MERRITT 785 MOUNTCASTLE DR ROCKWALL, TX 75087

> HARDWICK GLENDA 786 DEVERSON DR ROCKWALL, TX 75087

WENDEL PAUL AND TERRI 786 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 787 BARRYMORE DR ROCKWALL, TX 75087

ROBERTSON RYAN LYNDLE AND LYNETTE MARIE 787 BORDEAUX DRIVE ROCKWALL, TX 75087

ROCKWALL, TX 75087

GRISWOLD ADAM & ASHLEY 783 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

DANG TANYA AND

BRYANT TRAN

783 FEATHERSTONE DRIVE

ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA

784 MOUNTCASTLE DRIVE

ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE

785 DEVERSON DR

ROCKWALL, TX 75087

EMERSON JAIME

785 MIRAMAR DRIVE

ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE

LAND GEOFFREY ALLISON & ERNANI MAXINE 787 HANOVER DR ROCKWALL, TX 75087

> MCDONALD BRADLEY NEAL AND JULIE LYNN 788 BARRYMORE DR ROCKWALL, TX 75087

COLLIER MELODEE

787 MIRAMAR DRIVE

ROCKWALL, TX 75087

CONFIDENTIAL 788 HANOVER DR ROCKWALL, TX 75087

BLACKETER LARRY M AND GWENDOLYN HILL

788 YORK DR

ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI 788 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

EVERHART RYAN M AND KARA M GILLILAND 789 BORDEAUX DR ROCKWALL, TX 75087

> MURRAY BRYAN A & SHANNON 789 MIRAMAR DR ROCKWALL, TX 75087

MAGUIRE LINDSAY T & CHRISTOPHER M 790 BARRYMORE DRIVE ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN 790 FEATHERSTONE DR ROCKWALL, TX 75087

> KELLY TIMOTHY 790 YORK DRIVE ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE 791 BORDEAUX DR ROCKWALL, TX 75087 CRUMP GUY AND MELISSA 789 DEVERSON DR

ROCKWALL, TX 75087

DEAN SHELLY & ROBERT 789 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N 790 BORDEAUX DR ROCKWALL, TX 75087

> HAVENS WILLIAM 790 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 791 FEATHERSTONE DR ROCKWALL, TX 75087

KINSEY SHEARON KAY 791 DEVERSON DR ROCKWALL, TX 75087 OWUSU JOSEPH AND FLAVIA FRIMPONG 787 MOUNTCASTLE DR ROCKWALL, TX 75087

PODINA STEVEN L 788 BORDEAUX DR ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS 788 MIRAMAR DR ROCKWALL, TX 75087

CURRENT RESIDENT 789 FEATHERSTONE DR ROCKWALL, TX 75087

LORTS NANCY J 789 HANOVER DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 790 HANOVER DR ROCKWALL, TX 75087

GREEN MATTHEW DWAYNE AND TWILA 790 DEVERSON DRIVE ROCKWALL, TX 75087

> KARKHOFF MICHAEL AND JUDY 790 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

BAWCUM ROSS AND TIFFANY 791 BARRYMORE DR ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST MICHAEL H & ELAINE W ALBRITTON TRUSTEES 791 HANOVER DRIVE ROCKWALL, TX 75087

FFREY S AND MADELINE N

CURRENT RESIDENT 788 DEVERSON DR ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C 788 FEATHERSTONE DRIVE ROCKWALL, TX 75087 SCHWISTER TODD J AND APRIL D 791 MIRAMAR DR ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI 792 DEVERSON DR ROCKWALL, TX 75087

KIESCHNICK ROGER 792 MIRAMAR DR ROCKWALL, TX 75087

CURRENT RESIDENT 793 MOUNTCASTLE DR ROCKWALL, TX 75087

SCHLADWEILER DEREK AND SARAH RENAE **793 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 794 BORDEAUX DR ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D 794 DEVERSON DR ROCKWALL, TX 75087

> VALK CATHLEEN A 794 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 795 FEATHERSTONE DR ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA 795 DEVERSON DR ROCKWALL, TX 75087

TAYLOR SCOTTY LEE AND MEAGAN **791 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

MOMSEN KIMBERLY MICHELE **792 FEATHERSTONE DR** ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA 792 MOUNTCASTLE DR ROCKWALL, TX 75087

> REEVES ERIC 793 BARRYMORE DR ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY 793 HANOVER DR ROCKWALL, TX 75087

HALE ALAN LEE AND RITA M 794 AMHERST DR ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN **794 FEATHERSTONE DR** ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA 794 MOUNTCASTLE DR ROCKWALL, TX 75087

> CHINN MARK & ELENA 795 AMHERST DR ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R **795 HANOVER DRIVE** ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI 792 BARRYMORE DRIVE ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN 792 HANOVER DR ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE 792 YORK DR ROCKWALL, TX 75087

> WEBB CAROLYN K **793 DEVERSON DRIVE** ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L 793 MIRAMAR DRIVE ROCKWALL, TX 75087

> LAMB CHANCE DUKE 794 BARRYMORE DR ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN 794 HANOVER DR ROCKWALL, TX 75087

THERRIEN MICHAEL AND VICTORIA 794 YORK DRIVE ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER 795 BARRYMORE ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C 795 MIRAMAR DRIVE ROCKWALL, TX 75087

DJUKIC-LUJAN NATALIE A AND FEDERICO I FERREYRA **795 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN 796 DEVERSON DR ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA 796 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 797 FEATHERSTONE DR ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L 797 MIRAMAR DR ROCKWALL, TX 75087

LOGWOOD CLINTON G II & DANA C 798 AMHERST DR ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE 798 YORK DR ROCKWALL, TX 75087

> CURRENT RESIDENT 801 BORDEAUX DR ROCKWALL, TX 75087

HIGGINS SCOTT AND KERRIANNA KNIGHT 801 MOUNTCASTLE DR ROCKWALL, TX 75087

> COSS MARCUS H & KRISTIN N 802 KNOX DRIVE ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE 802 MIRAMAR DR ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER BALLARD REVOCABLE LIVING TRUST JAMES LANIER BALLARD & ELIZABETH SUTTER BALLARD TRUSTEES **796 BARRYMORE DRIVE** ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-SALVADOR 796 HANOVER DR ROCKWALL, TX 75087

> CURRENT RESIDENT 797 AMHERST DR ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A **797 HANOVER DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 798 FEATHERSTONE DR ROCKWALL, TX 75087

TINDALL JACOB 798 MIRAMAR DR ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE 800 BARRYMORE DR ROCKWALL, TX 75087

> SHULTZ ZACHARY **801 MIRAMAR DRIVE** ROCKWALL, TX 75032

JONES BRYAN M AND MERICHELLE E **802 BARRYMORE DR** ROCKWALL, TX 75087

> DURAN MARCO AND KATIE **802 MOUNTCASTLE DR** ROCKWALL, TX 75087

801 AMHERST DRIVE ROCKWALL, TX 75087

CAMUNE CHRISTOPHER

799 MIRAMAR DRIVE ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA

LOFTIS JAMES D & CHRISTINE C

802 AMHERST DRIVE

ROCKWALL, TX 75087

CURRENT RESIDENT 798 BARRYMORE DR

TURNER JIMMIE L **796 FEATHERSTONE DR** ROCKWALL, TX 75087

DACUS BRIAN & STACIE

796 AMHERST DRIVE

ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER 796 YORK DR ROCKWALL, TX 75087

LIVINGSTON ERIKA S & JACK E

797 DEVERSON DRIVE

ROCKWALL, TX 75087

ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM

798 DEVERSON DR

ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL 802 YORK DRIVE ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN 803 KNOX DR ROCKWALL, TX 75087

> KHAN MASROOR 804 BARRYMORE DRIVE ROCKWALL, TX 75087

ZHAO WEIDONG AND XIAOLEI WANG 804 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W 805 MIRAMAR DR ROCKWALL, TX 75087

> EVANS DOUGLAS E 806 AMHERST DRIVE ROCKWALL, TX 75087

REY LUIS SR AND JUDY L 806 YORK DR ROCKWALL, TX 75087

AGEE DANIEL B AND LEAH D KING AND STEPHEN C BEUCHAW AND KAREN L BEUCHAW 807 MIRAMAR DRIVE ROCKWALL, TX 75087

FERNANDEZ TERESA SUAREZ AND LUIS OSVALDO 808 KNOX DRIVE ROCKWALL, TX 75087

> ODEYEMI ADETUNJI 808 YORK DR ROCKWALL, TX 75087

CURRENT RESIDENT 803 MIRAMAR DR ROCKWALL, TX 75087

SICILIANO LAURA EDITH 803 MOUNTCASTLE DR ROCKWALL, TX 75087

ANDERSON JEANETTE 804 KNOX DRIVE ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT 804 YORK DRIVE ROCKWALL, TX 75087

