PLANNING AND ZONING CASE CHECKLIST



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

P&Z CASE # 20018-057 P&Z DATE 151	CC DATE 1 22 19 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE HPA	AB DATE PARK BOARD DATE
ZONING APPLICATION SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN D DEVELOPMENT PLAN SITE PLAN APPLICATION SITE PLAN LANDSCAPE PLAN TREESCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	COPY OF ORDINANCE (ORD.#) APPLICATIONS RECIEPT LOCATION MAP HOA MAP PON MAP FLU MAP NEWSPAPTER PUBLIC NOTICE 500-FT. BUFFER PUBLIC NOTICE PROJECT REVIEW STAFF REPORT CORRESPONDENCE COPY-ALL PLANS REQUIRED COPY-MARK-UPS CITY COUNCIL MINUTES-LASERFICHE MINUTES-LASERFICHE PLAT FILED DATE SLIDE #
PLATTING APPLICATION MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT ADMINISTRATIVE/MINOR PLAT VACATION PLAT LANDSCAPE PLAN TREESCAPE PLAN	ZONING MAP UPDATED

	DEVELOPMENT City of Rockwall Planning and Zoning 385 S. Goliad Street Rockwall, Texas 75087	g Department		PLANNIN NOTE: TI CITY UNT SIGNED I DIRECTO CITY ENC	R OF PLANNING: SINEER:	IS NOT CONSIDI	D CITY ENGINE	ER HAVE
Platting Application [] Master Plat (\$2 [] Preliminary Plat [] Final Plat (\$300 [] Replat (\$300.0 [] Amending or M [] Plat Reinstater Site Plan Application [] Site Plan (\$250	100.00 + \$15.00 Acre) ¹ at (\$200.00 + \$15.00 Acre) ¹ 0.00 + \$20.00 Acre) ¹ 0 + \$20.00 Acre) ¹ Minor Plat (\$150.00) ment Request (\$100.00)		Zoning [[X] Zon [] Spec [] PD C Other A [] Tree Notes: ¹ : In dete	Application ing Chang cific Use F Developm Application e Removal ermining th acre amou	on Fees: e (\$200.00 + \$1 Permit (\$200.00 ent Plans (\$200 n Fees:	15.00 Acre) ¹ + \$15.00 Acr 0.00 + \$15.00	e) ¹ Acre) ¹ age when mult	iplying by
PROPERTY INFO	RMATION [PLEASE PRINT]							<u></u>
Address		Pace Blud	f.					
Subdivision	Park Place W	est Ph I	; 田	_	Lot		Block	
General Location	TOWNSEND +	Parle Plac	e BL	id.				
	AN AND PLATTING INFOR							
Current Zoning	PD-52		Curren	t Use	Emoty	Lots		
Proposed Zoning			Propose	d Use	Empty RO			
Acreage		Lots [Current]	3		Lots	Proposed]	5	
	ats: By checking the box at the left Local Government Code.	you agree to waive th	he statutory	time limi	t for plat appro	val in accordo	ance with Sec	tion
OWNER/APPLIC	ANT/AGENT INFORMATIC	ON [PLEASE PRINT/CHI	ECK THE PRIM	VARY CON	TACT/ORIGINAL	SIGNATURES A	RE REQUIRED]	
[] Owner	Columbia Extrus	sion	[] Appl	icant				
Contact Person	Bill Bricker		Contact Pe	erson	- SAW	ne		
Address	305 Park Place	Blud.	Add	dress				
City, State & Zip Phone E-Mail	Rodewall IX 750 972-722-2439 bill@polvewture			& Zip hone ·Mail				
NOTARY VERIFIC		2 0						
Before me, the undersig	ned authority, on this day personally an ication to be true and certified the follo	bearea	icker		Owner/Applicant	Name] the ur	ndersigned, wh	no stated the
the application fee of \$, 20 _15 By signing t the public. The City is a associated or in response Given under my hand an	his application I agree that the City of I also authorized and permitted to repro- te to a request for public information." d seal of office on this the <u>13</u>	this application, has bee Rockwall (i.e. "City") is a oduce any copyrighted i	en paid to the uthorized an information s	e City of Ro d permitted submitted	ckwall on this the d to provide infor	e <u>13</u> day o mation contain ith this applica ELIZAE	f Decem ed within this	application to production is GAN

Owner	S/A	oplica	int's	Sigr	natu

Owner's/Applicant's Signature Children My Commission Expires 02.28. rry Public in and for the State of Texas Elgaveth A Morgan My Commission Expires 02.28. ELOPMENT APPLICATION + CITY OF ROCKWALL + 385 SOUTH GOLIAD STREET + ROCKWALL, TX 75087 + [P] (972) 771-7745 + [F] (972) 771-7727

My Commission Expires 02.28.2021



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745 Email: Planning@Rockwall.com

External Review:	Wayne Carter, Charter Communications Jim Friske, Charter Communications
	Dinah Wood, Atmos
	Randy Voight, Oncor
	Phillip Dickerson, Oncor
	Brian Duncan, AT&T
	Javier Fernandez, RISD
	Brenda Callaway, TXDOT
	Stephen Geiger, Farmer's Electric
	Frank Spataro, Farmer's Electric

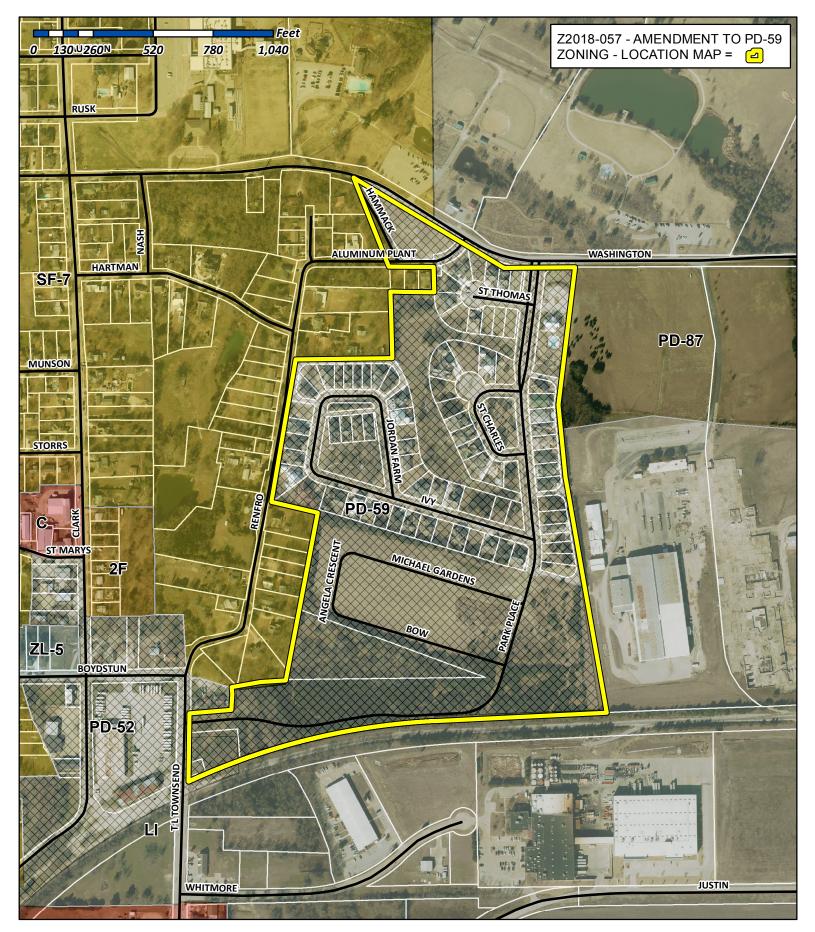
Internal Review: Amy Williams, Engineering John Shannon, Building Inspections Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 12/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 12/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/2/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/2/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number:	Z2018-057
Project Name:	Amendment to PD-59
Project Type:	ZONING
Applicant Name:	COLUMBIA EXTRUSION
Owner Name:	COLUMBIA EXTRUSION
Project Description:	



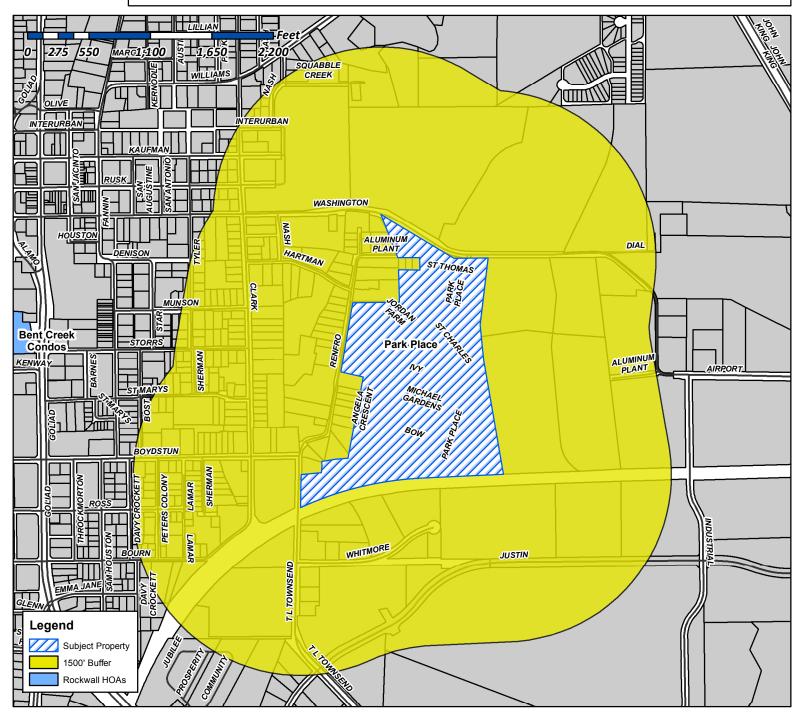


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



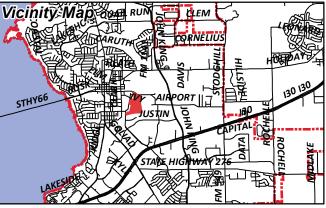
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





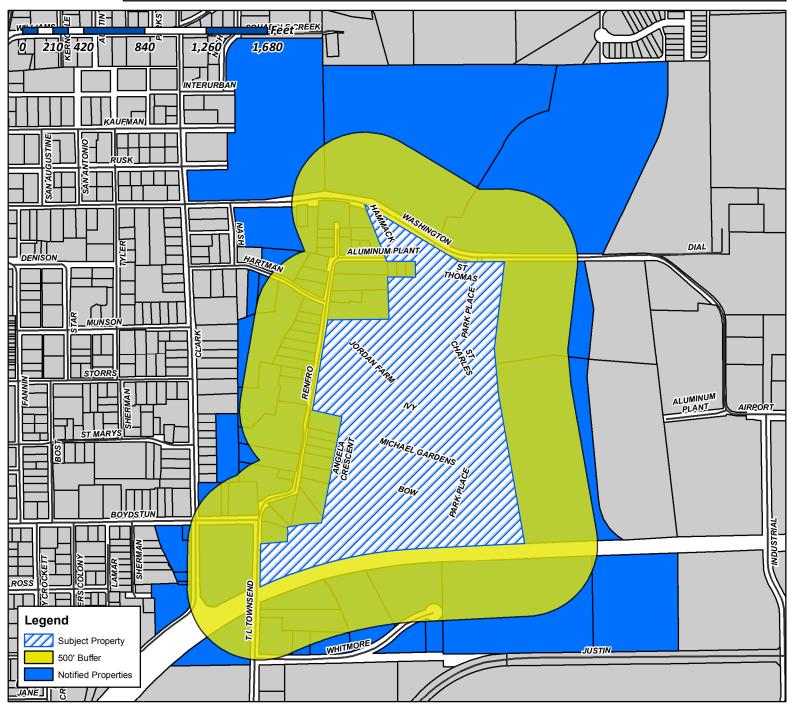
Case Number:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



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:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT 1001 ST CHARLES CT ROCKWALL, TX 75087

TROSPER MARK AND GLORIA 1007 ST. CHARLES CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1009 IVY LN ROCKWALL, TX 75087

MOORE BECKY INEZ AND CYNTHIA ANN HUDDLESTON 1014 IVY LN ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA 1020 IVY LANE ROCKWALL, TX 75087

LEWIS WANDA C 1023 SAINT THOMAS CT ROCKWALL, TX 75087

IVEY BRUCE AND TINA 1026 ST THOMAS CT ROCKWALL, TX 75087

BCL REAL ESTATE LLC 103 GROSS RD MESQUITE, TX 75149

FIELDS SHAY AND JONI 1032 ST CHARLES COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087 CURRENT RESIDENT 1002 ST CHARLES CT ROCKWALL, TX 75087

CURRENT RESIDENT 1008 ST CHARLES CT ROCKWALL, TX 75087

ROCKWALL COUNTY C/O COUNTY TREASURER 101 E RUSK ST SUITE 101 ROCKWALL, TX 75087

CURRENT RESIDENT 1015 ST CHARLES CT ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A 1020 SAINT CHARLES CT ROCKWALL, TX 75087

> FECHT JARED W & JULIE 1026 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1027 IVY LN ROCKWALL, TX 75087

CONFIDENTIAL 1031 SAINT THOMAS COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO 1035 SAINT THOMAS CT ROCKWALL, TX 75087 TENNEY LYNN H III AND CHRISTINE L 1002 IVY LN ROCKWALL, TX 75087

> RIPP KEEGAN & NICOLA 1008 IVY LANE ROCKWALL, TX 75087

CURRENT RESIDENT 1014 ST CHARLES CT ROCKWALL, TX 75087

BUCKNER DANA RENEE 1015 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1021 IVY LN ROCKWALL, TX 75087

YOUNG PHIL & KATHY 1026 SAINT CHARLES COURT ROCKWALL, TX 75087

FOX DENNIS AND KAREN 1027 ST THOMAS CT ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L 1032 IVY LANE ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1038 ST THOMAS CT ROCKWALL, TX 75087

ALMQUIST DANA **1038 IVY LANE** ROCKWALL, TX 75087

CURRENT RESIDENT 1042 ST THOMAS CT ROCKWALL, TX 75087

CURRENT RESIDENT 1046 ST CHARLES CT ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA 114 MISCHIEF LN ROCKWALL, TX 75032

> **OLIVARES JAIME** 1209 QUAIL DR GARLAND, TX 75040

ARCHULETA JOSEPH AND KATHY 1403 ST THOMAS ROCKWALL, TX 75087

TAH MS BORROWER LLC C/O TRICON AMERICAN HOMES LLC **1508 BROOKHOLLOW DRIVE** SANTA ANA, CA 92705

> CURRENT RESIDENT 202 HAMMACK LN ROCKWALL, TX 75087

> CURRENT RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

> POWELL SEAN DAVID 208 DWYER CT ROCKWALL, TX 75032

BEER TERRY L AND CYNTHIA OLSON 1039 ST THOMAS CT ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD 1044 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1046 ST THOMAS CT ROCKWALL, TX 75087

TUCKER JANA 120 PLEASANT HILL LN FATE, TX 75189

1250 JUSTIN RD ROCKWALL, TX 75087

CHADICK CABE

VRANA MARK AND PAM VRANA 1650 JOHN KING BLVD APT 3107 ROCKWALL, TX 75032

> CURRENT RESIDENT 202 RENFRO ST ROCKWALL, TX 75087

CANNEDY ELIZABETH R AND RANDY D 206 RENFRO ST ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD PARTNERSHIP 210 GLENN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 1040 ST CHARLES CT ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY 1044 IVY LN ROCKWALL, TX 75087

> CONFIDENTIAL 1050 IVY LANE ROCKWALL, TX 75087

> CURRENT RESIDENT 1200 E WASHINGTON ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD 131 COPTER LN FATE, TX 75189

> HOGUE MIKE AND VICKY 1498 HUBBARD DR FORNEY, TX 75126

LAKEVIEW SUMMIT PROPERTIES LLC 1870 HILLCROFT DR ROCKWALL, TX 75087

> CURRENT RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 207 S NASH ST ROCKWALL, TX 75087