PENTON RYAN THOMAS AND JENNIFER ANN 805 MOUNTCASTLE DR ROCKWALL, TX 75087

> HENDERSON ERIC S & MEGAN A 806 KNOX DRIVE ROCKWALL, TX 75087

> > MOBLEY JANET 807 AMHERST DR ROCKWALL, TX 75087

RANKIN CARLA S 807 MOUNTCASTLE DR ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE 808 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 809 KNOX DR ROCKWALL, TX 75087

MURPHY MARK R AND BRANDI L 803 AMHERST DR ROCKWALL, TX 75087

SLAMONS JOSEPH LAWRENCE 804 AMHERST DR ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG 804 MIRAMAR DRIVE ROCKWALL, TX 75087

> ABOUCHEDID CHARLES A 805 KNOX DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 806 MOUNTCASTLE DR ROCKWALL, TX 75087

CYPERT LYNDOL & JERE 806 MIRAMAR DRIVE ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA 807 KNOX DRIVE ROCKWALL, TX 75087

2018 M J WIEBEL REVOCABLE TRUST MICHAEL JUSTIN WIEBEL AND JAIME LAUREN WIEBEL- TRUSTEES 808 AMHERST DRIVE ROCKWALL, TX 75087

> CHEW CHRISTINA 808 MOUNTCASTLE DR ROCKWALL, TX 75087

GREER KRISTEN N 809 MIRAMAR DR ROCKWALL, TX 75087 WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW 810 KNOX DR ROCKWALL, TX 75087

SHING RICHARD L & IVEY D 810 MIRAMAR DR ROCKWALL, TX 75087 MALONE VICKI MARLA 810 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

MOY BING 811 KNOX DRIVE ROCKWALL, TX 75087 HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM 811 MIRAMAR DRIVE ROCKWALL, TX 75087

HERGERT KODY AND ADRIENNE MICHELLE 812 KNOX DRIVE ROCKWALL, TX 75087

WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW 810 KNOX DRIVE ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

Case No. Z2019-024: PD Amendment to PD-70

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

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

Your comments must be received by 10/21/2019 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 ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

- - - PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

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

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

We need at lest Three pond for This size of De Lopement FOR WATER RUN Off. (Leave The Pond)

Name: Bruce A. MACLOOD Address: III Crest Brook Dr. ROCKWALL TAXON.

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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

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

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

I request the developer, Dick Scolburg, take care of the Common areas consistent with Appendix "C" of PD-070 prible to any amendment to reduce anything. I now and have before questioned Mr. Scorburg's integrity towards US," Name: Michael H. Albritton Address: 791 Hanover Drive, Rockwall TX, 75,087-7150

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

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PLEASE RETORIVITIE DELOVY FORIVI

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

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

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KEEP PO REQUIRE MENTS FOR HARD EDGE PONDS, MODIFY EXISTING POND TO HARD EDGE RETAIN SOME TREES A DOWND THE POND TO PROVIDE A PLEASING & NATUREL PRAINAGE AREA.

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



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EMAIL: PLANNING@ROCKWALL.COM

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Sincerely,

Ryan Miller, AICP Director of Planning & Zoning





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- - PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

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

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

LE DON'T NEED A SMALL POND ACROSS THE STREET (FEATHERSTONE) FROM THE LARGE, NATURAL POND. Name: THERSTONE Address:

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

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FLEADE NEI ORIN 1.1E BLLOW FORM

Case No. Z2019-024: PD Amendment to PD-70

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

Carolyn K Webb, Rockull, 1x 25087

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; or (2) the area of the lots or land immediately adjoining the area 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

Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748

Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-024

Please place a check mark on the appropriate line below: *



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.



Please provide your information.

First Name *

Bryant

Last Name *
Tran
Address *
783 Featherstone Drive
City *
Rockwall
State *
TX
Zip Code *
75087
Email Address *
bryant.tran@outlook.com
Phone Number



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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-024

Please place a check mark on the appropriate line below: *

I am in favor of the request.

I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Respondent	Information	
------------	-------------	--

Please provide your information.

First Name *

Elliott

Last Name *
Huff
Address *
312 nakoma dr
City *
Rockwall
State *
State *
Texas
Zip Code *
75087
Email Address *
elliotthuff2001@yahoo.com
Phone Number



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Zoning & Specific Use Permit Input Form

Case Number *

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-024

Please place a check mark on the appropriate line below: *



I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

I have read the request and find it to be reasonable.



Please provide your information.

First Name *

Richard

Last Name *
LaCour
Address *
342 Nakoma Dr
City *
Rockwall
State *
TX
Zip Code *
75087
Email Address *
rlacour2010@gmail.com
Phone Number
512-300-9357



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Miller, Ryan

From:	Planning
Sent:	Friday, October 4, 2019 9:14 AM
То:	Miller, Ryan; Gonzales, David
Subject:	FW: Case Z2019-024 PD Amendment to PD-70

From: SWANK, TONY [mailto:AS5191@att.com] Sent: Friday, October 4, 2019 8:41 AM To: Planning Subject: Case Z2019-024 PD Amendment to PD-70

Good morning

I received a notice for this change in the mail. I will be out of town and will not be able to attend the hearing. I would like to express my opposition to the change. I feel that the developer needs to stick with the original plans for the neighborhood.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

Case No. Z2019-024: PD Amendment to PD-70

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, 10/8/2019 at 6:00 p.m., and the City Council will hold a public hearing on Monday, 10/21/2019 at 6:00 p.m. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

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

Your comments must be received by 10/21/2019 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 ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

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.

Reduces Hot costs

Name: Address:

GREGSON ROBY 544 BORDEDIX DR, ROULING, TX 75087

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

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



Mr. Ryan Miller Director of Planning & Zoning 385 S. Goliad Street Rockwall, Texas 75087

Dear Mr. Miller:

Please accept this request for a zoning change to reduce the required number of hard edge retention ponds from four (4) to three (3) as described in Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), more specifically contained in the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space"). No other changes to the PD are being requested.

The original Stone Creek PD was approved in 2007 that included a requirement to have four (4) hard edge ponds built throughout Stone Creek Estates. The exact location and configuration of the ponds was to be determined at the time of development.

To date, three (3) ponds have been fulfilled: two (2) hard edge retention ponds were constructed with Phase I, and the third pond is located within the 11.3 acre City park that was dedicated to the City of Rockwall in January 2014. An exhibit showing the location of these three (3) existing ponds is included on the attached <u>Exhibit "A"</u>. While the pond located in the City park does not have a hard edge, it has been counted towards the PD requirement as it was the City's decision to not install a hard edge to be eligible for a State matching grant for the park. Hence, three (3) of the four (4) hard edge ponds as required by the existing PD have been satisfied.

For additional background on this request, Phase I was constructed in 2007-08, which included two (2) hard edge retention ponds. In 2012, we received notice from the City that the City's process for obtaining a Texas Commission on Environmental Quality ("TCEQ") permit for retention ponds had changed, which lengthened the permitting time period to up to a year, and due to water rights, there would be no guarantee if the permit would be approved after that time period.

To avoid the potential need for another TCEQ permit (that may or may not be approved) and adding more long-term maintenance cost burden on the HOA, we believe it is in the best interests of Stone Creek Estates not to construct an additional hard edge pond.

As such, we respectfully request the PD be modified per the attached **Exhibit "B"** to reduce the number of hard edge ponds from four (4) to three (3).

In lieu of installing a hard edge around the City park pond and a fourth hard edge pond somewhere that could pose potential future TCEQ issues in the future, we redirected value to Stone Creek residents and the City by enlarging the park dedication area (resulting in fewer lots), and will be finishing the build out of Stone Creek Estates with 32 fewer lots than allowed under the PD (the PD allows a maximum of 918 total SF lots, but the final phase of Stone Creek will result in the build out being only 886 SF lots based on the City approved preliminary plat for the final phase).

We look forward to visiting with the Planning and Zoning Commission and City Council on this proposed amendment to our master planned community.

Sincerely,

-2 Adam J. Bucz

Skorburg Company, Development Partner On behalf of Stone Creek Balance, Ltd, a Texas limited partnership (Owner and Applicant)

September 12, 2019

EXHIBIT "A"

Three (3) Existing Pond Locations

The single-family zoned land of Stone Creek Estates is outlined in yellow below.

The two (2) existing hard edge retention ponds are outlined in **BLUE**.

The one (1) existing City park pond (no hard edge, but counted toward PD hard edge pond requirement) is outlined in ORANGE.



EXHIBIT "B"

Requested Stone Creek PD Language Modification

With respect to Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), this zoning application requests that the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space") be modified to read as follows:

"The Developer shall provide retention ponds in the locations depicted on the Concept Plan in Exhibit "B" of this ordinance. Hardedges and fountain features shall be incorporated into Ponds 1 & 2, Pond 3 shall incorporate a natural edge, and Pond 4 shall incorporate a fountain feature and a natural edge. All retention pond hard edges shall be similar to the hard edge shown in Figure 5 below."



Figure 5: Retention Pond with Hardedge.

In addition to the above change, the Concept Plan included on Exhibit "B" of the ordinance would be updated accordingly.

Gonzales, David

From:	Adam Buczek <abuczek@skorburgcompany.com></abuczek@skorburgcompany.com>
Sent:	Wednesday, October 2, 2019 10:03 AM
To:	Miller, Ryan; Gonzales, David
Cc:	Audrey Beard; Bryan Holland; John Arnold; Beverly
Subject:	FW: Stone Creek Q&A / information on requested PD change
Follow Up Flag:	Follow up
Flag Status:	Flagged

Good morning, Ryan and David.

I am forwarding you this e-mail exchange with Bob Wacker (Stone Creek resident) in which he has helped compile feedback from Stone Creek residents (on the HOA NextDoor website) about the zoning change request. I have provided responses to each on in red font below, and I want you to have this on record as we're going to install a fountain in the Crestbrook pond regardless of the outcome of this case so that pond is fully compliant with the existing PD (giving us 3 fully compliant ponds including the main entry pond (which has a fountain already) and the City Park pond – which counts even though it does not but that's with City direction.

Insofar as the 4th pond......if this PD request gets approved, based on resident input below, we (developer) will also install an additional fountain in the pond along York (which does not have a hard edge). If not, then we'll just build the 4th pond and include a fountain in a TBD location within Stone Creek Estates while we develop the last phase of Stone Creek.

This will hopefully provide clarity and additional context for how 3 of the 4 ponds under the current PD conditions will be fully satisfied "as is", and if the PD is approved as requested – then we'll also install a fountain in the York pond (even though no hard edge) to help address the "aesthetics" comments below.

Best Regards,

Adam J. Buczek Development Partner **Skorburg Company** 8214 Westchester Drive, Suite 710 Dallas, Texas 75225 Ph: (214) 888-8843 Cell: (817) 657-5548 Fax: (214) 888-8861

From: Adam Buczek
Sent: Wednesday, October 02, 2019 9:52 AM
To: Bob Wacker <bobwacker@att.net>
Subject: Stone Creek Q&A / information on requested PD change

Good morning, Bob. Thanks for keeping me in the loop and helping me get resident feedback. I have typed responses to each comment below under "Against PD-70 Change" in **red font**. I also added some commentary / clarifying notes to your original email to make sure there's no confusion on certain facts. Feel free to share as you wish with homeowners as we want to be 100% transparent. The main things here are that we are going to install a fountain in the Crestbrook pond regardless to fulfill the PD requirement on that pond.

Also – if the PD amendment is approved, we will also install a fountain in the pond off York (which does not have a hard edge), but we'll do it anyway. If the PD amendment is not approved, then we will NOT install a fountain in the York pond – but instead, will plan to install a fountain in the 4th hard edge pond that we end up building to fulfill the existing requirements of the PD.

I will be sharing this correspondence with NMI and city staff so we are all in the loop. Questions let me know. Thanks.

Best Regards,

Adam J. Buczek Development Partner **Skorburg Company** 8214 Westchester Drive, Suite 710 Dallas, Texas 75225 Ph: (214) 888-8843 Cell: (817) 657-5548 Fax: (214) 888-8861

From: Bob Wacker <<u>bobwacker@att.net</u>> Sent: Wednesday, October 02, 2019 3:25 AM To: Adam Buczek <<u>abuczek@skorburgcompany.com</u>> Subject: Status

I've summarized the key posts (Nextdoor and emails).

AGAINST PD-70 CHANGE

The City should hold the Developer accountable for the requirements (shall provide) stated in the PD?

It's the "aesthetic purpose" that we are concerned about that has not been met.

1. Why not consider a natural edge pond, with a water feature, in a different area within the neighborhood? If the City (and Stone Creek residents) prefer to leave the PD unchanged and have us install a 4th hard edge pond, we will do so. For reasons cited in our summary letter with the zoning application, the developer does not think it's the best use of HOA funds long-term – but we are happy to proceed either way.

2. Isn't the actual reason for finishing out the PD with fewer lots due to the fact that the PD requires an

average lot size of 8,000 s.f., and the Developer has to put in larger lots in Phase X to maintain that average? No. Our average lot size is voluntarily larger than what was required in the PD. For instance, we opted for a larger lot mix, dedicated a City park that is 45% larger than required by the PD, and sold additional land to the Rockwall ISD – all of which contributed to the planned build out of Stone Creek being 32 lots less than allowed by the PD.

3. Why should this pond (the one behind Crestbrook) be acceptable to the City or our neighborhood? Other than the fact that it does not currently have a fountain in it, the

pond meets the requirements of the PD. The developer will install a fountain in the Crestbrook pond in conjunction with the development of the last phase of Stone Creek to fully satisfy the PD with respect to the pond behind Crestbrook. A fountain was not previously installed due to it being a low visibility area, and therefore, we did not think it would be the best use of HOA funds in terms of directing maintenance dollars, but unless residents object, we're going to install a fountain in this pond to complete this PD element.

4. if the Developer were to agree to go back and clean-up some of these underdeveloped Common

Areas, perhaps the City/Developer (and residents of Stone Creek) might then be able to come to

a reasonable compromise. First and foremost, we want our residents to be happy. Open spaces in prior phases have been dedicated to the City of Rockwall and are to be maintained by the HOA pursuant to the PD and their respective recorded plats. If there are some specific areas or items that residents would like the developer to consider assisting with, they should send such items to NMI and ask them to pass on and share / discuss with the developer. One of the functions an HOA management company serves is to provide a path of communication between residents and the developer. The developer is happy to privately and in good faith review items that residents would like to be taken into consideration. Notwithstanding the foregoing, we respectfully ask residents and the City to take into account the following items in context with this zoning request:

- A. Reducing the required number of hard edge ponds from 4 to 3 would help keep homeowners dues down via lower maintenance costs. A 4th pond for the HOA to maintain is not going to add value to the community, as this is an amenity that already exists in other locations. Ponds are not cheap to maintain particularly long-term. In our view, HOA dues could be better spent / directed towards adding other types of assets in open space areas, if residents desire down the road. In turn, we have redirected value for the residents in Items B through D below.
- B. With our current approved preliminary plat for the last phase of Stone Creek, we plan to finish the build out of Stone Creek with 32 fewer lots than allowed under the PD, which is significantly lower density than allowed under the PD. As stated in #2 above, we opted for a larger lot mix, dedicated a City park that is 45% larger than required, and sold additional land to the Rockwall ISD all of which contributed to the planned build out of Stone Creek being 32 lots less than allowed by the PD.
- C. Part of our plan in lieu of not doing a 4th pond was that we donated a 45% larger City park than required by the PD (and did so in a manner which got matching grant dollars to the City from the Texas Parks & Wildlife Foundation to help expedite and enhance the park improvements). The required City Park area per the PD was 7.8 acres of contiguous land. Our City Park dedication area was 11.3 acres an increase of 3.5 acres.

D. The long-term value that is being enjoyed by the City and residents of Stone Creek is reflected in the fact that the price points of the homes throughout the community have far exceeded expectations from original projections / requirements of the original 212 agreement with the City.

5. Why not require that all the creeks and ponds be consistent with the picture that the Developer

submitted as Appendix "C" in the original PD? The existing ponds are constructed in a manner consistent with the intent of the PD. The picture attached to the PD is conceptual, and as stated in the PD, the exact size/shape/configuration of ponds were to be determined at the time of development.

6. A reasonable solution would be for the Developer to clean all the Common Areas to be consistent

with the picture in Appendix "C" (without a hard edge) so that all Common Areas could be mowed

to the water line. Each pond has its own natural configuration, design, and maintenance needs. All common areas that have been completed to date have been timely turned over to the HOA in good condition as required. Once a common area is turned over to the HOA, the maintenance becomes the responsibility of the HOA.

7. A fountain feature needs to be added to the ponds on York Drive and maybe to the one on

Crestbrook Drive to decrease algae and inhibit mosquito growth. As stated in #3 above, the developer will add a fountain to the Crestbrook pond so this pond will be 100% in compliant with the existing PD. The pond along York Drive is not one of the existing 3 ponds that have been counted towards the PD requirements; however, if this PD request gets approved, the developer will happily install an additional fountain in the pond along York Drive as well. If the zoning change request is not approved, then the 4th pond requirement will be satisfied with the construction of a separate 4th pond and fountain located elsewhere within Stone Creek Estates.

The City-owned land across from the new elementary school needs to be cleaned out for easy

mowing. Then the Developer could proceed to finish out Phase X as he has initially presented

with no additional pond. The City controls and maintains City-owned property.