P & P ENTERPRISES 230 MYERS RD HEATH, TX 75032

1403 WINDSOR DRIVE MCKINNEY, TX 75070

CURRENT RESIDENT

SHERMAN JOCELYN D 233 WILLINGHAM DR COPPELL, TX 75019

PIGEON MICHAEL AND COLLEEN 2603 W 10TH ST DALLAS, TX 75211

> **GLASS JO KAY HARRIS** 301 MEADOWDALE ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 305 PARK PLACE BLVD ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA 3150 HAYS LN ROCKWALL, TX 75087

> CURRENT RESIDENT 369 JORDAN FARM CIR ROCKWALL, TX 75087

JOHNSON JENNIFER 377 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 385 JORDAN FARM CIR ROCKWALL, TX 75087

PEURIFOY REBECCA **393 JORDAN FARM CIR** ROCKWALL, TX 75087

CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

JOE & DAVID TACOS LTD 2455 RIDGE RD #135 ROCKWALL, TX 75087

CORDOSO FRANCISCO 2848 TANGLEGLEN DR ROCKWALL, TX 75032

CHERRY JOHN T **303 RENFRO STREET** ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 305 RENFRO ST ROCKWALL, TX 75087

> **BUCHANAN DAVID** 365 JORDAN FARM CIRCLE

> CLINE DAVID W AND INA L **373 JORDAN FARM CIRCLE** ROCKWALL, TX 75087

CURRENT RESIDENT 381 JORDAN FARM CIR ROCKWALL, TX 75087

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

BIETENDORF 397 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 402 RENFRO ST ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 305 PARK PLACE ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI 309 GLENN AVE ROCKWALL, TX 75087

STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

CAVAZOS BRUNO III AND STACI 389 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 400 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 404 RENFRO ST ROCKWALL, TX 75087

CITY OF ROCKWALL

BIETENDORF GUY A AND CYNTHIA K

ROCKWALL, TX 75087

FREDERICK MARSHA 405 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 408 JORDAN FARM CIR ROCKWALL, TX 75087

KESSLAR MARILYNN 411 JORDAN FARM CIRCLE ROCKWALL, TX 75087

FLYNT GARY & NANCY 414 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 420 JORDAN FARM CIR ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

WALKER ANTHONY W AND JENNIFER 426 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 434 JORDAN FARM CIR ROCKWALL, TX 75087

KRAEMER TERESA A 4525 COLE AVENUE #1105 DALLAS, TX 75205

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 BARRON GARY S AND DELL S 405 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 408 RENFRO ST ROCKWALL, TX 75087

JONES KENNETH AND CINDY 411 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 417 JORDAN FARM CIR ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE 420 JORDAN FARM CIRLCE ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY FAMILY TRUST STEPHEN P AND MARTHA RADNEY 429 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 435 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 500 RENFRO ST ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 CURRENT RESIDENT 406 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 410 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 412 RENFRO ST ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE 417 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M 423 JORDAN FARM CIR ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD C/O GENESEE & WYOMING RAILROAD 425 E SOUTHLAKE BLVD #100 SOUTHLAKE, TX 76092

> MORGAN WILBUR J AND NANCY F 429 PARK PLACE BLVD ROCKWALL, TX 75087

> > ROLLINS DANNY & JONNA 4505 LAKE HILL DR ROWLETT, TX 75089

LOVOI JOSEPH J SR AND VELMA J 501 PARK PLACE BLVD ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 WARDELL JOHN P AND JULIE ANN C 506 RENFRO STREET ROCKWALL, TX 75087

GARCIA MELISSA P AND JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS 513 PARK PLACE BLVD ROCKWALL, TX 75087

> CURRENT RESIDENT 523 PARK PLACE BLVD ROCKWALL, TX 75087

> HENRY PATRICIA A 541 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN 603 S GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 607 PARK PLACE BLVD ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 613 PARK PLACE BLVD ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032 CURRENT RESIDENT 507 RENFRO ST ROCKWALL, TX 75087

HOGUE ALLEN 513 RIDGEVIEW DR ROCKWALL, TX 75087

PROPER GROUP, LLC 5250 TX-78 SUITE 750-299 SACHSE, TX 75048

DUKE JERI L 5911 PINEY BIRCH COURT KINGWOOD, TX 77345

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D 605 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 702 S CLARK ST ROCKWALL, TX 75087 RASMUSSEN MICHAEL AND DELILA RASMUSSEN 507 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 5205 S FM 549 ROCKWALL, TX 75032

> CURRENT RESIDENT 535 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 PARK PLACE BLVD ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M LIFE ESTATE 602 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 606 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO STREET ROCKWALL, TX 75087

> CURRENT RESIDENT 703 TOWNSEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 703 E BOYSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 707 TOWNSEND ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 720 E WASHINGTON ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 801 E WASHINGTON ST ROCKWALL, TX 75087

> VARNER ROBERT R JR & GLEN COX 815 TL TOWNSEND ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087

> HARRILL EVELYN 892 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 CURRENT RESIDENT 705 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 707 S CLARK ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087

> CURRENT RESIDENT 724 E WASHINGTON ST ROCKWALL, TX 75087

WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087

> POOL STOP INC 838 STEGER TOWN RD ROCKWALL, TX 75032

> CURRENT RESIDENT 886 IVY LN ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE LISA JANE BAKER & DONALD KIRK RAGSDALE 895 IVY LN ROCKWALL, TX 75087

> WILLMON WENDY LYNN 904 ALUMINUM PLANT RD ROCKWALL, TX 75087

BENEDETTO MATT 907 W HOLIDAY RD ROCKWALL, TX 75087 CURRENT RESIDENT 706 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 709 E BOYDSTUN AVE ROCKWALL, TX 75087

HOOVER LINDA WEST-716 HARTMAN STREET ROCKWALL, TX 75087

DANIEL MICHAEL D 801 ALUMINUM PLANT RD ROCKWALL, TX 75087

CURRENT RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 8718 CLEARLAKE DR ROWLETT, TX 75088

OGDEN DONNA AND WENDELL 891 IVY LN ROCKWALL, TX 75087

> MASON MARSHA 901 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 905 IVY LN ROCKWALL, TX 75087

MOORE CONNIE JO 908 COUNTRY CLUB DR HEATH, TX 75032 **BUCHANAN BARRY D & MELISSA M** 908 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 920 WHITEMORE ROCKWALL, TX 75087

RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

> COX STEPHEN M/R , тх

PODINA HERB AND LAURA PO BOX 1586 ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB PO BOX 462311 GARLAND, TX 75046

CURRENT RESIDENT 914 IVY LN ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO 930 WHITMORE DRIVE ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K 995 ST CHARLES CT ROCKWALL, TX 75087

> CCO TRANSFERS LLC ATTN; PROPERTY TAX DEPT P.O. BOX 7467 CHARLOTTE, NC 28241

> > PO BOX 38 ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L PO BOX 761 ROCKWALL, TX 75087

CURRENT RESIDENT 915 WHITMORE ROCKWALL, TX 75087

> CURRENT RESIDENT 930/1250 JUSTIN RD ROCKWALL, TX 75087

HITT FLOYD ESTATE DOROTHY SUE HITT MATTHIES AND LYNDEL RAY TIPTON JR INDEPENDENT CO **EXECUTORS 7836 YAMINI DR** DALLAS, TX 75230

CCO TRANSFERS LLC

ATTN; PROPERTY TAX DEPT

P.O. BOX 7467

CHARLOTTE, NC 28241

MISHLER MICHAEL LAND RHONDA

ALLISON DEANNA JO PO BOX 1624 ROCKWALL, TX 75087

ZONING DESCRIPTION - PD 59

more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

distance of 86.67 feet to a 5/8" iron pipe for corner;

182.10 feet to a 5/8" iron pipe for corner;

corner;

corner;

for corner;

corner;

found in the east right-of-way of Renfro Street;

for corner;

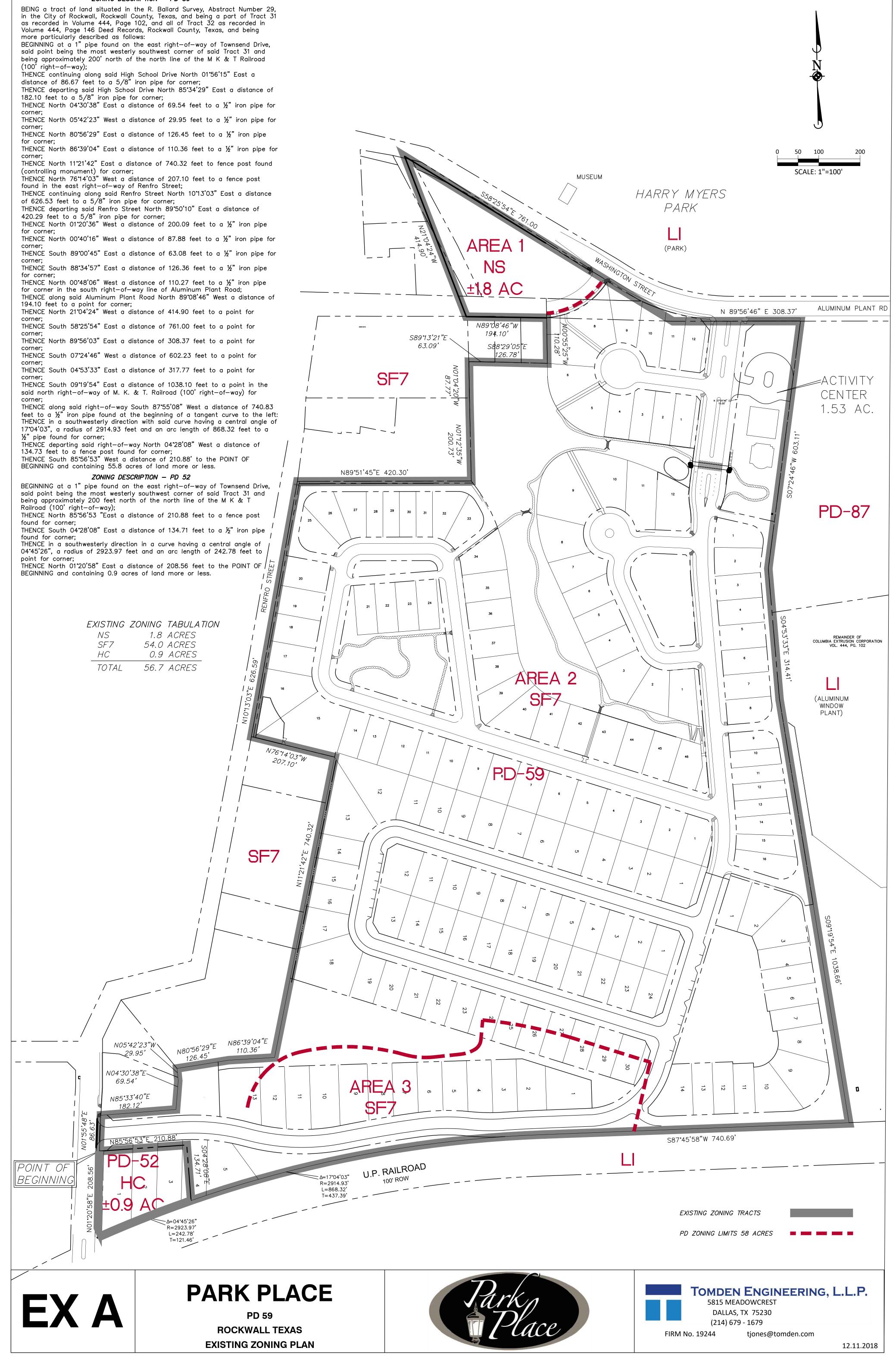
corner;

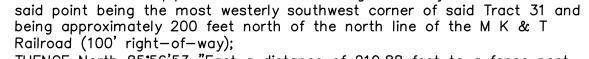
corner;

for corner;

corner;

corner:





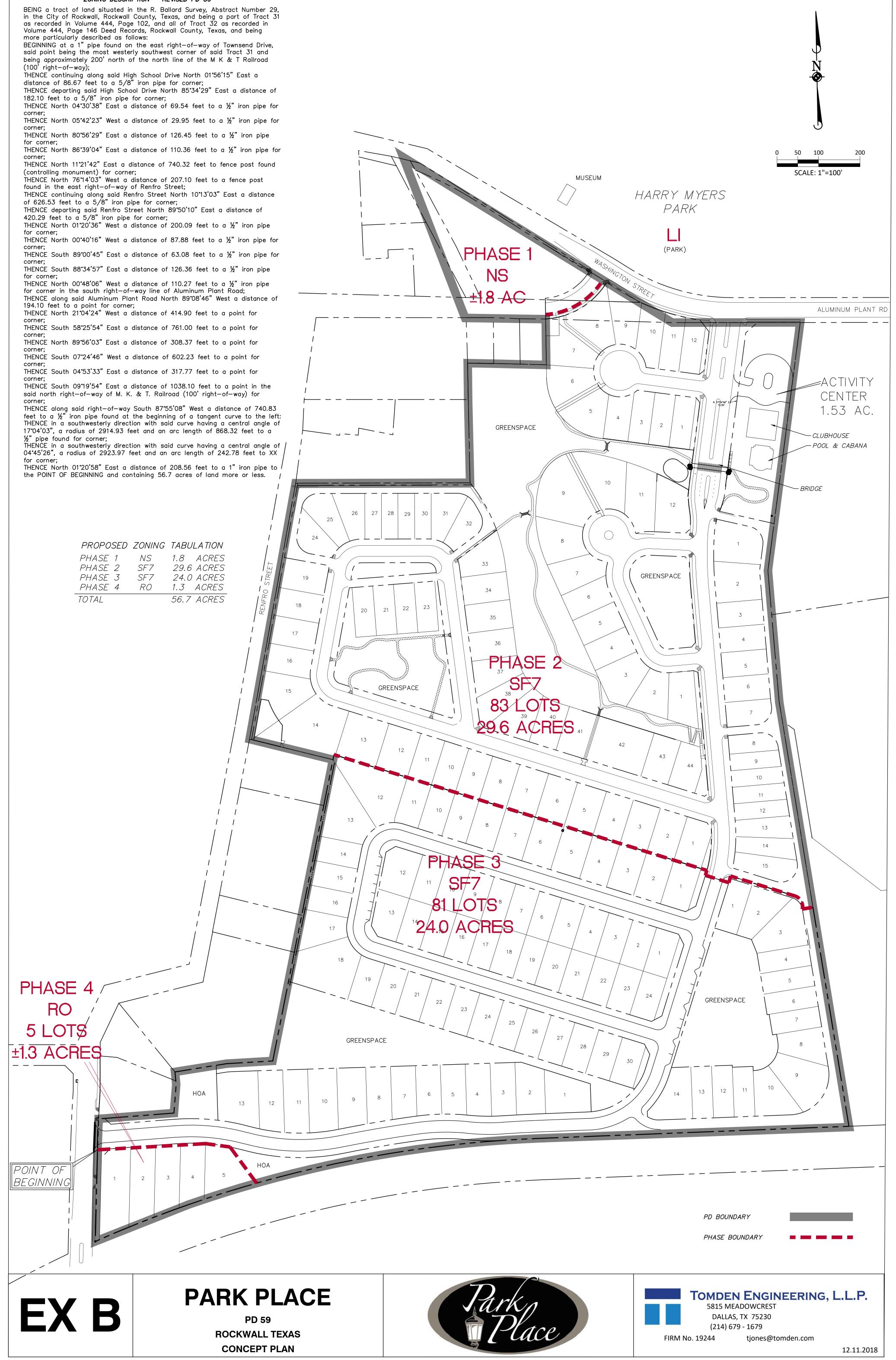
L	AIS HING	ZUNING	TADULATIC
	NS	1.8	ACRES
	SF7	54.0	ACRES
	HC	0.9	ACRES
	ΤΟΤΛΙ	56.7	ACRES