If many of the features required by the city were not done by the developer, then this would

be something he needs to complete. I feel there are many areas that are wasted and not taken advantage of due to the developer and if this is our chance to hold his feet to the fire,

this is our last chance to do so. For purposes of this zoning request, the definition of "Many features...not done by the developer" means just 1 more pond and adding 2 more fountains to said ponds. All other requirements of the PD have been fulfilled to

date. On the flip, additional value has been added for the benefit of the community as described in #4 above.

I happen to view the existing pond in Phase X from my back yard, but that does afford me the

ability to see the pond in active use by neighbors, and the wildlife that it facilitates. I would love

to see it remain and to help future neighbors avoid future foundation issues. This pond is a stock tank pond – non-jurisdictional, and will be filled in with the development of the last phase of Stone Creek.

FOR PD-70 CHANGE

My initial posting on Nextdoor

When Stone Creek was started, the City's PD (Planned Development-70) ordinance required

4 hard-edge (stone, brick, concrete, etc) ponds. Two were built ... #1 and #2. The HOA has

to maintain them. The annual cost is typically 7k-10k. Pond #3 was planned for the park,

but the city waived that requirement. Its a natural area and they wanted it to stay that way.

The developer submitted the last plot of land (Phase 10) to the city for approval. The developer

wants to finish Stone Creek ASAP and doesn't want to build the pond. The reason we don't want to build the pond is because we don't see it adding any value as an additional amenity to the HOA, and since we've redirected value via other avenues as stated above. Adding another pond will only add ongoing maintenance cost to the HOA, and while the location of a 4th pond is not yet determined – if we build it along the floodplain – it could require us to obtain another TCEQ permit, which we don't want to deal with. The only remaining location

would be the 'pond' across from the park. Not true. We have a few options for the 4th pond location, so regardless – this stock tank pond is going to be filled in and go away with the development of the last phase of Stone Creek (Phase X). It is not a natural pond, nor a necessary retention or

detention pond. It is a very old shallow stock pond. Correct. It's maintenance would be very expensive.

The park already has a large enough pond immediately across Featherstone Drive for adequate

recreation. Agreed – no need for pond overkill. The HOA can accumulate \$7K-\$10K per year in funds and save up to add much more complimentary and other value-added amenities if it so chooses down the road rather than continually sink money into another pond.

If the PD change request is denied and a hard-edge pond must be built, it would take several

months of planning and approvals. Not true. This would only be true in the event we opted to pick a location that would require a TCEQ permit to construct the last pond. If the PD modification request is denied, we would then look for options to construct a 4th pond somewhere that would not require a TCEQ permit. And then be an extra annual maintenance cost to the HOA.

If the PD change is approved, then Phase 10 can be started quickly. Phase 10 can and is planned to start this fall regardless of the outcome of this zoning request, and the 4th pond can be built (if the PD change is not approved) anywhere within Stone Creek Estates. That will allow the homeowners

to continue to take control of their HOA Board of Directors. We already have one on the Board,

and the sale of the Phase 10 lots would let us replace the other two BOD members (i.e., the

developer's officers) right away. Bob – the Developer will remain in control of the HOA until the last lot is sold to builders (so the homeowners will not take control of the HOA until that time – which will likely take a few more years).

I support the change and recommend that those who also agree, should read the notice we

just received, check the appropriate box, sign it, and then mail it back to the City.

Another reply of mine....

- 1. The existing ponds have been resolved with TCEQ and the City.
- The differences in green spaces were approved at each Phase by the City. We should have raised any concerns then. WE SHOULD BE DOING THAT FOR PHASE 10 NOW.
- 3. The HOA is responsible for the existing ponds. We decide and pay for maintenance and whatever improvements we want to make.

And another of mine ...

The push to force Skorburg into building a 4th pond is also to try to get leverage on him for

alternative actions ... clean up the main pond, help fix the Amenity Center, etc. If he does

build a 4th pond, his costs will be passed on to the new lot owners, but the HOA will have the

cost of maintaining another pond. It likely would delay (TCEQ plans, approvals, construction)

the homeowners takeover of the HOA BOD. The outcome of this zoning request will have no impact on the timing at which the homeowners take over the HOA BOD, as the timing of the last phase of Stone Creek will not be delayed over this item. Approving the PD-70 amendment expedites build-out of Stone Creek Estates and our take-over.. That's why I'm in favor of it.

Bob Wacker

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Adam Buczek	PICURE			15	A	HARD	EDGE	Arand
From: Sent: To: Subject: Attachments:	Friday, Sej Adam Buc	ek Phase 10		-	-	m> SGO WE SEE ETS	PILIAN ML	Ξ5

Aerial of Phase 1 pond with hard edge. As-built is attached.



Brandon Davidson, P.E.

















CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 70 (PD-70) AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING THE DEVELOPMENT STANDARDS APPROVED WITH ORDINANCE NO. 09-44, BEING A 395.075-ACRE TRACT OF LAND SITUATED IN THE W. T. DEWEESE SURVEY, ABSTRACT NO. 71 AND THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A **REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the Stone Creek Subdivision being a 395.075-acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District and Single Family 10 (SF-10) District land uses, located at the southwest corner of FM-552 and N. Goliad Street (*SH-205*), and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 70 [Ordinance No.'s 07-13, 09-44 & 11-35] and the Unified Development Code [Ordinance No. 04-38] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 07-13, 09-44 & 11-35*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, contained in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a

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

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, contained in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. A PD Development Plan must be approved for the areas designated as *Retail* on the *Concept Plan* contained in *Exhibit 'B'*; however, the *PD Development Plan* application may be processed by the City of Rockwall concurrently with a preliminary plat application and *PD Site Plan* application.

Section 6. That the official zoning map of the City of Rockwall shall be corrected to reflect the changes in zoning as described herein.

Section 7. 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 8. 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 9. 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 10. 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 4^{TH} DAY OF NOVEMBER, 2019.

ATTEST:	Jim Pruitt, Ma	yor
Kristy Cole, City Secretary		
Z2019-024: PD-70 Amendment Ordinance No. 19-XX; PD-70	Page 2	City of Rockwall, Texas

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: <u>October 21, 2019</u>

2nd Reading: <u>November 4, 2019</u>

1
Exhibit 'A':

Legal Description

LEGAL DESCRIPTION

Being a 395.075-Acre tract of land situated in the W. T. DeWeese Survey, Abstract No. 71 and the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas and being all of a called 385.075-acre tract of land conveyed to W. W. Caruth Jr. by Deed recorded in *Volume 54, Page 22* Deed Records, Rockwall County, Texas (DRRCT) and also being all of a called 2.25-acre tract of land conveyed to Soden H. Harris and wife Adrine V. Harris by deed recorded in *Volume 50, Page 375* (DRRCT) being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron pipe found for a northeast corner of aforesaid 392.938-acre tract and being the northwest corner of Rockwall Middle School No. 4 Addition to the County of Rockwall by plat recorded in *Cabinet F, Page 67*, Plat Records, Rockwall County, Texas and being on the south right-of-way line of FM-552 (a variable width right-of-way).

THENCE South 00 Degrees 35 Minutes 35 Seconds East along a east line of aforesaid 392.938-acre tract and the common west line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,270.02-feet to a ½-inch capped iron rod found for the inside corner of said 382-938-acre tract and the southwest corner of said Rockwall Middle School No. 4 Addition.

THENCE North 69 Degrees 25 Minutes 13 Seconds East along a north line of aforesaid 392.938-acre tract and the common south line of aforesaid Rockwall Middle School No. 4 Addition a distance of 1,331.00-feet to a PK Nail set for a northeast corner of said 392.938-acre tract in the approximate centerline of Hayes Road (a variable width prescriptive right-of-way) and being on the west line of a called 15.00-acre tract of land conveyed to Steve L. Branch and wife Judy C. Branch by deed recorded in *Volume 234, Page 527 D*eed Records, Rockwall County, Texas a ½-inch capped iron rod found bears North 87 Degrees 58 Minutes 03 Seconds a distance of 22.82-feet.

THENCE South 00 Degrees 35 Minutes 35 Seconds East along the east line of aforesaid 392.938-acre tract and the approximate centerline of aforesaid Hayes Road and the west line of aforesaid 15.00-acre tract and the west line of a called 11.126-acre tract of land conveyed to Leon A. Smith by deed recorded in *Volume 160, Page 1,* Deed Records, Rockwall County, Texas and the west line of a called 32.00-acre and 35.5-acre tracts of land conveyed to Roy Lee Hance by deed recorded in *Volume 68, Page 73*, Deed Records, Rockwall County, Texas, a distance of 3,980.56-feet to a PK Nail set for the southeast corner of said 392.938-acre tract and being on the north line of a called 38.639-acre tract of land conveyed to Roy L. Hance and wife, Randa B. Hance by deed recorded in *Volume 91, Page 107* Deed Records, Rockwall County, Texas.

THENCE along the south line of aforesaid 392.938-acre tract and the common north line of aforesaid 30.033-acre tract and the north line of Quail Run Valley No. 2 an addition to the City of Rockwall by plat recorded in *Cabinet E, Page 185*, Plat Records, Rockwall County, Texas and the north line of Quail Run Valley, No. 1 an addition to the City of Rockwall by Plat Recorded in *Cabinet E, Page 57*, Plat Records, Rockwall County, Texas the following courses and distances:

South 89 Degrees 34 Minutes 36 Seconds West a distance of 2,364.65-Feet to a 5/8-inch iron rod with a yellow plastic cap stamped *Carter Burgress* set for corner.

South 88 Degrees 24 Minutes 39 Seconds West a distance of 650.72-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgress* set for a southwest corner of aforesaid 392.938-acre tract.

THENCE North 54 Degrees 44 Minutes 21 Seconds West a distance of 165.14-feet to a ½-inch iron pipe found for corner on the east right-of-way of State Highway 205 (a 100-foot right-of-way).

THENCE along the west line of aforesaid 392.938-acre tract and the common east right-of-way of aforesaid State Highway 205 the following courses and distances:

North 14 Degrees 18 Minutes 45 Seconds West a distance of 1,942.08-feet to a 5/8 inch iron rod with a

Exhibit 'A':

Legal Description

yellow plastic cap stamped *Carter Burgess* set for corner and the beginning of a tangent curve to the right having a central angle of 10 Degrees 15 Minutes 35 Seconds a radius of 5,380.00-feet. A chord bearing of North 69 Degrees 11 Minutes 27 Seconds West and a chord length of 1,015.74-feet.

Along said tangent curve to the right an arc length of 1,017.09-feet to a concrete right-of-way monument found for corner.

North 04 Degrees 03 Minutes 51 Seconds West a distance of 379.29-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner, a concrete right-of-way monument found bears South 00 Degrees 29 Minutes 25 Seconds West a distance of 4.10-feet and being the beginning of a tangent curve to the right having a central angle of 03 Degrees 07 Minutes 00 Seconds a radius of 5,580.00-feet a cord bearing of North 02 Degrees 30 Minutes 27 Seconds West and a chord length of 305.93-feet.

Along said tangent curve to the right an arc length of 305.97-feet, to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 02 Degrees 45 Minutes 01 Seconds East a distance of 3.95-feet.

North 00 Degrees 56 Minutes 57 Seconds West a Distance of 1,499.13-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner a concrete right-of-way monument found bears South 10 Degrees 54 Minutes 38 Seconds East, a distance of 5.48-feet.

North 44 Degrees 58 Minutes 31 Seconds East a distance of 85.41-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner at the intersection of the east right-of-way of aforesaid State Highway 205 and the south right-of-way of aforesaid FM-552 a concrete right-of-way monument found bears South 83 Degrees 49 Minutes 06 Seconds West a distance of 16.86-feet.

THENCE along the north line of aforesaid 392.938-acre tract and the common south right-of-way of aforesaid FM-552 the following courses and distances:

North 89 Degrees 09 Minutes 25 Seconds East a distance of 1,890.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

South 00 Degrees 50 Minutes 35 Seconds East, a distance of 10.00-feet to a 5/8 inch iron rod with a yellow plastic cap stamped *Carter Burgess* set for corner.

North 89 Degrees 09 Minutes 25 Seconds East a distance of 521.43-feet to the *Point of Beginning* and containing 395.075-acres of land, more or less.

Z2019-024: PD-70 Amendment Ordinance No. 19-XX; PD-70

Exhibit 'B': Concept Plan



A. GENERAL REQUIREMENTS

- 1. Uses Allowed. The following uses are permitted for the Subject Property.
 - a. Residential Uses. Uses permitted of right or by Specific Use Permit (SUP) for the Single Family 10 (SF-10) District, as set forth in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance 04-38], shall be allowed for areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) on the Concept Plan, subject to approval of a Specific Use Permit (SUP) if required by the Single Family 10 (SF-10) District regulations.
 - b. Non-residential uses. Non-residential uses shall be allowed only within the area designated as retail on the approved Concept Plan for the district, and are limited to those uses permitted of right or by special use permit for the General Retail (GR) District subject to approval of a PD Development Plan and PD Site Plan in accordance with the Planned Development District regulations contained in Section 2 of Article X, Planned Development Regulations. of the Unified Development Code [Ordinance No. 04-38], and subject to approval of a Specific Use Permit (SUP) if required by the General Retail (GR) District regulations; provided, however, that the following uses are expressly prohibited:
 - ☑ Animal Hospital/Clinic
 - Animal Boarding/Kennel without Outside Pens
 - ☑ Convent or Monastery
 - Hotel or Motel
 - Hotel, Residence
 - Cemetery/Mausoleum
 - Mortuary of Funeral Chapel
 - Social Service Provider
 - Billiard Parlor or Pool Hall
 - ☑ Carnival, Circus, or Amusement Ride
 - ☑ Commercial Amusement/Recreation (Outside)
 - ☑ Gun Club, Skeet or Target Range (Indoor)
 - Astrologer, Hypnotist, or Psychic Art and Science
 - ☑ Garden Supply/Plant Nursery
 - ☑ Night Club, Discotheque, or Dance Hall
 - ☑ Secondhand Dealer
 - ☑ Auto Repair Garage (*Minor*)
 - ☑ Car Wash, Self Service*
 - ☑ Service Station*
 - Mining and Extraction (Sand, Gravel, Oil & Other)
 - ☑ Helipad
 - Railroad Yard or Shop
 - ☑ Transit Passenger Facility

* Not including a convenience store with an accessory car wash use or more than two (2) gas pumps, which accessory uses are permitted by SUP.

The following additional use shall be permitted of right in the PD District:

- Grocery Store with a maximum building area of eighty thousand (80,000) square feet.
- c. *Design of Non-Residential Uses.* The retail areas shall be designed to be pedestrianoriented and easily accessible to adjacent residential neighborhoods. Additionally, the retail area shall be designed and constructed to be integrated with adjacent uses, not separated from them by screening walls or other physical barriers. This will be

Exhibit 'C':

PD Development Standards

accomplished by creating paths from adjacent development into the retail area and through the use of landscaping buffers, building design and other urban design elements to create compatibility with the surrounding residential neighborhood.

d. *Density and Lot Composition*. No more than 918 single-family residential dwelling units may be constructed within the *Subject Property*. Except as provided in subsection (e), single-family residential units shall be allocated by product type in accordance with the following table:

Table 1: Lot Com	position					
Lot Type	Lot Size Minimum	Lot SF Minimum	Driveway Access	Total Units	Total Dwelling Units (%)	
А	50' x 120'	6,000	Front	180	19.6%	
В	60' x 120'	7,200	Front	521	56.8%	
С	70' x 120'	8,400	Front	36	03.9%	
D	80' x 125'	10,000	Front	134	14.6%	
E	100' x 200'	20,000	Front	47	05.1%	
AVER	AGE LOT SIZE:	8,000 SF				
			_			
	MAXIN	IUM ALLOWE	D TOTAL UNITS:	918	100%	

- e. Variation in lot composition. The allocation of single-family dwellings among lot types may deviate from that in subsection (d), provided that the maximum allowed total dwelling units does not exceed 918 units, the average lot size for the development is not less than 8,000 square feet, and the following rules are met:
 - (1) Lot types 'A', 'B', & 'C' may increase not more than 5% in aggregate number.
 - (2) Lot type 'D' shall not be decreased below 124 lots of the total lots developed on the *Subject Property*.
 - (3) Lot type 'E' shall not be decreased below 47 lots of the total lots developed on the *Subject Property*.
- 2. Development Standards Applicable.
 - (1) Residential uses. Except as may be modified by these PD Development Standards, areas designated for single-family (*i.e. labeled as 50's, 60's, 70's, 80's & 100's*) shall be subject to the development standards for the Single Family 10 (SF-10) District, as set forth in Subsection 3.07 of Article V, District Development Standards, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205 OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.
 - (2) Non-residential uses. Except as may be modified by these PD Development Standards, areas designed for Retail land uses shall be subject to the development standards for the General Retail (GR) District, as set forth in Subsection 4.04 of Article V, District Development Standards, of the Unified Development Code (UDC), to the development standards stipulated for the North SH-205 Overlay (N SH-205

OV) and the SH-205 Bypass Overlay (205 BY-OV) Districts, and to all supplemental standards contained in the Unified Development Code in effect on the effective date of this ordinance.