ZONING DESCRIPTION - REVISED PD 59

in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

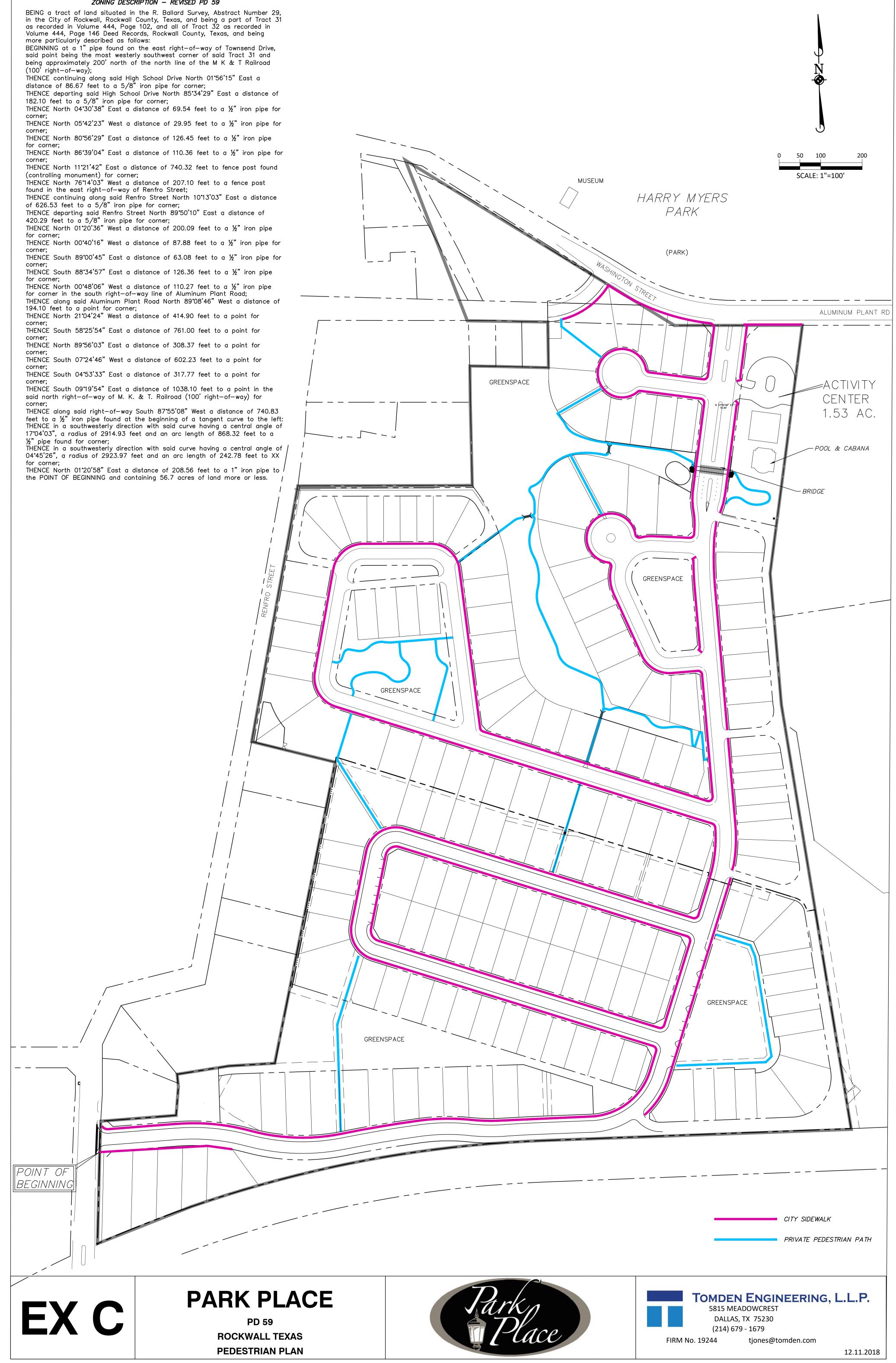
for corner;



ZONING DESCRIPTION - REVISED PD 59

more particularly described as follows:

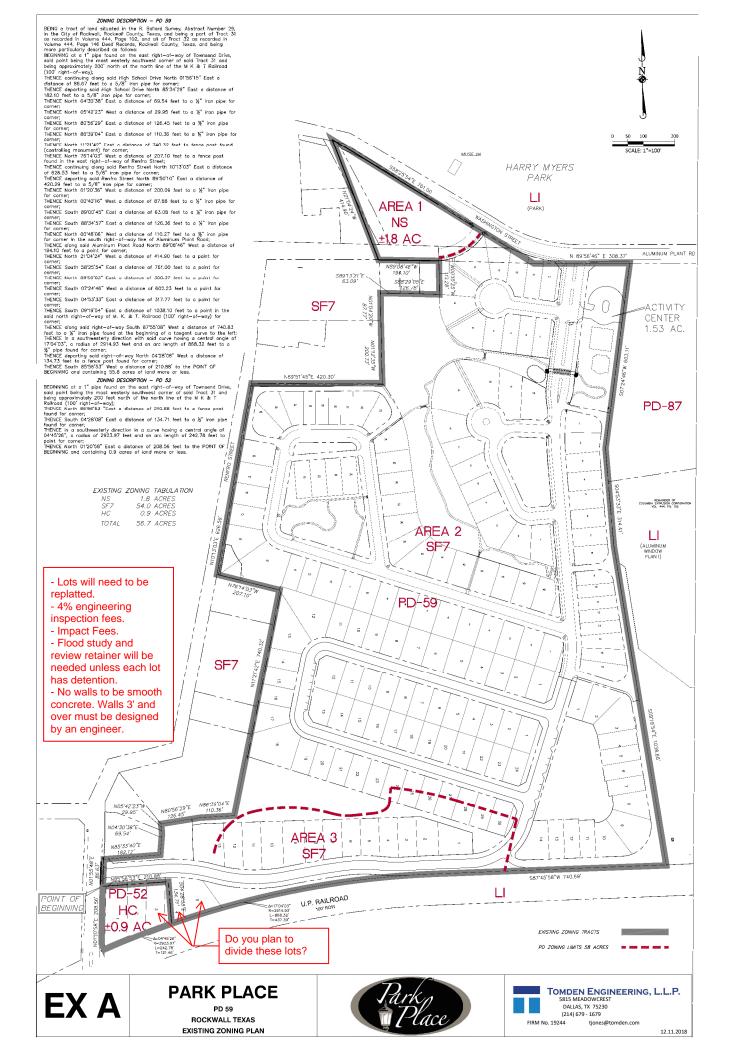
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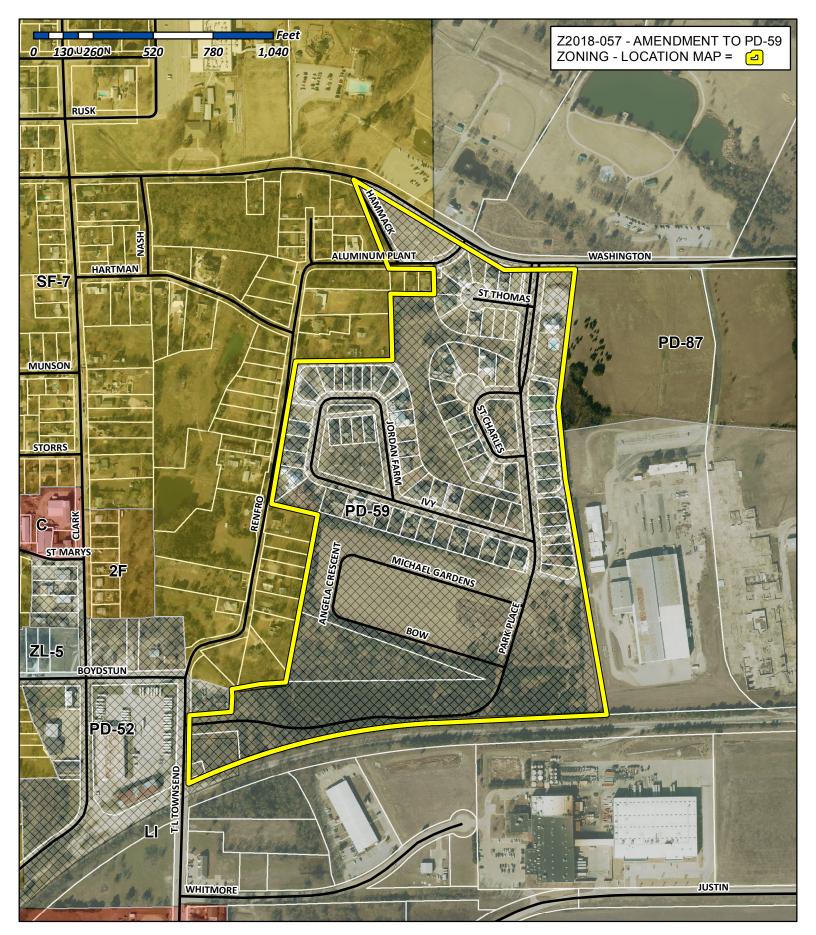


Project Plan Review History



Project Number Project Name Type Subtype Status	Z2018-057 Amendment to PD-59 ZONING PD Staff Review		Owner Applicant		IBIA EXTRUSION IBIA EXTRUSION		Applied 12/14/2018 LM Approved Closed Expired Status
Site Address 305 PARK PLACE		City, State Zip ROCKWALL, TX	75087				Zoning
Subdivision PARK PLACE WEST	PH II ADDITION	Tract 2		Block X	Lot No 2	Parcel No 4621-000X-0	General Plan 0002-00-0R
Type of Review / No	tes Contact	Sent Du	e Receiv	ved	Elapsed Status		Remarks
BUILDING	Russell McDowell	12/18/2018 12,	/25/2018 12/18	3/2018	APPRC	VED	
- Impact Fees. - Flood study ar	to be replatted. g inspection fees. nd review retainer will be r smooth concrete. Walls 3		lot has detenti designed by an	on. engineer.	13 COMN	-	
PLANNING Z2018-057 Ame Please address I.1 This is a rec purpose of inco Survey, Abstrac located betwee I.2 For questio M.3 For referen M.4 Please revie I.5 Staff has id	rporating a 0.786-acre trac t No. 29, City of Rockwall, I on W. Washington Street ar ons or comments concernin ice, include the case numb ew the attached draft ordi entified the aforemention mation that is requested b	12/14/2018 12, M= Mandatory Com umbia Developmen ct of land for Reside Rockwall County, Te nd T. L. Townsend E ng this case, please er (Z2018-057) in th nance prior to the J ed items necessary by January 3, 2019.	/21/2018 12/27 ments; I = Infor t Company, LLC ential-Office (RC exas, zoned Plan Drive. contact Korey I he lower right h anuary 15, 201 to continue the	7/2018 mational for the ap) District nned Deve Brooks in f and corne 9 Planning e submitta	13 COMM Comments). pproval of an ame land uses being a elopment District the Planning Dep er of all pages on g & Zoning Comm al process. Please	IENTS endment to Plan 56.586-acre trac 52 (PD-52) and F artment at (972) future submittal ission meeting. e make these rev	Comments ned Development District 59 (PD-59) for the ct of land identified as a portion of R. Ballard Planned Development District 59 (PD-59), 772-6434 or email kbrooks@rockwall.com. s. isions and corrections, and provide any ary 2, 20019. The Planning and Zoning





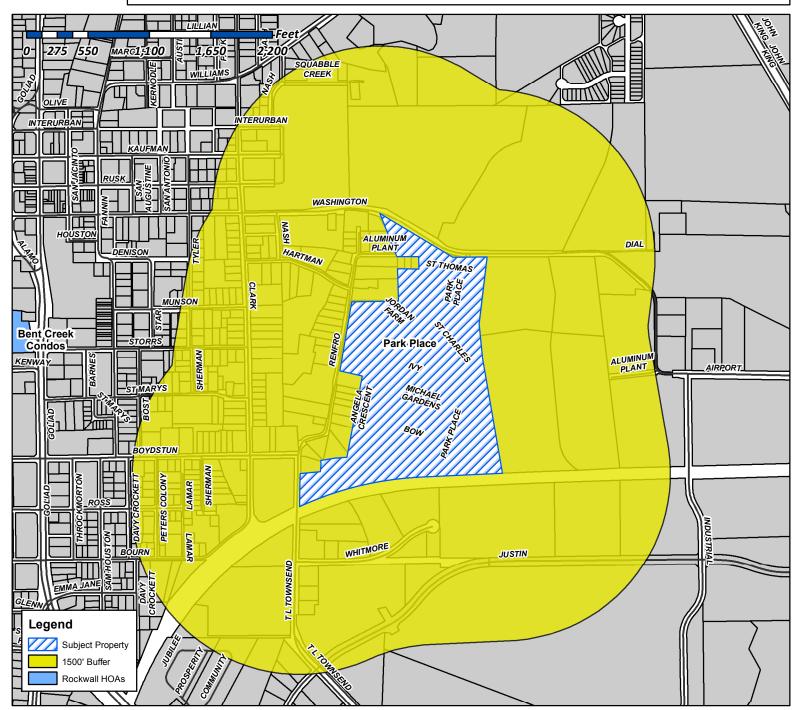


Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.



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.





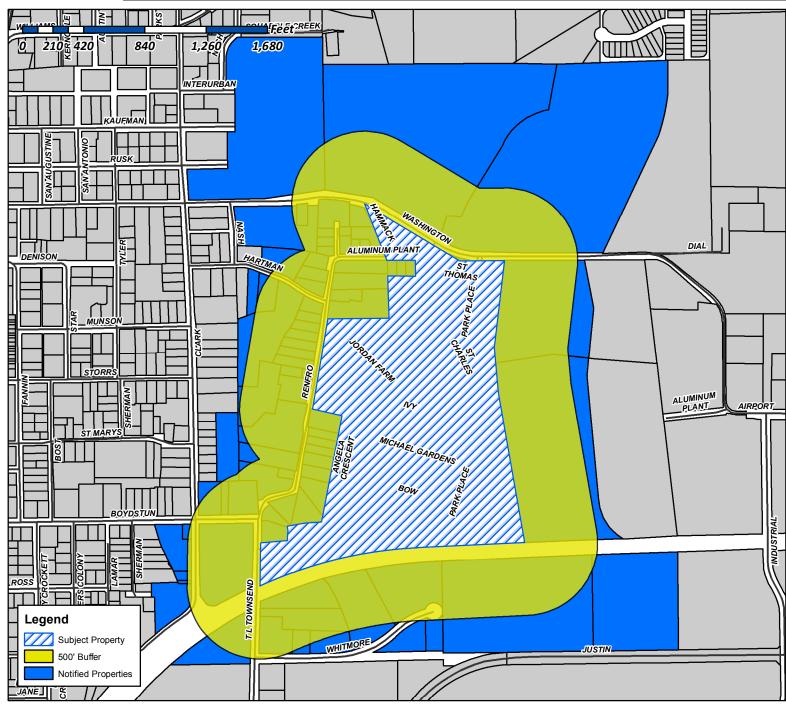
Case Number:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



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:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT 1001 ST CHARLES CT ROCKWALL, TX 75087

TROSPER MARK AND GLORIA 1007 ST. CHARLES CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1009 IVY LN ROCKWALL, TX 75087

MOORE BECKY INEZ AND CYNTHIA ANN HUDDLESTON 1014 IVY LN ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA 1020 IVY LANE ROCKWALL, TX 75087

LEWIS WANDA C 1023 SAINT THOMAS CT ROCKWALL, TX 75087

IVEY BRUCE AND TINA 1026 ST THOMAS CT ROCKWALL, TX 75087

BCL REAL ESTATE LLC 103 GROSS RD MESQUITE, TX 75149

FIELDS SHAY AND JONI 1032 ST CHARLES COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087 CURRENT RESIDENT 1002 ST CHARLES CT ROCKWALL, TX 75087

CURRENT RESIDENT 1008 ST CHARLES CT ROCKWALL, TX 75087

ROCKWALL COUNTY C/O COUNTY TREASURER 101 E RUSK ST SUITE 101 ROCKWALL, TX 75087

CURRENT RESIDENT 1015 ST CHARLES CT ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A 1020 SAINT CHARLES CT ROCKWALL, TX 75087

> FECHT JARED W & JULIE 1026 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1027 IVY LN ROCKWALL, TX 75087

CONFIDENTIAL 1031 SAINT THOMAS COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO 1035 SAINT THOMAS CT ROCKWALL, TX 75087 TENNEY LYNN H III AND CHRISTINE L 1002 IVY LN ROCKWALL, TX 75087

> RIPP KEEGAN & NICOLA 1008 IVY LANE ROCKWALL, TX 75087

CURRENT RESIDENT 1014 ST CHARLES CT ROCKWALL, TX 75087

BUCKNER DANA RENEE 1015 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1021 IVY LN ROCKWALL, TX 75087

YOUNG PHIL & KATHY 1026 SAINT CHARLES COURT ROCKWALL, TX 75087

FOX DENNIS AND KAREN 1027 ST THOMAS CT ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L 1032 IVY LANE ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1038 ST THOMAS CT ROCKWALL, TX 75087

ALMQUIST DANA **1038 IVY LANE** ROCKWALL, TX 75087

CURRENT RESIDENT 1042 ST THOMAS CT ROCKWALL, TX 75087

CURRENT RESIDENT 1046 ST CHARLES CT ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA 114 MISCHIEF LN ROCKWALL, TX 75032

> **OLIVARES JAIME** 1209 QUAIL DR GARLAND, TX 75040

ARCHULETA JOSEPH AND KATHY 1403 ST THOMAS ROCKWALL, TX 75087

TAH MS BORROWER LLC C/O TRICON AMERICAN HOMES LLC **1508 BROOKHOLLOW DRIVE** SANTA ANA, CA 92705

> CURRENT RESIDENT 202 HAMMACK LN ROCKWALL, TX 75087

> CURRENT RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

> POWELL SEAN DAVID 208 DWYER CT ROCKWALL, TX 75032

BEER TERRY L AND CYNTHIA OLSON 1039 ST THOMAS CT ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD 1044 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1046 ST THOMAS CT ROCKWALL, TX 75087

TUCKER JANA 120 PLEASANT HILL LN FATE, TX 75189

CURRENT RESIDENT 1250 JUSTIN RD ROCKWALL, TX 75087

CHADICK CABE 1403 WINDSOR DRIVE

PAM VRANA 1650 JOHN KING BLVD APT 3107 ROCKWALL, TX 75032

> CURRENT RESIDENT 202 RENFRO ST ROCKWALL, TX 75087

206 RENFRO ST ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD PARTNERSHIP 210 GLENN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 1040 ST CHARLES CT ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY 1044 IVY LN ROCKWALL, TX 75087

> CONFIDENTIAL 1050 IVY LANE ROCKWALL, TX 75087

> CURRENT RESIDENT 1200 E WASHINGTON ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD 131 COPTER LN FATE, TX 75189

> HOGUE MIKE AND VICKY 1498 HUBBARD DR FORNEY, TX 75126

LAKEVIEW SUMMIT PROPERTIES LLC 1870 HILLCROFT DR ROCKWALL, TX 75087

> CURRENT RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 207 S NASH ST ROCKWALL, TX 75087

P & P ENTERPRISES 230 MYERS RD HEATH, TX 75032

VRANA MARK AND

MCKINNEY, TX 75070

CANNEDY ELIZABETH R AND RANDY D

SHERMAN JOCELYN D 233 WILLINGHAM DR COPPELL, TX 75019

PIGEON MICHAEL AND COLLEEN 2603 W 10TH ST DALLAS, TX 75211

> **GLASS JO KAY HARRIS** 301 MEADOWDALE ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 305 PARK PLACE BLVD ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA 3150 HAYS LN ROCKWALL, TX 75087

> CURRENT RESIDENT 369 JORDAN FARM CIR ROCKWALL, TX 75087

JOHNSON JENNIFER 377 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 385 JORDAN FARM CIR ROCKWALL, TX 75087

PEURIFOY REBECCA **393 JORDAN FARM CIR** ROCKWALL, TX 75087

CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

JOE & DAVID TACOS LTD 2455 RIDGE RD #135 ROCKWALL, TX 75087

CORDOSO FRANCISCO 2848 TANGLEGLEN DR ROCKWALL, TX 75032

CHERRY JOHN T **303 RENFRO STREET** ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 305 RENFRO ST ROCKWALL, TX 75087

> 365 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CLINE DAVID W AND INA L **373 JORDAN FARM CIRCLE** ROCKWALL, TX 75087

CURRENT RESIDENT 381 JORDAN FARM CIR ROCKWALL, TX 75087

ATTN; MARY SMITH 385 S GOLIAD ST

BIETENDORF 397 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 402 RENFRO ST ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 305 PARK PLACE ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI 309 GLENN AVE ROCKWALL, TX 75087

STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

CAVAZOS BRUNO III AND STACI 389 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 400 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 404 RENFRO ST ROCKWALL, TX 75087

CITY OF ROCKWALL

ROCKWALL, TX 75087

BIETENDORF GUY A AND CYNTHIA K

BUCHANAN DAVID

FREDERICK MARSHA 405 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 408 JORDAN FARM CIR ROCKWALL, TX 75087

KESSLAR MARILYNN 411 JORDAN FARM CIRCLE ROCKWALL, TX 75087

FLYNT GARY & NANCY 414 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 420 JORDAN FARM CIR ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

WALKER ANTHONY W AND JENNIFER 426 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 434 JORDAN FARM CIR ROCKWALL, TX 75087

KRAEMER TERESA A 4525 COLE AVENUE #1105 DALLAS, TX 75205

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 BARRON GARY S AND DELL S 405 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 408 RENFRO ST ROCKWALL, TX 75087

JONES KENNETH AND CINDY 411 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 417 JORDAN FARM CIR ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE 420 JORDAN FARM CIRLCE ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY FAMILY TRUST STEPHEN P AND MARTHA RADNEY 429 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 435 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 500 RENFRO ST ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 CURRENT RESIDENT 406 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 410 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 412 RENFRO ST ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE 417 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M 423 JORDAN FARM CIR ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD C/O GENESEE & WYOMING RAILROAD 425 E SOUTHLAKE BLVD #100 SOUTHLAKE, TX 76092

> MORGAN WILBUR J AND NANCY F 429 PARK PLACE BLVD ROCKWALL, TX 75087

> > ROLLINS DANNY & JONNA 4505 LAKE HILL DR ROWLETT, TX 75089

LOVOI JOSEPH J SR AND VELMA J 501 PARK PLACE BLVD ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 WARDELL JOHN P AND JULIE ANN C 506 RENFRO STREET ROCKWALL, TX 75087

GARCIA MELISSA P AND JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS 513 PARK PLACE BLVD ROCKWALL, TX 75087

> CURRENT RESIDENT 523 PARK PLACE BLVD ROCKWALL, TX 75087

> HENRY PATRICIA A 541 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN 603 S GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 607 PARK PLACE BLVD ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 613 PARK PLACE BLVD ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032 CURRENT RESIDENT 507 RENFRO ST ROCKWALL, TX 75087

HOGUE ALLEN 513 RIDGEVIEW DR ROCKWALL, TX 75087

PROPER GROUP, LLC 5250 TX-78 SUITE 750-299 SACHSE, TX 75048

DUKE JERI L 5911 PINEY BIRCH COURT KINGWOOD, TX 77345

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D 605 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 702 S CLARK ST ROCKWALL, TX 75087 RASMUSSEN MICHAEL AND DELILA RASMUSSEN 507 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 5205 S FM 549 ROCKWALL, TX 75032

> CURRENT RESIDENT 535 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 PARK PLACE BLVD ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M LIFE ESTATE 602 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 606 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO STREET ROCKWALL, TX 75087

> CURRENT RESIDENT 703 TOWNSEND DR ROCKWALL, TX 75087

CURRENT RESIDENT **703 E BOYSTUN AVE** ROCKWALL, TX 75087

CURRENT RESIDENT 707 TOWNSEND ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 720 E WASHINGTON ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 801 E WASHINGTON ST ROCKWALL, TX 75087

> VARNER ROBERT R JR & GLEN COX 815 TL TOWNSEND ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087

> HARRILL EVELYN 892 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087

CURRENT RESIDENT **705 E BOYDSTUN AVE** ROCKWALL, TX 75087

CURRENT RESIDENT 707 S CLARK ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087

> CURRENT RESIDENT 724 E WASHINGTON ST ROCKWALL, TX 75087

WISE ALICE **803 ALUMINUM PLANT ROAD** ROCKWALL, TX 75087

> POOL STOP INC. 838 STEGER TOWN RD ROCKWALL, TX 75032

> CURRENT RESIDENT 886 IVY LN ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE LISA JANE BAKER & DONALD KIRK RAGSDALE 895 IVY LN ROCKWALL, TX 75087

> 904 ALUMINUM PLANT RD ROCKWALL, TX 75087

BENEDETTO MATT 907 W HOLIDAY RD ROCKWALL, TX 75087

CURRENT RESIDENT 706 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 709 E BOYDSTUN AVE ROCKWALL, TX 75087

HOOVER LINDA WEST-**716 HARTMAN STREET** ROCKWALL, TX 75087

DANIEL MICHAEL D **801 ALUMINUM PLANT RD** ROCKWALL, TX 75087

CURRENT RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 8718 CLEARLAKE DR ROWLETT, TX 75088

OGDEN DONNA AND WENDELL 891 IVY LN ROCKWALL, TX 75087

> MASON MARSHA 901 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 905 IVY LN ROCKWALL, TX 75087

MOORE CONNIE JO 908 COUNTRY CLUB DR HEATH, TX 75032

WILLMON WENDY LYNN

BUCHANAN BARRY D & MELISSA M 908 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 920 WHITEMORE ROCKWALL, TX 75087

RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

> COX STEPHEN M/R , TX

PODINA HERB AND LAURA PO BOX 1586 ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB PO BOX 462311 GARLAND, TX 75046 CURRENT RESIDENT 914 IVY LN ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO 930 WHITMORE DRIVE ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K 995 ST CHARLES CT ROCKWALL, TX 75087

> CCO TRANSFERS LLC ATTN; PROPERTY TAX DEPT P.O. BOX 7467 CHARLOTTE, NC 28241

> > ALLISON DEANNA JO

PO BOX 1624

ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L PO BOX 761 ROCKWALL, TX 75087 CURRENT RESIDENT 915 WHITMORE ROCKWALL, TX 75087

CURRENT RESIDENT 930/1250 JUSTIN RD ROCKWALL, TX 75087

HITT FLOYD ESTATE DOROTHY SUE HITT MATTHIES AND LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS 7836 YAMINI DR DALLAS, TX 75230

> CCO TRANSFERS LLC ATTN; PROPERTY TAX DEPT P.O. BOX 7467 CHARLOTTE, NC 28241

MISHLER MICHAEL L AND RHONDA PO BOX 38 ROCKWALL, TX 75087



Columbia Development Company, L.L.C. 305 Park Place Blvd. Rockwall, Texas 75087 Tel 972.722.2439 Cell 214.801.6157 *bill@parkplacerockwall.com*

December 28, 2018

City of Rockwall 385 S. Goliad St Rockwall, TX 75087

Columbia Development Company, LLC is requesting a zoning case to amend and add some desired uses for Park Place West. There are two driving thoughts behind this request.

One, to bring a tract of land currently zoned as PD-52 which is generally Heavy Commercial (HC) into the PD_59 of Park Place. This will allow restricting uses to be more compatible with Park Place residents and residential development and at the same time allow controlled live/work units as well as some commercial use. These lots would be part of the HOA and be subject to HOA approval as far as the designs.

The second is to remove the Area 3 commercial use from PD-59 on up to 19 lots leaving them as residential lots only. Original planning for Ph III included this "Live/Work" component as this was a popular idea. As time has passed and the demand for Park Place residential lots is strong enough, I feel the Live/Work use would be incompatible with the balance of the community.

By rezoning the area we will eliminate potential unwanted use of some of the lots now and in the future while adding a viable and useful area zoned for services to the neighborhood and community.

Sincerely;

Briebes

C.W. Bricker President

ZONING DESCRIPTION - PD 59

more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

distance of 86.67 feet to a 5/8" iron pipe for corner;

182.10 feet to a 5/8" iron pipe for corner;

corner;

corner;

for corner;

corner;

found in the east right-of-way of Renfro Street;

for corner;

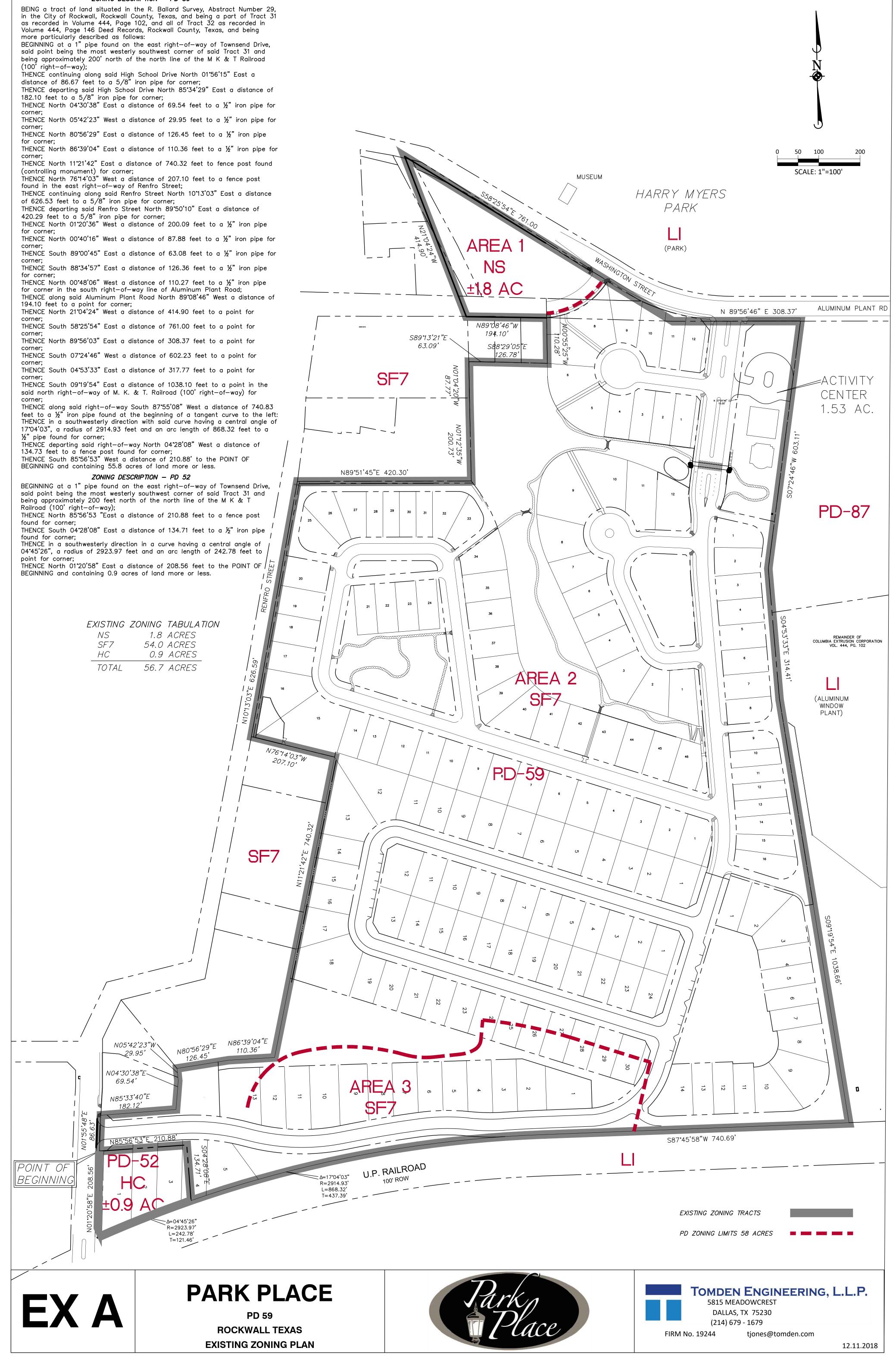
corner;