- 3. Homeowner's Association (HOA). A Homeowner's Association (HOA) shall be formed and duly incorporated in the State of Texas for the Subject Property. Membership shall be mandatory for the owner of each residential lot within these areas of the Subject Property. This HOA shall be established to ensure the proper maintenance of all common areas for which the HOA is either the owner or is the party designated as responsible for maintenance. The bylaws of this HOA shall establish a system of payment of dues, a system of enforcement of its rules and regulations; and an explanation of the responsibility of each member with regard to the common areas. The bylaws shall be submitted to the Director of Planning for review and approval, not to be unreasonably withheld, for conformity with this paragraph prior to the initial transfer to the HOA of ownership of any real property.
- 4. Architectural Review. All developments within the PD District shall be reviewed by an Architectural Review Committee (ARC) for the *Subject Property*, which will be composed of *Developer* representatives, throughout the completion of development. The ARC shall remain in effect until all new construction has concluded. City of Rockwall building permits shall not be issued prior to ARC approval. Certification of ARC approval shall be submitted with each building permit application, which shall comply with all antimonotony standards as described in *Section B.4., Anti-Monotony Features* of this document.

B. SPECIAL DEVELOPMENT STANDARDS

1. Dimensional Standards for Residential Uses.

Table 2: Lot Type Matrix

Lot Types	Α	В	С	D	Е
Maximum Building Height	36'	36'	36'	36'	36'
Minimum Air Conditioned Square Footage	1,800	2,200	2,400	2,600 <mark>2</mark>	3,000
Minimum Front Yard Building Setback	15'	20'	20'	20'	25'
Minimum Rear Yard Building Setback	10'	10'	15'	15'	15'
Minimum Side Yard (Interior)	5'	5'	5'	6'	7'
Minimum Side Yard Adjacent to a Street	15'	15'	15'	15'	15'
Minimum Distance of Driveway (from Property Line)	N/A	20'	20'	20'	25'
Minimum Lot Area (Square Feet)	6,000	7,200	8,400	10,000	20,000
Minimum Lot Frontage ¹	50'	60'	70'	80'	100'
<u>m</u>					

Notes:

¹: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by twenty percent (20%) in lot width measured at the front property line provided that the lot width will be met at the front building line. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to 10 percent (10%) but shall meet the minimum lot size for each lot type as referenced within Table 1.

²: A maximum of 20% of the lots may have homes not less than 2,500 sq. ft.

2. Development Standards for Residential Uses by Lot Product/Type

a. Detached Single Family Lot Type A

Development Standards	
Minimum Lot Size	6,000 SF
Minimum Lot Width (@ Front Building Line)	50'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	55'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	15'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	1,800 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement	
[Brick, Stone, Cultured Stone, 3-Part Stucco,	80%
cementitious siding with color palette]	
	Garages will be allowed to be accessed
Garage Orientation	from the street; however, a minimum
	driveway length of 20-foot must be provided.
Maximum Lot Coverage	75%

b. Detached Single Family Lot Type B

Development Standards	
Minimum Lot Size	7,200 SF
Minimum Lot Width (@ Front Building Line)	60'
Minimum Lot Depth	110'
Minimum Lot Width (Corner Lot)	65'
Minimum Side Yard Setback	5'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,200 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'B' lots shall have 3 car garages.

65%

Maximum Lot Coverage

c. Detached Single Family Lot Type C

Development Standards	
Minimum Lot Size	8,400 SF
Minimum Lot Width (@ Front Building Line)	70'
Minimum Lot Depth	120'
Minimum Lot Width (Corner Lot)	75'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	10'
Minimum Air Conditioned Square Footage	2,400 SF

Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Garages will be allowed to have the garage accessed from the street using traditional "swing" or "J" drives. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 33% of Type 'C' lots shall have 3 car garages.
Maximum Lot Coverage	65%

d. Detached Single Family Lot Type D

Development Standards	
Minimum Lot Size	10,000 SF
Minimum Lot Width (@ Front Building Line)	80'
Minimum Lot Depth	125'
Minimum Lot Width (Corner Lot)	85'
Minimum Side Yard Setback	6'
Minimum Front Yard Building Setback	20'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	2,600 SF ¹
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
	Traditional "swing" or "J" drive required. A second single garage door facing street is permitted behind (width) of double garage
Garage Orientation	door in "swing" or "J" configuration only. A minimum of 80% of Type 'D' lots shall have
	3 car garages.
Maximum Lot Coverage	65%

Notes: ¹: A maximum of 20% of the lots may have homes not less than 2,500 SF.

e. Detached Single Family Lot Type E

Development Standards	
Minimum Lot Size	20,000 SF
Minimum Lot Width (@ Front Building Line)	100'
Minimum Lot Depth	175'
Minimum Lot Width (Corner Lot)	100'
Minimum Side Yard Setback	7'
Minimum Front Yard Building Setback	25'
Minimum Rear Yard Building Setback	15'
Minimum Air Conditioned Square Footage	3,000 SF
Minimum Roof Pitch	8:12 Except for 4:12 on Porch Roofs
Minimum Masonry Requirement [Brick, Stone, Cultured Stone, 3-Part Stucco]	80%
Garage Orientation	Traditional "swing" or "J" drive required. A second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only. A minimum of 80% of Type 'E' lots shall have 3 car garages.
Maximum Lot Coverage	70%

Z2019-024: PD-70 Amendment Ordinance No. 19-XX; PD-70

3. Fencing.

a. *Residential uses.* All individual residential fencing shall be cedar standard fencing material (minimum ½" thickness) or better (spruce fencing will not be allowed). All cedar pickets shall be placed on the "public side" facing the street, alley or neighboring property. Tubular steel fencing is also acceptable for individual residential fencing, and shall be *required* on lots located along perimeter roadways, and/or abutting open spaces, greenbelts and parks. Corner lot fencing (adjacent to the street) shall provide masonry columns at 45-feet off center spacing that begins at the rear property line corner and terminates ten (10') feet behind the front yard building setback line. A maximum six (6') foot solid board on board "panel" cedar fencing shall be allowed between the masonry columns along the side and/or rear yard lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5') feet. The property owner shall maintain that portion of the property outside the fence. Fencing shall be consistent with the language described above and *Figure 1* below.





4. Anti-Monotony Features. Lot types shall incorporate the following elevation features.

Table 3 : Anti-Monotony Matrix				
Lot Type	Lot Size (Approx.)	Elevation Features		
A	50' x 120'	i, iii, iv		
В	60' x 120'	ii, iii, iv		

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С	70' x 120'	ii, iii, iv
D	80' x 125'	ii, iii, iv
E	100' x 200'	ii, iii, iv

- i. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco, cementitious siding). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least three (3) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street or two (2) intervening homes on the opposite side of the street. All chimneys shall be constructed of masonry materials, excluding cementitious siding.
- ii. Exterior facade must be composed of eighty percent (80%) masonry (brick, stone, cultured stone, three-part stucco). Identical brick blends may not occur to adjacent (side-by-side) properties. Elevations shall not repeat along the fronting or siding streetscape without at least four (4) intervening homes of sufficient dissimilarity (to be determined by the ARC) on the same side of the street and (2) intervening homes on the opposite side of the street). The rear elevation of homes backing to open spaces or thoroughfares shall not repeat without at least two (2) intervening homes of sufficient dissimilarity (to be determined by the ARC). All chimneys shall be constructed of masonry materials, excluding cementitious siding.
- iii. Minimum of 8:12 roof pitch, except for 4:12 roof pitches on porches. For each phase, a maximum of four compatible roof colors may be used. Dimensional shingles shall be used. Crown molding will be installed in all living and family rooms, unless vaulted or pop-up ceilings are utilized. No Formica counters in kitchens and bathrooms, no blown acoustic ceilings. No vinyl flooring will be used in kitchens and bathrooms.
- iv. If the garage is accessed from the street a traditional "swing" or "J" drive will be used. Second single garage door facing street is permitted behind (width) of double garage door in "swing" or "J" configuration only.
- 5. Streetscape Landscape. Prior to issuance of a Certificate of Occupancy, yards for all single-family lots on the Subject Property shall be landscaped with large canopy trees.
 - (1) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (2) Two minimum three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two additional trees of same caliper shall be planted in the side yard facing the street.
 - (3) For purposes of this section only, the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot for properties in the areas identified as *Residential* on the *Concept Plan* in *Exhibit B* of this ordinance.
- 6. *Master Design Guidelines*. Additional design guidelines specific to each phase of development that shall apply to all single-family dwellings units within that phase of development, shall be submitted to the City prior to issuance of any building permits for that portion of the development.

Exhibit 'C':

PD Development Standards

C. STANDARDS FOR DISTRICT DESIGN AND CONNECTIVITY

1. Streetscape Standards for Collectors & Non-Fronting Thoroughfares. All streets, excluding drives, fire lanes and private parking areas, shall be built according to City of Rockwall street standards as modified by Street Buffer Strip Elevation and Street Cross-Section Elevations below in Figure 2.



Figure 2: Street Buffer Strip Elevation and Street Cross-Section Elevations.

- a. Buffer-Strip for the North SH-205 Overlay (N. SH-205 OV) District. The landscape buffer strip shall be as described in Section E, Landscape Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), and be a minimum width of 60-feet as illustrated below in Figures 3 & 4 and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.
- b. Buffer-Strip for the SH-205 By-Pass Overlay (SH-205 BY-OV) District. The landscape buffer strip shall be as described in Section E, Landscape Standards, of Article V, District Development Standards, of the Unified Development Code (UDC), and be a minimum width of 50-feet as illustrated below in Figures 3 & 4 and as indicated on the PD Concept Plan. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the Open Space Master Plan for the District.

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- c. *Buffer-Strip (Outside of Overlay Districts).* The landscape buffer strip shall be a minimum of ten (10) feet on Hays Road and Quail Run Road. Sidewalks and Hike & Bike Trails are to be placed according to city requirements and as set forth in the *Open Space Master Plan* for the District.
- d. *Irrigation.* Any irrigation installed in landscape areas and public parks must be designed by a Texas licensed irrigator or landscape architect.
- e. *HOA Maintained Fencing.* The Homeowner's Association (HOA) will maintain all common area and perimeter fencing surrounding the *Subject Property*. Such perimeter fencing shall be composed of a six (6) foot tall tubular steel fencing with masonry entry features or such other fencing as may be approved by the City at the time of platting. Perimeter screening may also be accomplished by earthen berms landscaped with living screening. Property owners will maintain all fences constructed on private property.
- f. Curvilinear Walks. Curvilinear Walks are to be a minimum of five (5) feet in width and a maximum of six (6) feet in width (*i.e. Hike & Bike Trails*) consistent with the approved Open Space Master Plan. Collector Streets, with or without center medians, may incorporate sidewalks six (6) feet in width adjacent to or within the front yard landscape easements. Curvilinear Walks may meander within the

Exhibit 'C':

PD Development Standards

parkway and common areas; however, the edge of the walk shall be no closer than four (4) feet from the back-of-curb.

- g. *Medians*. Any proposed median openings shall meet the City standards at the time of *PD Site Plan* approval.
- 2. *Lighting.* Light poles shall not exceed 20-feet in height, and all light fixtures shall direct light downward and be contained within the *Subject Property*.
- 3. *Sidewalks.* At a minimum, sidewalks located on streets shall begin four (4) feet behind the back of curb and shall be five (5) feet in overall width.
- 4. *Curbing.* Within *Lot Types A & B, roll-up-curbing* may be incorporated in an effort to minimize frequent curb cuts and maximize streetscape continuity. These *roll-up-curbs* shall be approved by the City of Rockwall Engineering Department with the approval of the final plat application.
- 5. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. New transmission power-lines, or distribution lines of a size not typically or cost effectively placed underground (*i.e.* 3-phase lines), or additional lines that are added to existing poles, may be above ground, if located along the perimeter of the Subject Property, except along the SH-205 By-Pass (i.e. John King Boulevard). Additionally, if such above ground lines are installed along the perimeter of the Subject Property and adjacent to non-residential uses, then the lines shall be installed behind the nonresidential buildings where the installation is possible. The Developer shall not be required to re-locate existing overhead power-lines along the perimeter of the Subject Property. Temporary power-lines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph.
- 6. *Parks and Open Space.* Allowing inclusion of approximately 50% of the school sites and floodplain shown on the *Concept Plan* and approximately 20.0% of the land on the *Subject Property* shall constitute open space, which is hereby deemed sufficient if supported by the following standards and conditions.
 - a. The *Subject Property* shall contain not less than 79-acres of open space including approximately 26.6-acres of floodplain as shown on *Exhibit B* of this ordinance.
 - b. Allowable open space may include but is not limited to public or private parks, trails, natural areas, buffers, traffic circle medians, entry features, common areas (*including any HOA recreation center or similar facilities*) and other features depicted on the *Concept Plan*, as set forth in the *Open Space Master Plan* prepared in accordance with subparagraph (c) below. Street right-of-way will not be included as open space. At least 80% of the single-family dwellings within the development shall be located within 800-feet of a public or private open space. In

order to qualify, such open space must be at least one (1) continuous acre in area, not including roadway buffers less than 50-feet in width.

- c. The Developer shall prepare the Open Space Master Plan to be consistent with the approved Concept Plan. The purpose of an Open Space Master Plan is to supplement the Concept Plan by providing an additional level of detail for public and private open space areas. The Open Space Master Plan shall identify the locations of and improvements to public parks, school sites and other public and private open space or common areas, taking into consideration the proximity of single-family dwellings, as required by subparagraph (a), and shall illustrate an integral system of trail improvements that, together with intervening land held by other property owners or the City, is designed to connect residential areas, schools and retail areas within the Subject Property to parks and open space within the Subject Property and that provides for continuation and connection of the trail system to off-site parks and open space, in accordance with the City's Master Park and Recreation Plan. The Open Space Master Plan shall clearly differentiate public parks from private facilities and common lands to be maintained by the HOA. The locations of public parks, school sites and other public and private open space or common areas shown on the Open Space Master Plan shall be in conformance with the Concept Plan, except as otherwise provided in Section 7 of Article II of the Capital Facilities Agreement pertaining to school sites. The Open Space Master Plan shall include a phasing plan for construction of all trails and parks, and common open space and facilities. The Open Space Master Plan shall be considered for approval if it complies with this section, the applicable City regulations, the Concept Plan, and generally accepted park-planning practices.
- The District shall contain not less than 7.8 acres of land to be used as public or d. private parkland. A minimum of 7.8 contiguous acres shall be dedicated to the City in accordance with the City's Neighborhood Parkland Dedication Ordinance on approval of the final plat for the first phase of the development. This dedication shall include the dedication of a five (5) foot wide parcel to connect the City Park within the Subject Property to the existing City property to the east of the middle school. The remaining area will be retained as a private park within the District. Park improvements shall be constructed in accordance with the approved Open Space Master Plan. The site plan incorporating the design of park improvements and hike /bike trail improvements shall be considered for approval with the final plat for the phase of the development containing such improvements. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding land dedication. At the time of recordation of final plats for each phase, Developer shall pay park improvement fees to the City. These fees shall be held in an escrow account until the commencement of Phase 3, at which time the Developer shall inform the City if the Developer wishes to use the escrowed fees as well as future fees to construct park improvements. Said improvements shall be approved by Parks Director, approval not to be unreasonably withheld, and invoices for improvements shall be submitted to Parks Director for approval. Performance of the obligations in this subparagraph shall be deemed to fully satisfy the City's Neighborhood Parkland Dedication Ordinance regarding park development fees, provided that park improvements are installed at a value equal or exceeding the value of park improvement fees for the entire District

Z2019-024: PD-70 Amendment Ordinance No. 19-XX; PD-70

Exhibit 'C':

PD Development Standards

applicable at that time, or improvement fees are paid. Thereafter, the *Developer* shall not be responsible for additional parkland dedication or park development fees associated with the *Subject Property*, except as otherwise may be provided in a *Capital Facilities Agreement* approved by the City.

The *Developer* shall provide retention ponds in the locations depicted on the *Concept Plan* in *Exhibit 'B'* of this ordinance. Hardedges and fountain features shall be incorporated into *Ponds 1 & 2*, *Pond 3* shall incorporate a natural edge, and *Pond 4* shall incorporate a fountain feature and a natural edge. All retention pond hardedges shall be similar to the hardedge shown in *Figure 5* below.



Figure 5: Retention Pond with Hardedge.

7. Signage. Permanent subdivision identification signage shall be permitted at all major entry points, in general conformance to the signage elevations and plan shown below in *Figures 6 & 7*. Final design of entry features to be determined with the Planned Development Site Plan.

Z2019-024: PD-70 Amendment Ordinance No. 19-XX; PD-70



Figure 7: Main Entry Subdivision Signage Plan

- 8. *Variances.* The variance procedures and standards for approval set forth in the Unified Development Code (UDC) shall apply to any application for variance(s) to this ordinance.
- 9. Amenity Center. Developer shall construct an amenity center in approximate size and detail as shown below in *Figure 8*.





Figure 8: Amenity Center

10. *Trees*. All trees planted within the District shall be a minimum three (3) inch caliper in size as measured six (6) inches above the root ball.

Z2019-024: PD-70 Amendment Ordinance No. 19-XX; PD-70



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

то:	Planning and Zoning Commission
DATE:	October 8, 2019
APPLICANT:	Greg Wallis; Mershawn Architects
CASE NUMBER:	SP2019-035; Site Plan for Kwik Kar

<u>SUMMARY</u>

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37*. On May 16, 2005, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] to allow a minor automotive repair garage on the subject property. On September 3, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance 19-31; Case No. Z2019-015; S-211*] to allow the expansion of an existing minor auto repair garage on the subject property.