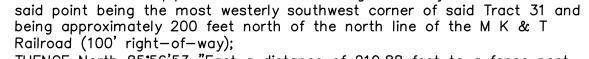
corner;

for corner;

corner;

corner:





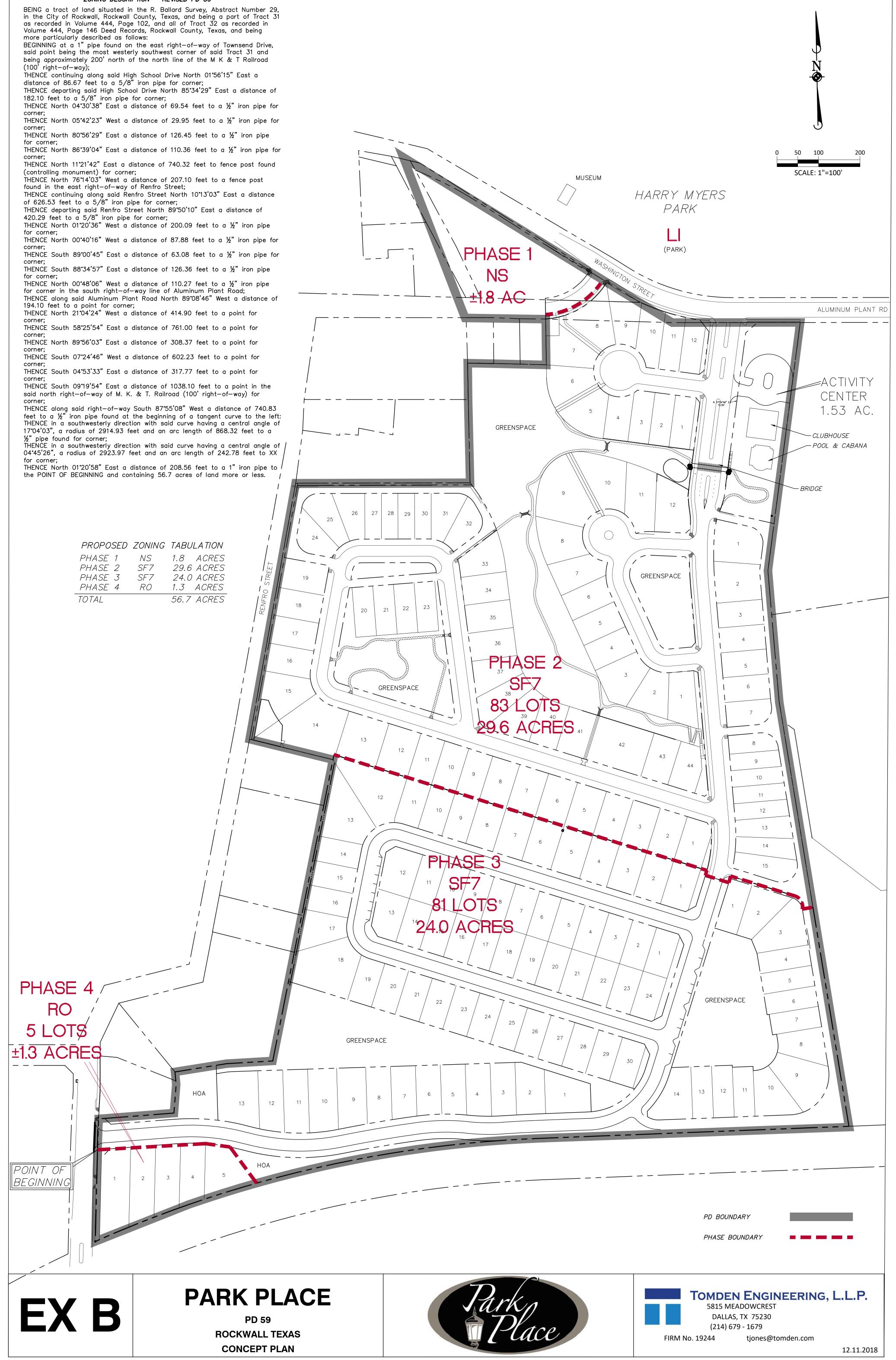
L	AIS HING	ZUNING	TADULATIC
	NS	1.8	ACRES
	SF7	54.0	ACRES
	HC	0.9	ACRES
	ΤΟΤΛΙ	56.7	ACRES

ZONING DESCRIPTION - REVISED PD 59

in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

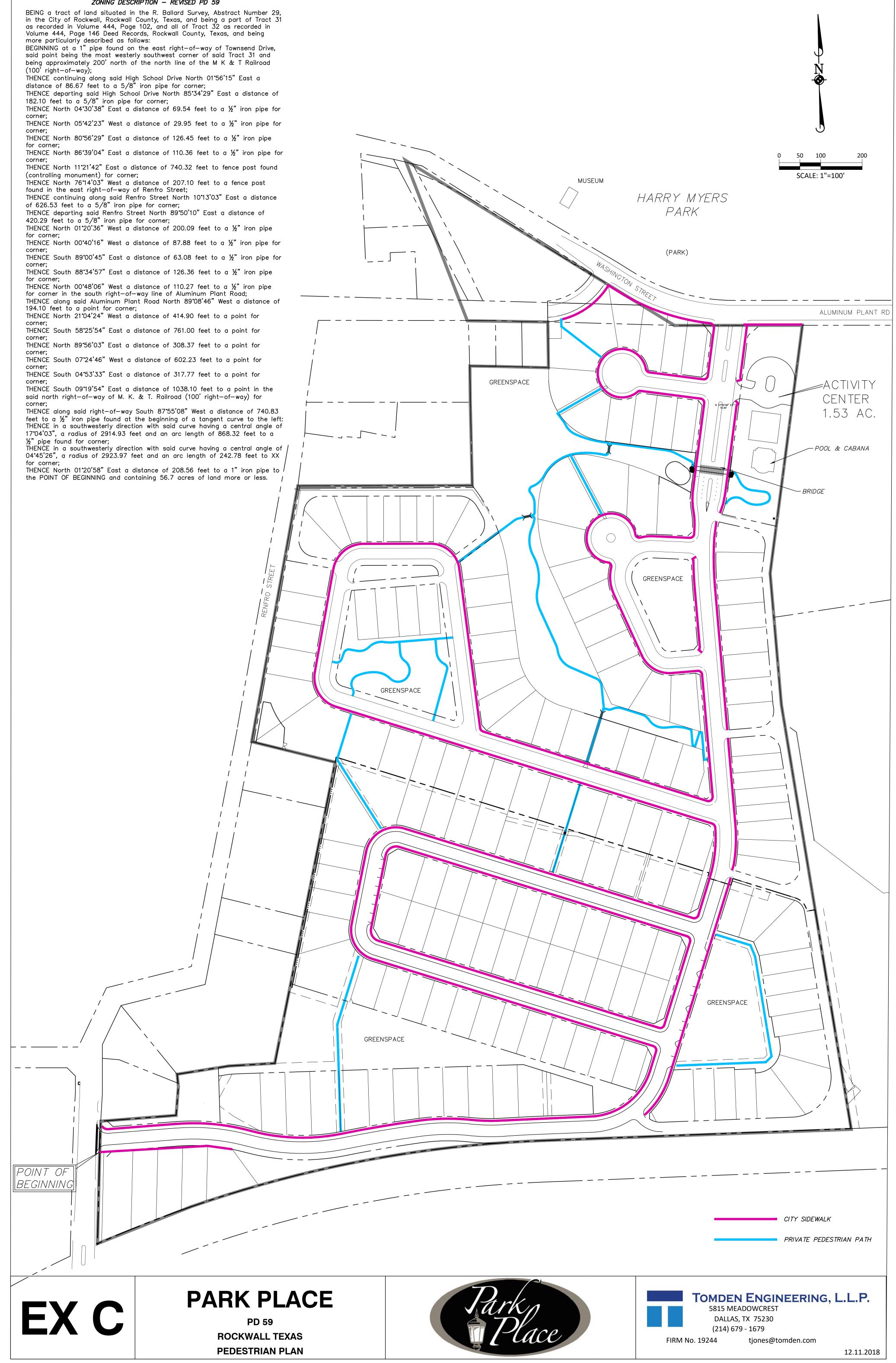
for corner;



ZONING DESCRIPTION - REVISED PD 59

more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);



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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-511 AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY. ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker of Columbia Development Company, LLC, for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses, being a 56.586-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) [*Ordinance No.* 16-45] and Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], located between W. Washington Street and T. L. Townsend Drive and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 's 04-59 and 06-51], Planned Development District 52 (PD-52) [Ordinance No. 16-45], 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* 04-59 and 06-51;

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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by

reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 8. That this ordinance shall take effect immediately from and after its passage;

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

	Jim Pruitt, Mayor	
ATTEST:		
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, <i>City Attorney</i>		
1 st Reading: <u>January 22, 2019</u>		
2 nd Reading: <u>February 4, 2019</u>		
Z2018-057: Amendment to PD-59 Ordinance No. 19-XX; PD-59	Page 2	City of Rockwall,

Texas

Exhibit 'A':

Legal Description

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE deporting said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a ¹/₂" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a $\frac{1}{2}$ " iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE deporting said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner:

THENCE South 89°00' 45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West o distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24' 46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left;

THENCE in a southwesterly direction with said curve having a central angle of $17^{\circ}04'03''$, a radius of 2914.93 feet and an arc length of 868.32 feet to a $\frac{1}{2}''$ pipe found for corner;

THENCE In a southwesterly direction with sold curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

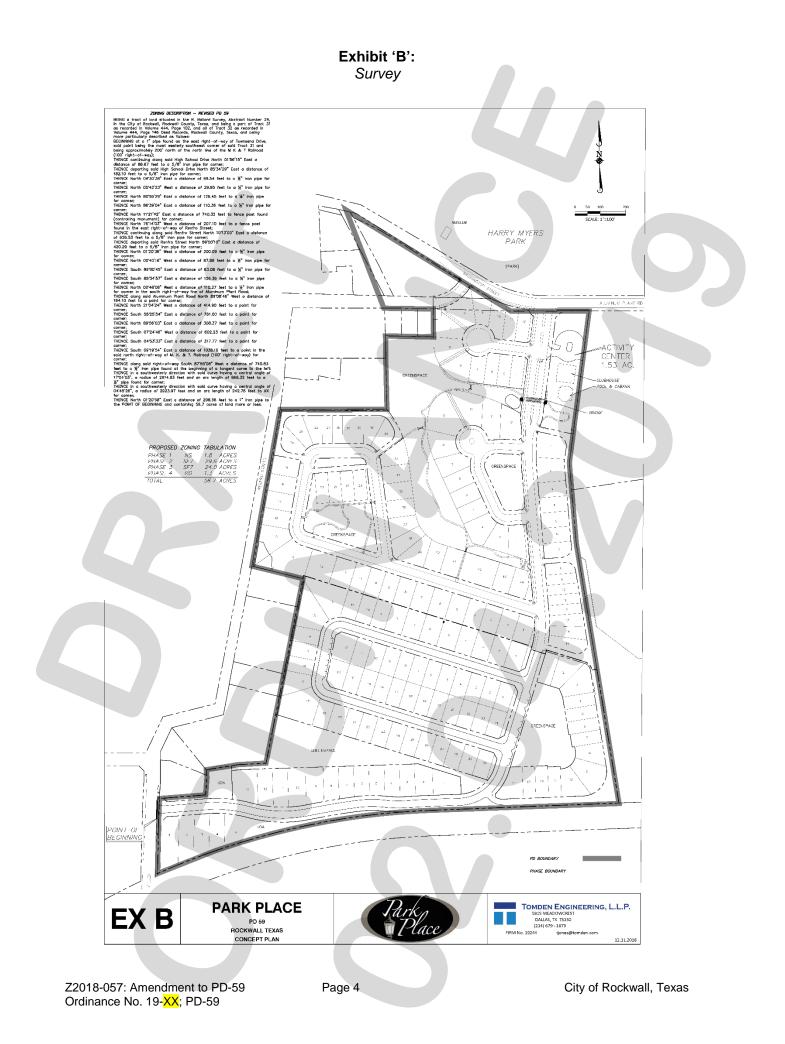
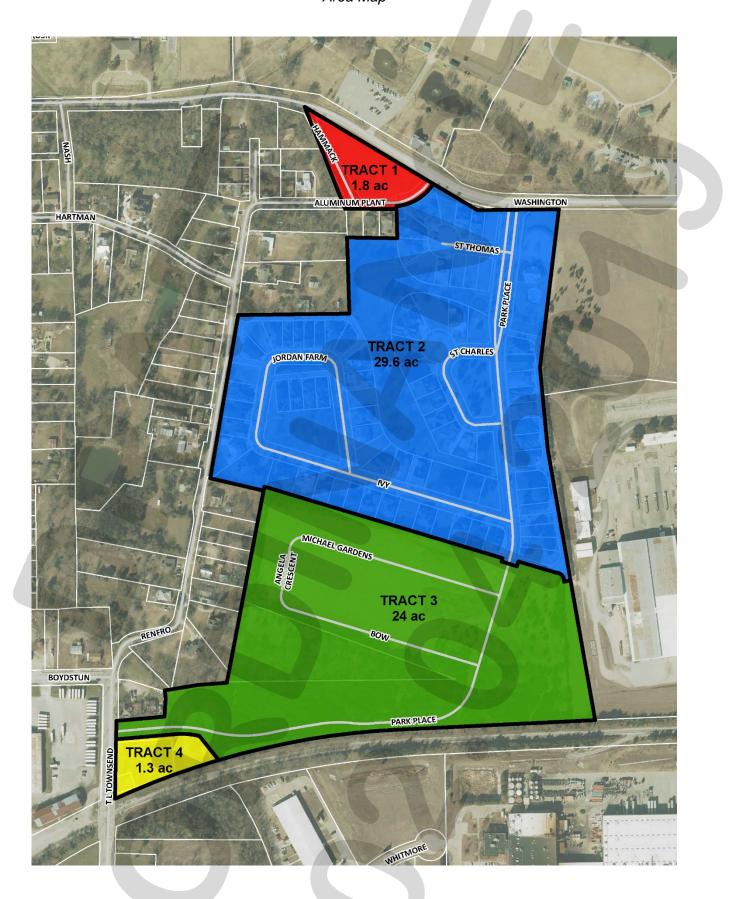


Exhibit 'C': Area Map



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City of Rockwall, Texas

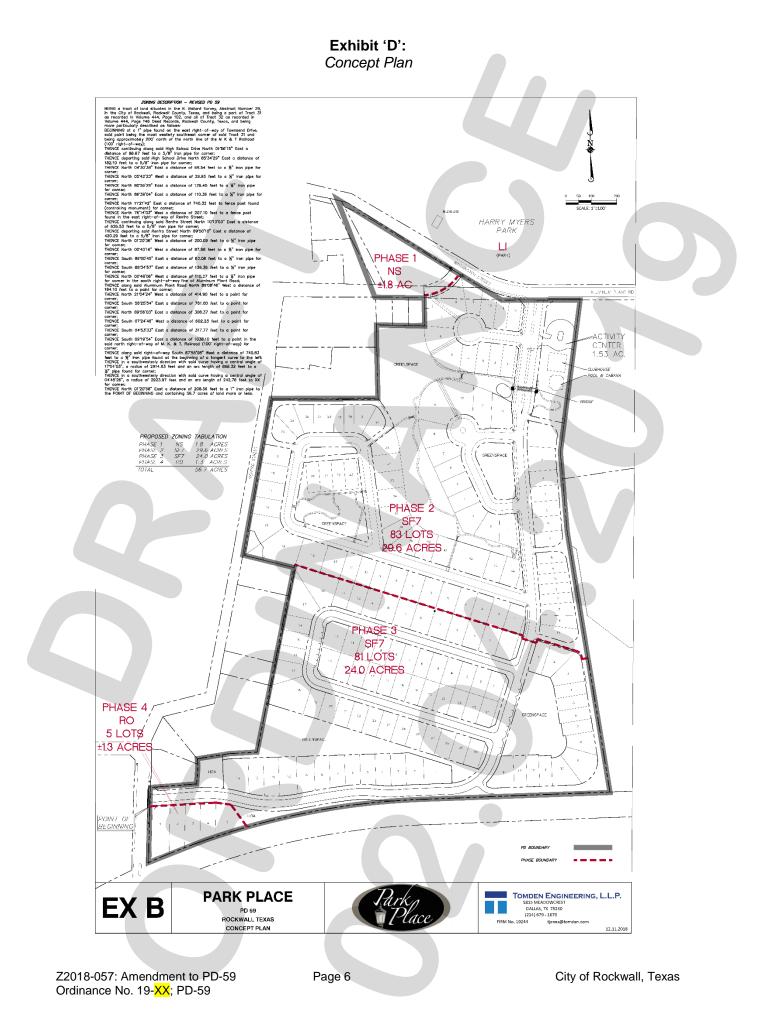
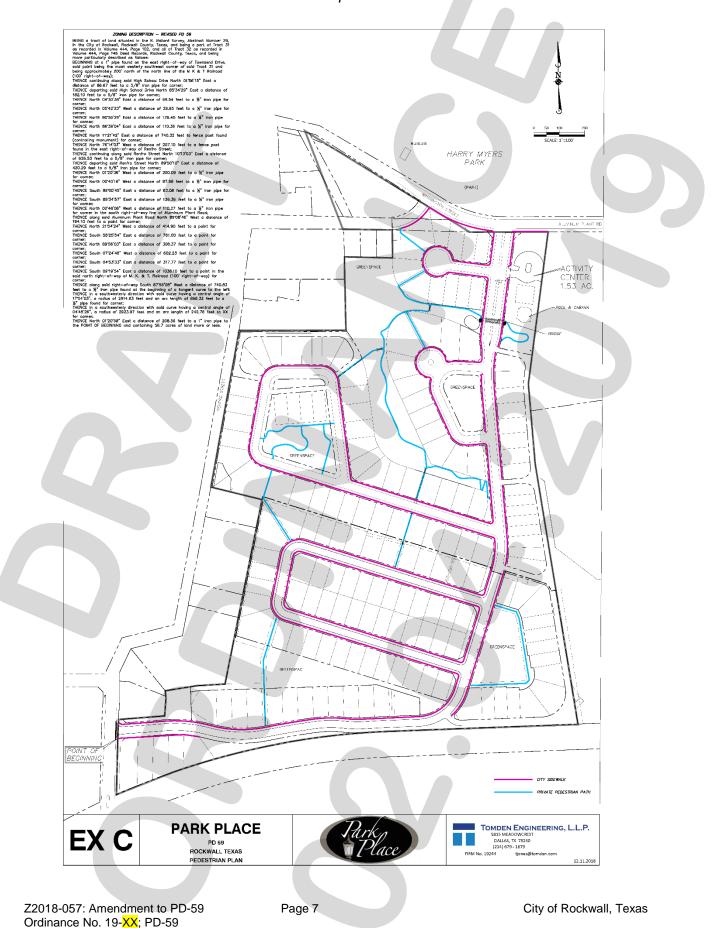


Exhibit 'E': Hardscape Plan



Phases 1-4 (56.586-Acres): Development Standards for all Phases

- (1) *Streetscape Standards.* The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:
 - *(i)* Street Lighting. Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.
 - (ii) Street Signage and Traffic Control. Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.
 - (iii) Street Sections. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.
- (2) *Private Parks and Open Space.* Details for private parks and open space as indicated in *Exhibit 'B'* shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:
 - a. A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.
 - b. All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.
 - c. Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.
 - d. The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.
- (3) *Hardscape.* Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.
- (4) *Fence Standards.* All fences shall be required to be wrought iron or tubular steel and shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:
 - a. No front yard fences shall be located within a public right-of-way;
 - b. The maximum height for a front yard fence is 42-inches (i.e. 3 ½ feet); and
 - c. All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Phase 1 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance

No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, Phase 1 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in Table 1, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:

(3)

: 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.

- *Building Standards.* All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
 - (i) Masonry Requirements. 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/or similar cementaceous products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (ii) Roof Design Requirements. All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
 - (iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) *Landscape Buffer.* A minimum 10-foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) *Signage.* Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) *Lighting.* In addition to the outdoor lighting requirements stipulated in Article VII, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property.

Phases 2 & 3: Single-Family 7 (53.6-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- Table 2: SF-7 Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback ^{(2) & (3)}	10'
Minimum Side Yard Setback ⁽⁴⁾	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback (4, 5)	10'
Maximum Lot Coverage	60%

General Notes:

(3)

- 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: The minimum side yard setback for an internal lot or a lot abutting open space is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 15-feet.
- ⁵: Lots with double frontage (*i.e. along Renfro Street*) shall have a minimum rear yard setback of ten (10) feet.
- Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:
 - (i) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (*ii*) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.
 - (iii) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).

- *(iv) Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - d. Such quarters must be ancillary to the primary use
 - e. The area of such quarters shall not exceed 30% of the area of the main structure
 - f. The area of such quarters shall also conform to the maximum lot coverage for the overall lot.
 - g. No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.
 - h. Such quarters shall be designed for the temporary occupancy of guests of the primary dwelling, or as a secondary living unit for the primary dwelling.
- (4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (1.3-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District standards as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the Phase 4:

- ☑ Accessory Building
- ☑ Convent or Monastery
- ☑ Daycare (7 or more children)
- Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility
- ☑ General Retail Store*
- ☑ Group or Community Home
- ☑ Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- Railroad Yard or Shop
- ☑ Studio-Art, Photography, or Music
- ☑ Shoe and Boot Repair and Sales
- ☑ Transit Passenger Facility
- ☑ Antenna, Accessory
- Antenna, Commercial
- ☑ Antenna, Amateur Radio
- Antenna, Dish
- ☑ Wireless Communication Tower
- ☑ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment

Exhibit 'F':

PD Development Standards

Municipally Owned or Controlled Facilities, Utilities, and Uses

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

The following land uses shall be permitted by Specific Use Permit (SUP) on the Phase 4:

- ☑ Daycare (7 or More Children)
- ☑ General Retail Store*
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Private Streets
- Solar Energy Collector Panels and Systems

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

(2)

Density and Dimensional Requirements. Any development on Phase 4 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

Table 3. Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾		60'
Minimum Lot Depth		100'
Minimum Lot Area		6,000 SF
Minimum Front Yard Setback ⁽²⁾		15'
Minimum Side Yard Setback		20'
Minimum Distance Between Buildings		15'
Maximum Height ⁽³⁾		36'
Minimum Rear Yard Setback		20'
Maximum Lot Coverage		60%

General Notes:

: The minimum lot width shall be measured at the Front Yard Building Setback.

: 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 residential-office structure.

(3)

- Building Standards. Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:
 - (i) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

- (*ii*) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.
- (iii) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).
- *(iv) Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (a) Such quarters must be ancillary to the primary use
 - (b) The area of such quarters shall not exceed 30% of the area of the main structure
 - (c) The area of such quarters shall also conform to the maximum lot coverage for the overall lot.
 - (d) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.
- (5) *Parking Requirements*. Parking requirements for Phase 4 shall be all follows:
 - (i) Two (2) parking spaces per lot for single-family uses.
 - (*ii*) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.

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Exhibit 'G': Conceptual Architectural Styles



Z2018-057: Amendment to PD-59 Ordinance No. 19-XX; PD-59 Page 15

CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE:01/15/2019APPLICANT:Bill Bricker, Columbia Development Company, LLCAGENDA ITEM:Z2018-057; Amendment to Planned Development 59 (PD-59)

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 0.786-acre tract of land that is located between Washington Street and T. L. Townsend Drive and is currently part of Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses. The tract of land is currently vacant and is adjacent to Planned Development District 59 (PD-59). The applicant is requesting the approval of an amendment to Planned Development District 59 (PD-59) to incorporate the subject property and designate it for Residential-Office (RO) District land uses.

On October 18, 2004, the City Council passed *Ordinance No. 04-59*, establishing Planned Development District 59 (PD-59) as the Park Place Subdivision. In its current configuration, Park Place consists of the following Phases: [1] Phase 1, which is zoned for Neighborhood Services (NS) District land uses; [2] Phase 2, which is zoned for Single-Family 7 (SF-7) District land uses; and [3] Phase 3, which is zoned for Single-Family 7 (SF-7) and Residential-Office (RO) District (*i.e. live/work*) land uses. The applicant is proposing to establish Phase 4 by incorporating the subject property for Residential-Office (RO) District land uses and removing the Residential-Office (RO) District land uses from Phase 3 (*i.e. Phase 3 will only allow SF-7 land uses*). A concept plan has been submitted showing that the new Phase will be adjacent to the western boundary of Phase 3 and will consist of five (5) additional lots accessible via Park Place Boulevard. One (1) of the lots currently exists in Phase 3.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a vacant tract of land within the Park Place Subdivision followed by several single-family homes. These areas are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, Single-Family 7 (SF-7) District, and Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.
- **South:** Directly south of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land and the Rockwall County maintenance facility.

Beyond this is Whitmore Drive and two (2) commercial businesses (*i.e. Ensearch Bail Bonds and Back Street Salon*). These areas are zoned Commercial (C) District and Light Industrial (LI) District.

- **East:** Directly east of the subject property are several single-family homes within the Park Place Subdivision followed by a horizontal mixed-use development containing residential, retail/office, and industrial land uses (*i.e. Park Station*) that is currently in the development phase. These areas are zoned Planned Development District 59 (PD-59) and Planned Development District 87 (PD-87).
- West: Directly west of the subject property is Townsend Drive, which is identified as an M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This is followed by the RSID bus barn. Beyond this are metal buildings followed by several single-family homes. These areas are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses and Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the existing and proposed Phases of the Park Place Subdivision. The characteristics and development standards for each phase are as follows:

Phase 1: Neighborhood Services (1.8-Acres)

Phase 1 is existing and no changes are being proposed. This phase is subject to the Neighborhood Services (NS) District land uses. A summary of the density and dimensional requirements for *Phase 1* is as follows:

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:

: 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.

Phases 2 & 3: Single-Family 7 (53.6-Acres)

Phases 2 & 3 are existing and both phases allow single-family land uses; however, Phase 3 also allows Residential-Office (RO) District (*i.e. live/work*) land uses. The applicant is proposing to remove the Residential-Office (RO) District land uses from Phase 3, and transition it to Phase 4. This means that Phase 3 will be subject to the Single-Family 7 (SF-7) District land uses. A summary of the density and dimensional requirements for *Phases 2 & 3* are as follows:

Minimum Lot Width ⁽¹⁾	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback ^{(2) & (3)}	10'
Minimum Side Yard Setback ⁽⁴⁾	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'

Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ^(4, 5)	10'
Maximum Lot Coverage	60%

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: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards
- abutting a street, the minimum side yard setback shall be 10-feet.
- ⁵: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

Phase 4 Residential-Office (1.3-Acres)

The proposed Phase 4 will contain approximately five (5) residential-office units and will be designed to a residential scale (*i.e. the buildings will be designed to look like the existing homes within Park Place*). Since the phase will have residential adjacency, the applicant is proposing to prohibit certain uses within Phase 4 (*e.g. assisted living facility, landfill, transit passenger facility, etc.*) and allow other uses (*e.g. general store larger than 2,000 SF, hair salon, office building more than 5,000 SF*) with a Specific Use Permit (SUP). This phase will be subject to the Residential-Office (RO) District land uses with the exception of the uses outlined in the attached ordinance. A summary of the density and dimensional requirements is as follows:

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	10'
Minimum Side Yard Setback	5'
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	60%

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 residential-office structure.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan designates the subject property for <u>Medium-Density Residential</u> land uses, which is characterized as developments containing greater than 2½ units-per-acre, but not higher than three (3) units-per-acre unless an increased amenity is provided, in which event 3½ units-per-acre can be allowed. Should this request be approved, the designation would need to be changed to <u>Live/Work</u> land uses, which is characterized as low-intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties. Although this does not conform to the Future Land Use Plan, given the subject property's current zoning of Heavy Commercial (HC) District, this request will bring the property closer to conformance with the Future Land Use Plan. The change of designation has been made a condition of approval.

STAFF ANALYSIS:

When looking at the applicant's request (*i.e. to amend PD-59 to incorporate a tract of land for residential-office land uses*), the live/work units provide a transition from the single-family residential land uses east of the subject property to the light industrial and heavy commercial land uses to the west of the subject property. The incorporation of the subject property as residential-office units seems to be appropriate given its proximity to the adjacent railroad, does not appear to negatively affect the adjacent properties, and will not preclude the properties from being single-family units.

With that being said, approval of this request is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATION:

On December 28, 2018, staff mailed 194 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowner's Associations (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in favor of this case.

RECOMMENDATIONS:

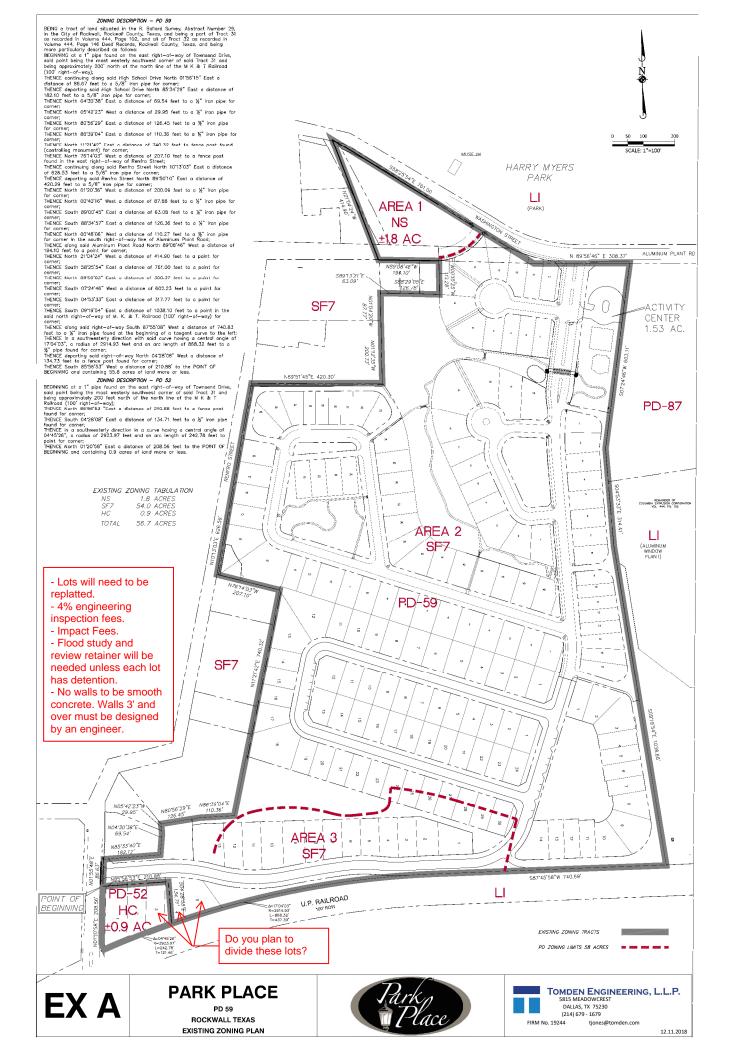
Should the Planning and Zoning Commission choose to recommend approval of the applicant's request to amend Planned Development District 59 (PD-59) to incorporate a 0.786-acre tract of land for Residential-Office (RO) District land uses, staff would propose the following conditions of approval:

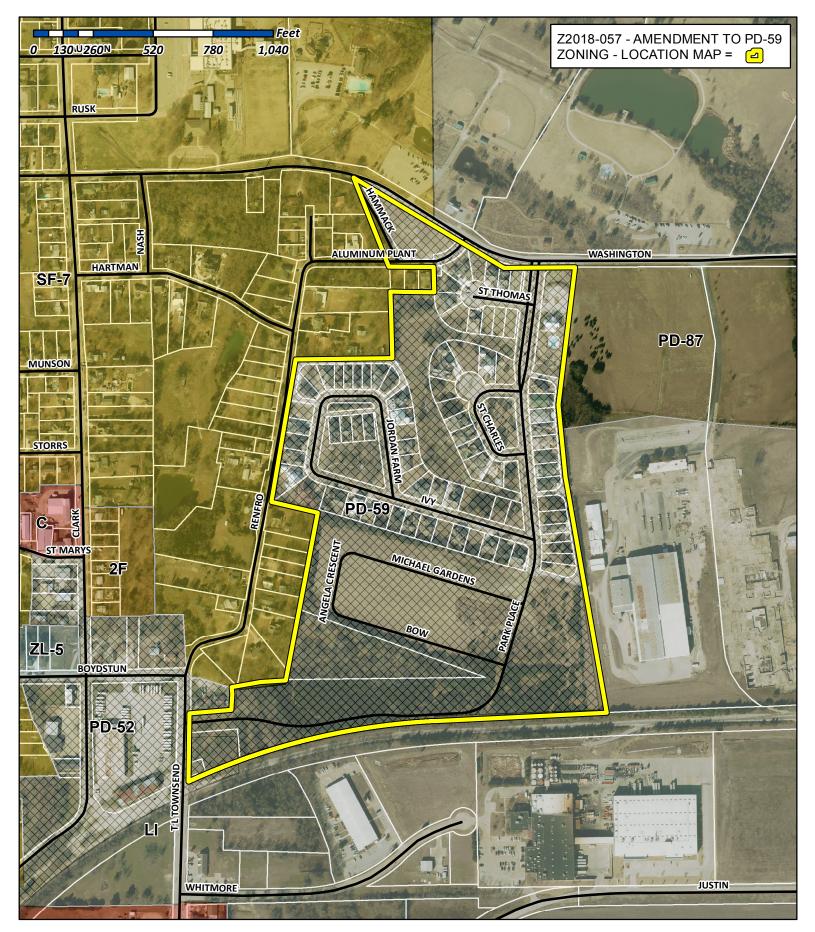
- 1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development District* ordinance;
- 2) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a <u>Medium-Density Residential</u> designation to a <u>Live/Work</u> designation; and
- 3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Project Plan Review History



Project Number Project Name Type Subtype Status	Z2018-057 Amendment to PD-59 ZONING PD Staff Review		Owner Applicant		IBIA EXTRUSION IBIA EXTRUSION		Applied 12/14/2018 LM Approved Closed Expired Status
Site Address 305 PARK PLACE		City, State Zip ROCKWALL, TX	75087				Zoning
Subdivision PARK PLACE WEST	PH II ADDITION	Tract 2		Block X	Lot No 2	Parcel No 4621-000X-0	General Plan 0002-00-0R
Type of Review / No	tes Contact	Sent Du	e Receiv	ved	Elapsed Status		Remarks
BUILDING	Russell McDowell	12/18/2018 12,	/25/2018 12/18	3/2018	APPRC	VED	
- Impact Fees. - Flood study ar	to be replatted. g inspection fees. nd review retainer will be r smooth concrete. Walls 3		lot has detenti designed by an	on. engineer.	13 COMN	-	
PLANNING Z2018-057 Ame Please address I.1 This is a rec purpose of inco Survey, Abstrac located betwee I.2 For questio M.3 For referen M.4 Please revie I.5 Staff has id	rporating a 0.786-acre trac t No. 29, City of Rockwall, I on W. Washington Street ar ons or comments concernin ice, include the case numb ew the attached draft ordi entified the aforemention mation that is requested b	12/14/2018 12, M= Mandatory Com umbia Developmen ct of land for Reside Rockwall County, Te nd T. L. Townsend E ng this case, please er (Z2018-057) in th nance prior to the J ed items necessary by January 3, 2019.	/21/2018 12/27 ments; I = Infor t Company, LLC ential-Office (RC exas, zoned Plan Drive. contact Korey I he lower right h anuary 15, 201 to continue the	7/2018 mational for the ap) District nned Deve Brooks in f and corne 9 Planning e submitta	13 COMM Comments). pproval of an ame land uses being a elopment District the Planning Dep er of all pages on g & Zoning Comm al process. Please	IENTS endment to Plan 56.586-acre trac 52 (PD-52) and F artment at (972) future submittal ission meeting. e make these rev	Comments ned Development District 59 (PD-59) for the ct of land identified as a portion of R. Ballard Planned Development District 59 (PD-59), 772-6434 or email kbrooks@rockwall.com. s. isions and corrections, and provide any ary 2, 20019. The Planning and Zoning





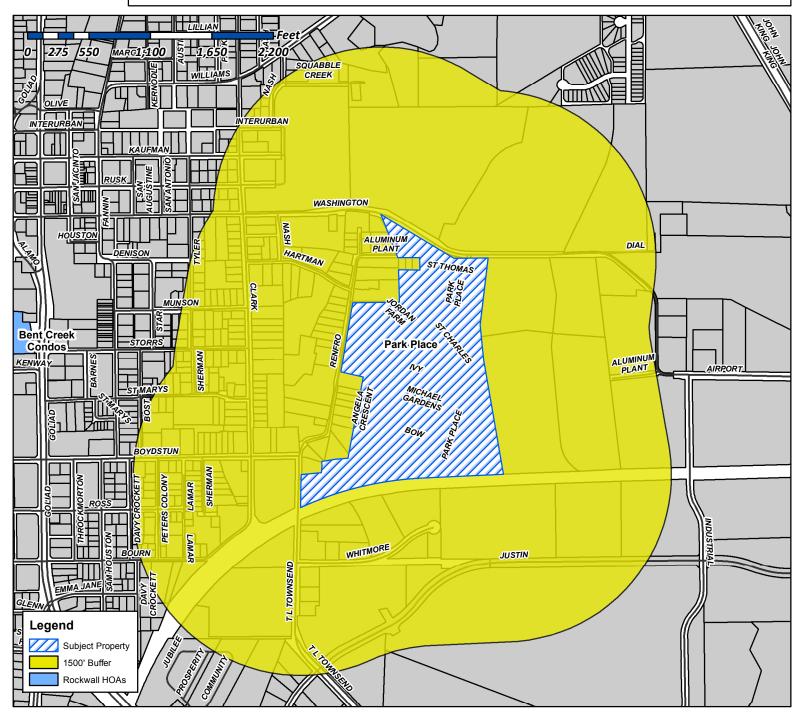


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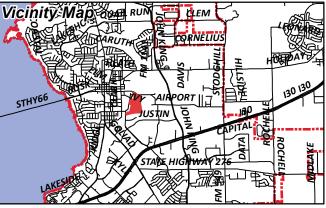
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.





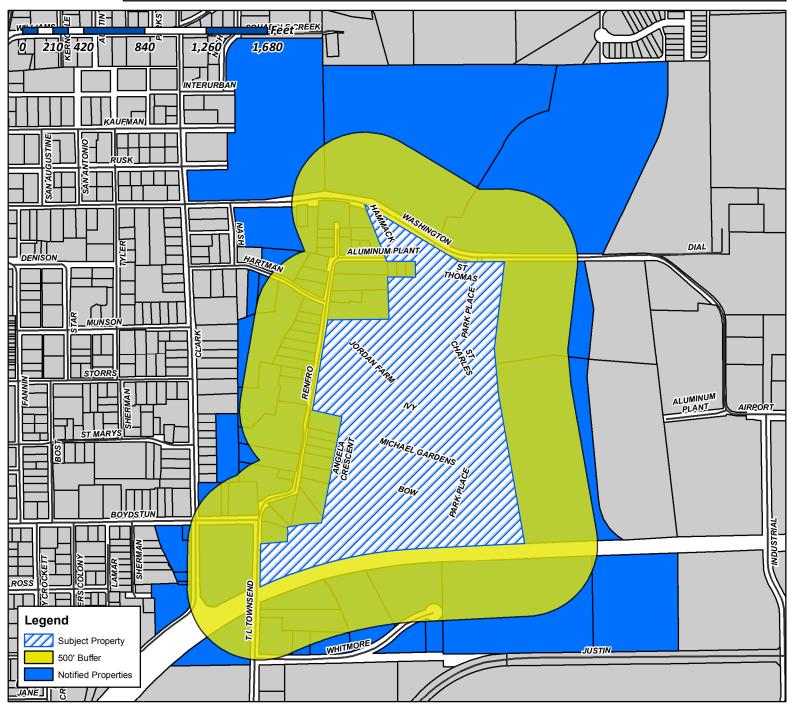
Case Number:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



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Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT 1001 ST CHARLES CT ROCKWALL, TX 75087

TROSPER MARK AND GLORIA 1007 ST. CHARLES CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1009 IVY LN ROCKWALL, TX 75087

MOORE BECKY INEZ AND CYNTHIA ANN HUDDLESTON 1014 IVY LN ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA 1020 IVY LANE ROCKWALL, TX 75087

LEWIS WANDA C 1023 SAINT THOMAS CT ROCKWALL, TX 75087

IVEY BRUCE AND TINA 1026 ST THOMAS CT ROCKWALL, TX 75087

BCL REAL ESTATE LLC 103 GROSS RD MESQUITE, TX 75149

FIELDS SHAY AND JONI 1032 ST CHARLES COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087 CURRENT RESIDENT 1002 ST CHARLES CT ROCKWALL, TX 75087

CURRENT RESIDENT 1008 ST CHARLES CT ROCKWALL, TX 75087

ROCKWALL COUNTY C/O COUNTY TREASURER 101 E RUSK ST SUITE 101 ROCKWALL, TX 75087

CURRENT RESIDENT 1015 ST CHARLES CT ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A 1020 SAINT CHARLES CT ROCKWALL, TX 75087

> FECHT JARED W & JULIE 1026 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1027 IVY LN ROCKWALL, TX 75087

CONFIDENTIAL 1031 SAINT THOMAS COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO 1035 SAINT THOMAS CT ROCKWALL, TX 75087 TENNEY LYNN H III AND CHRISTINE L 1002 IVY LN ROCKWALL, TX 75087

> RIPP KEEGAN & NICOLA 1008 IVY LANE ROCKWALL, TX 75087

CURRENT RESIDENT 1014 ST CHARLES CT ROCKWALL, TX 75087

BUCKNER DANA RENEE 1015 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1021 IVY LN ROCKWALL, TX 75087

YOUNG PHIL & KATHY 1026 SAINT CHARLES COURT ROCKWALL, TX 75087

FOX DENNIS AND KAREN 1027 ST THOMAS CT ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L 1032 IVY LANE ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1038 ST THOMAS CT ROCKWALL, TX 75087

ALMQUIST DANA **1038 IVY LANE** ROCKWALL, TX 75087

CURRENT RESIDENT 1042 ST THOMAS CT ROCKWALL, TX 75087

CURRENT RESIDENT 1046 ST CHARLES CT ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA 114 MISCHIEF LN ROCKWALL, TX 75032

> **OLIVARES JAIME** 1209 QUAIL DR GARLAND, TX 75040

ARCHULETA JOSEPH AND KATHY 1403 ST THOMAS ROCKWALL, TX 75087

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> CURRENT RESIDENT 202 HAMMACK LN ROCKWALL, TX 75087

> CURRENT RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

> POWELL SEAN DAVID 208 DWYER CT ROCKWALL, TX 75032

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1250 JUSTIN RD ROCKWALL, TX 75087

CHADICK CABE

VRANA MARK AND PAM VRANA 1650 JOHN KING BLVD APT 3107 ROCKWALL, TX 75032

> CURRENT RESIDENT 202 RENFRO ST ROCKWALL, TX 75087

CANNEDY ELIZABETH R AND RANDY D 206 RENFRO ST ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD PARTNERSHIP 210 GLENN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 1040 ST CHARLES CT ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY 1044 IVY LN ROCKWALL, TX 75087

> CONFIDENTIAL 1050 IVY LANE ROCKWALL, TX 75087

> CURRENT RESIDENT 1200 E WASHINGTON ROCKWALL, TX 75087

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> HOGUE MIKE AND VICKY 1498 HUBBARD DR FORNEY, TX 75126

LAKEVIEW SUMMIT PROPERTIES LLC 1870 HILLCROFT DR ROCKWALL, TX 75087

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> CURRENT RESIDENT 207 S NASH ST ROCKWALL, TX 75087

P & P ENTERPRISES 230 MYERS RD HEATH, TX 75032

1403 WINDSOR DRIVE MCKINNEY, TX 75070

CURRENT RESIDENT

SHERMAN JOCELYN D 233 WILLINGHAM DR COPPELL, TX 75019

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> **GLASS JO KAY HARRIS** 301 MEADOWDALE ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 305 PARK PLACE BLVD ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA 3150 HAYS LN ROCKWALL, TX 75087

> CURRENT RESIDENT 369 JORDAN FARM CIR ROCKWALL, TX 75087

JOHNSON JENNIFER 377 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 385 JORDAN FARM CIR ROCKWALL, TX 75087

PEURIFOY REBECCA **393 JORDAN FARM CIR** ROCKWALL, TX 75087

CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

JOE & DAVID TACOS LTD 2455 RIDGE RD #135 ROCKWALL, TX 75087

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CHERRY JOHN T **303 RENFRO STREET** ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 305 RENFRO ST ROCKWALL, TX 75087

> **BUCHANAN DAVID** 365 JORDAN FARM CIRCLE

> CLINE DAVID W AND INA L **373 JORDAN FARM CIRCLE** ROCKWALL, TX 75087

CURRENT RESIDENT 381 JORDAN FARM CIR ROCKWALL, TX 75087

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

BIETENDORF 397 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 402 RENFRO ST ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 305 PARK PLACE ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI 309 GLENN AVE ROCKWALL, TX 75087

STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

CAVAZOS BRUNO III AND STACI 389 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 400 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 404 RENFRO ST ROCKWALL, TX 75087

CITY OF ROCKWALL

BIETENDORF GUY A AND CYNTHIA K

ROCKWALL, TX 75087

FREDERICK MARSHA 405 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 408 JORDAN FARM CIR ROCKWALL, TX 75087

KESSLAR MARILYNN 411 JORDAN FARM CIRCLE ROCKWALL, TX 75087

FLYNT GARY & NANCY 414 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 420 JORDAN FARM CIR ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

WALKER ANTHONY W AND JENNIFER 426 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 434 JORDAN FARM CIR ROCKWALL, TX 75087

KRAEMER TERESA A 4525 COLE AVENUE #1105 DALLAS, TX 75205

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 BARRON GARY S AND DELL S 405 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 408 RENFRO ST ROCKWALL, TX 75087

JONES KENNETH AND CINDY 411 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 417 JORDAN FARM CIR ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE 420 JORDAN FARM CIRLCE ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY FAMILY TRUST STEPHEN P AND MARTHA RADNEY 429 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 435 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 500 RENFRO ST ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 CURRENT RESIDENT 406 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 410 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 412 RENFRO ST ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE 417 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M 423 JORDAN FARM CIR ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD C/O GENESEE & WYOMING RAILROAD 425 E SOUTHLAKE BLVD #100 SOUTHLAKE, TX 76092

> MORGAN WILBUR J AND NANCY F 429 PARK PLACE BLVD ROCKWALL, TX 75087

> > ROLLINS DANNY & JONNA 4505 LAKE HILL DR ROWLETT, TX 75089

LOVOI JOSEPH J SR AND VELMA J 501 PARK PLACE BLVD ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 WARDELL JOHN P AND JULIE ANN C 506 RENFRO STREET ROCKWALL, TX 75087

GARCIA MELISSA P AND JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS 513 PARK PLACE BLVD ROCKWALL, TX 75087

> CURRENT RESIDENT 523 PARK PLACE BLVD ROCKWALL, TX 75087

> HENRY PATRICIA A 541 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN 603 S GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 607 PARK PLACE BLVD ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 613 PARK PLACE BLVD ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032 CURRENT RESIDENT 507 RENFRO ST ROCKWALL, TX 75087

HOGUE ALLEN 513 RIDGEVIEW DR ROCKWALL, TX 75087

PROPER GROUP, LLC 5250 TX-78 SUITE 750-299 SACHSE, TX 75048

DUKE JERI L 5911 PINEY BIRCH COURT KINGWOOD, TX 77345

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D 605 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 702 S CLARK ST ROCKWALL, TX 75087 RASMUSSEN MICHAEL AND DELILA RASMUSSEN 507 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 5205 S FM 549 ROCKWALL, TX 75032