<u>PURPOSE</u>

The applicant is requesting approval of a site plan for the purpose of expanding an existing minor automotive repair garage (*i.e. Kwik Kar*). The applicant has stated that constructing a second building on the subject property will help manage the current volume of vehicles being serviced.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2581 Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property is a hardware store (*i.e. Lowes Improvement Store*) followed by Steger Towne Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a commercial shopping center (*i.e. Steger Towne Crossing*) followed by IH-30, which is identified as a TxDOT6D (*Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

<u>South</u>: Directly south of the subject property is Horizon Road [FM-3097], which is identified as a *TxDOT4D* (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this roadway is a financial institution (*i.e. Well Fargo Bank*) and a rehabilitation facility (*i.e. Horizon Ridge Rehabilitation Management*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

<u>East</u>: Directly east of the subject property is a restaurant (*i.e. Sonic*) followed by several commercial businesses (*e.g. National Tire & Battery, Standard Service, Bel Fiore Salon*). Beyond this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a carwash facility (*i.e. Horizon Car Wash*) followed by Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, six* [6] lane, divided roadway) on the City's Master Thoroughfare Plan. Beyond this there are several commercial businesses (*e.g. Bank of America, Pizza Hut, Kroger*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a *Minor Auto Repair Garage* is permitted by Specific Use Permit (SUP) in a Commercial (C) District. In this case, on September 3, 2019, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] and no additional approvals regarding land use are necessary. Currently, there is an 8,431 SF building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 SF and located behind the existing building. According to the submitted building elevations, the new structure will match the existing structure with regard to design and materials. With the exception of the exceptions being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	48,383 SF; In Compliance
Minimum Lot Frontage	60-Feet	161-Feet; In Compliance
Minimum Lot Depth	100-Feet	371-Feet; In Compliance
Minimum Front Yard Setback	15-Feet	15-Feet; In Compliance
Minimum Rear Yard Setback	10-Feet	10-Feet; In Compliance
Minimum Side Yard Setback	10-Feet	10-Feet; In Compliance
Maximum Building Height	60-Feet	20-Feet; In Compliance
Max Building/Lot Coverage	60%	9%; In Compliance
Minimum Number of Parking Spaces	18-Spaces	18-Spaces; In Compliance
Minimum Landscaping Percentage	25%	41%; In Compliance
Maximum Impervious Coverage	85-90%	59%; In Compliance

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "...proper zoning classification for most types of commercial development..." and "...excludes land uses that are not compatible with retail shopping..." The Unified Development Code (UDC) goes on to state that the Commercial (C) District is a "...general business zoning and is intended to service most commercial land uses..." In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code (UDC).

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) Conditional Land Use Standards

According to Subsection 2.03(H)(2), *Minor Auto Repair Garage*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), garage doors or bays shall not face the street or a residential lot. In this case, since the bays of proposed building face the street, approval of an exception to the *Conditional Land Use Standards* is required.

- (2) Building Articulation
 - (a) According to Subsection 4.01.C, Building Articulation, of Section 4, Commercial Districts, of Article V, District Development Standards, of the Unified Development Code (UDC), the maximum wall length of primary building facades shall not exceed three (3) times the wall height (*i.e.* 14-feet x 3 = 42-feet in length) without incorporating a secondary entryway/architectural element. In this case, the south (front) and north (rear) elevations are 48-feet in length and do not incorporate a secondary entryway/architectural element. Since this exceeds the maximum allowable wall length of 42-feet in length, approval of an exception to the building articulation standards is required. In this case, the applicant is providing additional canopy trees and plants on site adjacent to the new building. Additionally, the applicant is including 24-38% natural stone on each façade. Staff should note, the front of the building will consist of bay doors, which provide some relief on the façade. Since there is an existing building on the property, it seems appropriate for the design and materials of the new building to be consistent.

Section 9, Exceptions and Variances, of Article XI, Development Applications and Review Procedures, of the Unified Development Code (UDC), gives the Planning and Zoning Commission the ability to grant exceptions to the general standards should the request meet one (1) of the following; [1] where unique or extraordinary conditions exist or [2] where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. When exceptions are being requested, the applicant shall provide two (2) compensatory measures that directly offset each requested exception. In this case, the applicant is providing a combination of a berm, shrubs and plants in the landscape buffer and is utilizing 100% masonry. In addition, the applicant is incorporating 24%-38% natural stone on each building facade. Staff should note, that the property is adjacent to other automotive land uses. The proposed building will be located behind the main structure, which will limit visibility of the bays; however, the bays may still be slightly visible from the street. It should also be noted, that the bay doors on the front of the building provide some relief to the buildings' façade. Since there is an existing building on the property, it seems appropriate for the design and materials of the new building be consistent with the existing building. With this being said these exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a supermajority vote (i.e. three-fourths vote of those members present) . In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OurHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the Southwest Residential District. This district contains a mixture of low and medium density residential, commercial/ industrial and commercial/retail land uses. It is expected that in the future, the district will continue to function as it does today with low density master planned communities being developed on the remaining vacant land. The subject property is considered to be a commercial/retail land use, which is characterized by single to multi-tenant commercial retail centers along major intersections. Primary land uses of the commercial/retail land use include restaurants, neighborhood centers, convenience centers, and commercial retail buildings. Secondary land uses are comprised of

office/financial institutions, parks, open space, and institutional/civic land uses. Typically, commercial/retail land uses are zoned Neighborhood Services (NS) District, General Retail (GR) District, Commercial (C) District and certain mixed-use Planned Development (PD) Districts. In this case, the property is zoned Commercial (C) District and the proposed minor automotive repair garage can be considered a neighborhood/convenience use. Taking these factors into consideration, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On September 24, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to approve by a vote of 5-0 with Board Members Mitchell and Johnson absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The minor automotive repair garage shall generally conform to the concept plan and building elevations depicted in Exhibits '*B*' and '*C*' of the approved Specific Use Permit (SUP) ordinance;
- (2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight;
- (3) All work must be performed within an enclosed building;
- (4) The addition shall match the design and materials of the existing buildings;
- (5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage; and
- (6) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





JM LANDSCAPE AREA 25% REQUIRED	12,096 SF	19,817 SF
JM LOT AREA	10,000 SF	48,383 SF
JM LOT WIDTH	60 LF	161 LF
JM LOT DEPTH	100 LF	371 LF
JM FRONT SETBACK	15 LF	15 LF
JM REAR SETBACK	10 LF	10 LF
JM SIDE SETBACK	10 LF	10 LF
JM DISTANCE BETWEEN BUILDINGS	15 LF	54′ LF
UM BUILDING HEIGHT	60 LF	20′ LF
UM LOT COVERAGE	60%	9%
UM FLOOR AREA RATIO	4:1	,009:1
UM IMPER∨IOUS AREA	85%	59%

ABSTRACT NO. 9 - WILLIAM BLEV
 ZONING: C PROPOSED USE: OIL CHANGE PROPERTY AREA (GROSS): 48,3 BUILDING AREA: PROPOSED 1,4 BUILDING HEIGHT: ONE STORY LOT COVERAGE : 8.8% F.A PARKING REQUIRED: 2 PER EAG HANDICAP REQUIRED 1 ACCESS TOTAL PARKING PROVIDED: 17 TOTAL SQUARE FOOTAGE OF IM
HORIZON BEING A 1.11 AC. TRACT C



PRICING & CONSTRUCTION

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A
- 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
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- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS CHURCHES INSTITUTIONAL	MERSHAWN ARCHITECTS 2313 RIDGE ROAD #103 #103 2313 RIDGE ROAD #103 FIONE: 972-722-9302 ROCKWALL, TEXAS 75087 FAX: 972-249-2081
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SHEET	₀ 14

OWNER IYM AUTOMOTIVE INC. 2581 HORIZON ROAD ROCKWALL, TEXAS 75032 CASE #SP2019-035























	EXISTING	NEW	REQUIRED	PROVIDED
STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
LANDSCAPE BUFFER			25′	35′
MINIMUM LANDSCAPE AREA 25% REQUIRED			12,096 SF	19,817 SF
MINIMUM LOT AREA			10,000 SF	48,383 SF
MINIMUM LOT WIDTH			60 LF	161 LF
MINIMUM LOT DEPTH			100 LF	371 LF
MINIMUM FRONT SETBACK			15 LF	15 LF
MINIMUM REAR SETBACK			10 LF	10 LF
MINIMUM SIDE SETBACK			10 LF	10 LF
MINIMUM DISTANCE BETWEEN BUILDINGS			15 LF	54′ LF
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