> CURRENT RESIDENT 535 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 PARK PLACE BLVD ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M LIFE ESTATE 602 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 606 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO STREET ROCKWALL, TX 75087

> CURRENT RESIDENT 703 TOWNSEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 703 E BOYSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 707 TOWNSEND ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 720 E WASHINGTON ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 801 E WASHINGTON ST ROCKWALL, TX 75087

> VARNER ROBERT R JR & GLEN COX 815 TL TOWNSEND ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087

> HARRILL EVELYN 892 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 CURRENT RESIDENT 705 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 707 S CLARK ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087

> CURRENT RESIDENT 724 E WASHINGTON ST ROCKWALL, TX 75087

WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087

> POOL STOP INC 838 STEGER TOWN RD ROCKWALL, TX 75032

> CURRENT RESIDENT 886 IVY LN ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE LISA JANE BAKER & DONALD KIRK RAGSDALE 895 IVY LN ROCKWALL, TX 75087

> WILLMON WENDY LYNN 904 ALUMINUM PLANT RD ROCKWALL, TX 75087

BENEDETTO MATT 907 W HOLIDAY RD ROCKWALL, TX 75087 CURRENT RESIDENT 706 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 709 E BOYDSTUN AVE ROCKWALL, TX 75087

HOOVER LINDA WEST-716 HARTMAN STREET ROCKWALL, TX 75087

DANIEL MICHAEL D 801 ALUMINUM PLANT RD ROCKWALL, TX 75087

CURRENT RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 8718 CLEARLAKE DR ROWLETT, TX 75088

OGDEN DONNA AND WENDELL 891 IVY LN ROCKWALL, TX 75087

> MASON MARSHA 901 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 905 IVY LN ROCKWALL, TX 75087

MOORE CONNIE JO 908 COUNTRY CLUB DR HEATH, TX 75032 **BUCHANAN BARRY D & MELISSA M** 908 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 920 WHITEMORE ROCKWALL, TX 75087

RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

> COX STEPHEN M/R , тх

PODINA HERB AND LAURA PO BOX 1586 ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB PO BOX 462311 GARLAND, TX 75046

CURRENT RESIDENT 914 IVY LN ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO 930 WHITMORE DRIVE ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K 995 ST CHARLES CT ROCKWALL, TX 75087

> CCO TRANSFERS LLC ATTN; PROPERTY TAX DEPT P.O. BOX 7467 CHARLOTTE, NC 28241

> > PO BOX 38 ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L PO BOX 761 ROCKWALL, TX 75087

CURRENT RESIDENT 915 WHITMORE ROCKWALL, TX 75087

> CURRENT RESIDENT 930/1250 JUSTIN RD ROCKWALL, TX 75087

HITT FLOYD ESTATE DOROTHY SUE HITT MATTHIES AND LYNDEL RAY TIPTON JR INDEPENDENT CO **EXECUTORS 7836 YAMINI DR** DALLAS, TX 75230

CCO TRANSFERS LLC

ATTN; PROPERTY TAX DEPT

P.O. BOX 7467

CHARLOTTE, NC 28241

MISHLER MICHAEL L AND RHONDA

ALLISON DEANNA JO PO BOX 1624 ROCKWALL, TX 75087



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

Case No. Z2018-057: Amendment to PD-59

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend 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**, **1/15/2019** at **6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday**, **1/22/2019** 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 1/22/2019 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. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

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

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

an a curvet resident of Park Place. I believe nis request by Bill Bricker 's Columbia Should be ranted as Bill has dure a great job developing Park Place. Shay A. Frelds 1032 St. Charles Ct - Rockwall Name: Address:

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

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Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

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

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

am familar with the details of the zoning change equest and am in favor of it. It is a good change In the neighborhood of Park Place. Sarry Berekenan BARRY BUCHAMAN 908 Ivy IN, Rochwall, TX 75087 Name: Address:

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

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PLEASE RETURN THE BELOW FORM

Case No. Z2018-057: Amendment to PD-59

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:

Dennis Fox 1027 St Thomas

Rockwall

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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Michael Rasmussen

To: Subject: planning@rockwall.com Subject: Case No Z2018-057 PZ 1/15 City Council 1/22

Expires:

Thursday, January 17, 2019 12:00 AM

Korey Brooks <u>planning@rockwall.com</u> Rockwall Planning and Zoning Dept 385 S. Goliad Street Rockwall, TX 75087

Subject: Case No Z2018-057 PZ 1/15 City Council 1/22 Request to consider Bill Bricker of Columbia Development amendment to add .786 acre tract of land.....

I am in agreement to the proposed change adding additional acreage and RO (Residential Office) designation to new addition. <u>However in addition it should be noted that</u> <u>Mr. Bricker has indicated simultaneously removing</u> the existing 20 lots currently designated as LW (See Item A Below)
 I do not see this language in the zoning notice.

A) "At the same time we will remove the LW from the 20 lots in the current Ph III, so that at no time in the future can the use be office or commercial related."

Original Request Sent to HOA From Mr. Bricker

3) "Our case is simple. I want to bring this acre of HC land into Park Place as Residential Office (RO) use. It will be combined with one lot on the south side of Park Place Blvd to create a total of 5 lots. RO zoning is the new name which is a more restrictive designation for LW and is the same as the zoning for the North Goliad district. This RO area along Goliad is looking nice, and has some very compatible uses with surrounding residential homes. In bringing them into the HOA, we will control the architecture and the buildings will look to be Park Place homes."

Respectfully, Michael Rasmussen 507 Park Place Blvd Rockwall TX 75087



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

Case No. Z2018-057: Amendment to PD-59

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

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Sincerely,

Ryan Miller, AICP Director of Planning & Zoning



- See Attached Letter



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

Name:

Address:

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Ryan Miller, AICP Director of Planning & Zoning





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

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

3ROAT Rom!

John WARDON OWNER 506 RENERO, ROCKWALL, TX 75087 Name: Address:

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

EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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Case No. Z2018-057: Amendment to PD-59

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.

GREAT PLAN

Name:

Address:

JOHN WARDELL, RESIDENT 880 INY, ROCKENAU, TX, 75087

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

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

Impro	res The subprision.	A REAL PROPERTY AND
C Same		
		The second se
Name:	mike Mishler	
Address:	Mike Mishler 1009 Toy In. Poetwell, TX	75087

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MALA Name: ONWAN Address: FARM LIRCLE NDDAN

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Columbia Development Company, L.L.C. 305 Park Place Blvd. Rockwall, Texas 75087 Tel 972.722.2439 Cell 214.801.6157 *bill@parkplacerockwall.com*

December 28, 2018

City of Rockwall 385 S. Goliad St Rockwall, TX 75087

Columbia Development Company, LLC is requesting a zoning case to amend and add some desired uses for Park Place West. There are two driving thoughts behind this request.

One, to bring a tract of land currently zoned as PD-52 which is generally Heavy Commercial (HC) into the PD_59 of Park Place. This will allow restricting uses to be more compatible with Park Place residents and residential development and at the same time allow controlled live/work units as well as some commercial use. These lots would be part of the HOA and be subject to HOA approval as far as the designs.

The second is to remove the Area 3 commercial use from PD-59 on up to 19 lots leaving them as residential lots only. Original planning for Ph III included this "Live/Work" component as this was a popular idea. As time has passed and the demand for Park Place residential lots is strong enough, I feel the Live/Work use would be incompatible with the balance of the community.

By rezoning the area we will eliminate potential unwanted use of some of the lots now and in the future while adding a viable and useful area zoned for services to the neighborhood and community.

Sincerely;

Briebes

C.W. Bricker President

ZONING DESCRIPTION - PD 59

more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

distance of 86.67 feet to a 5/8" iron pipe for corner;

182.10 feet to a 5/8" iron pipe for corner;

corner;

corner;

for corner;

corner;

found in the east right-of-way of Renfro Street;

for corner;

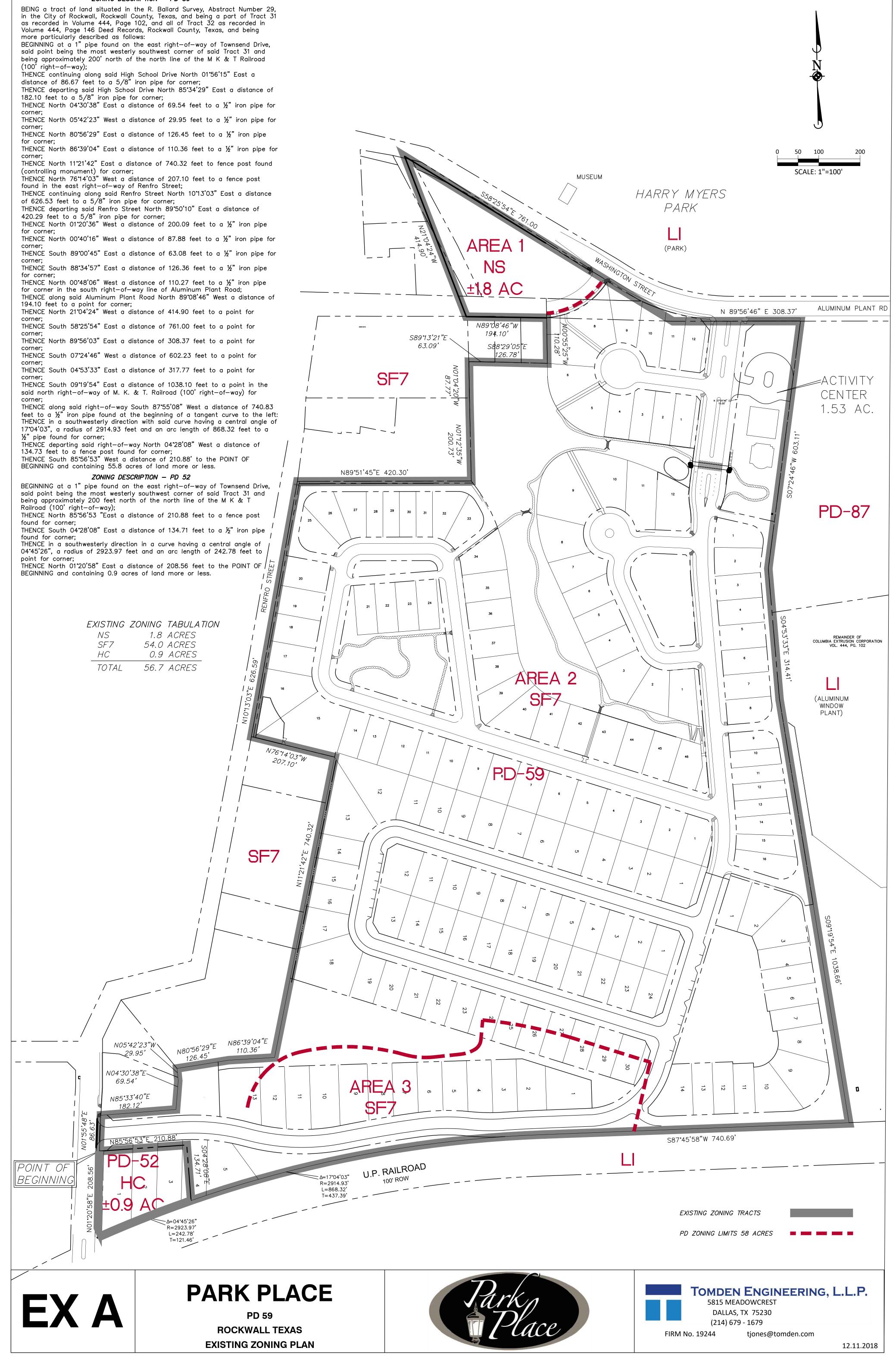
corner;

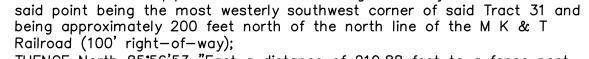
corner;

for corner;

corner;

corner:





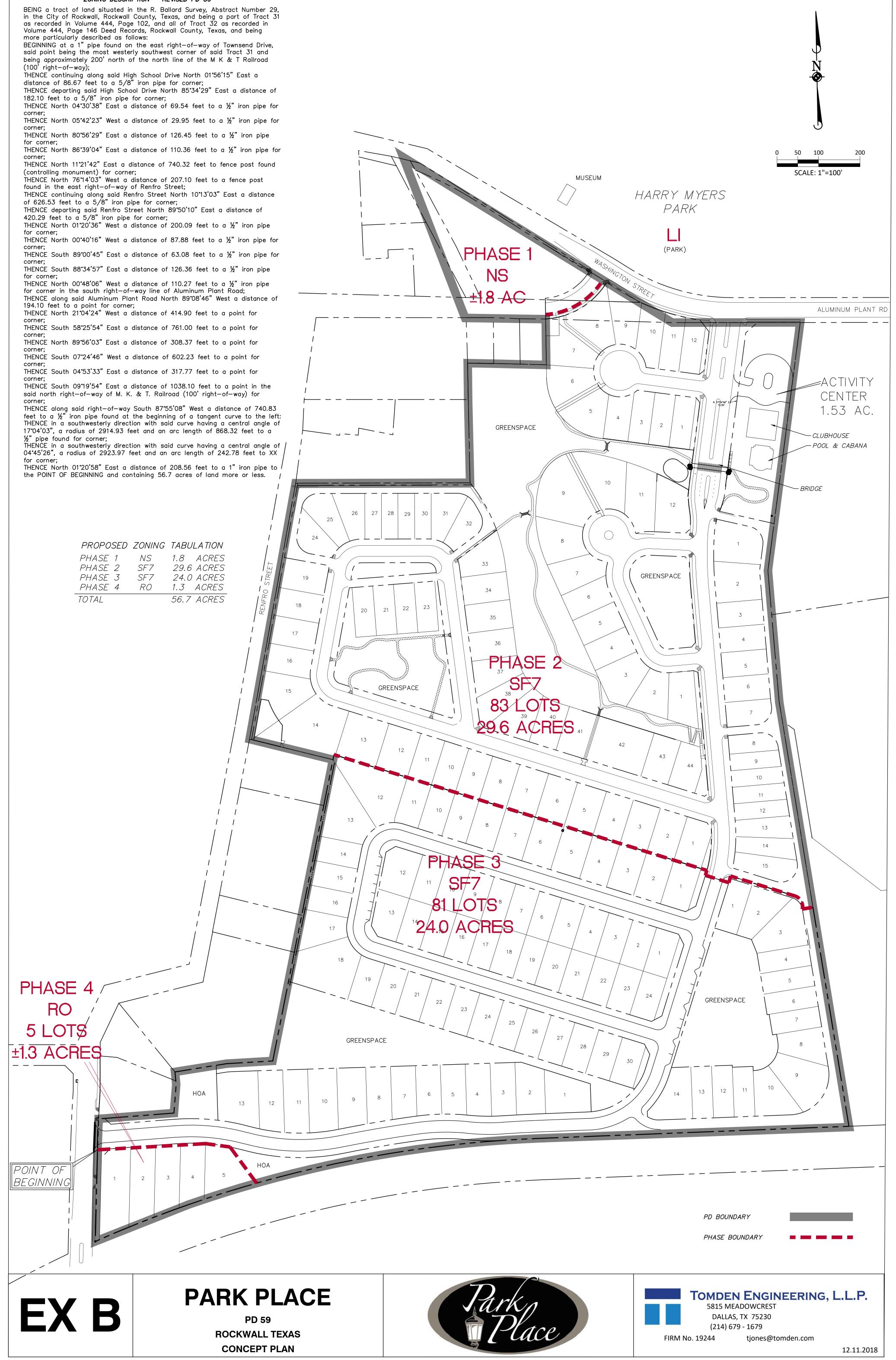
L	AIS HING	ZUNING	TADULATIC
	NS	1.8	ACRES
	SF7	54.0	ACRES
	HC	0.9	ACRES
	ΤΟΤΛΙ	56.7	ACRES

ZONING DESCRIPTION - REVISED PD 59

in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

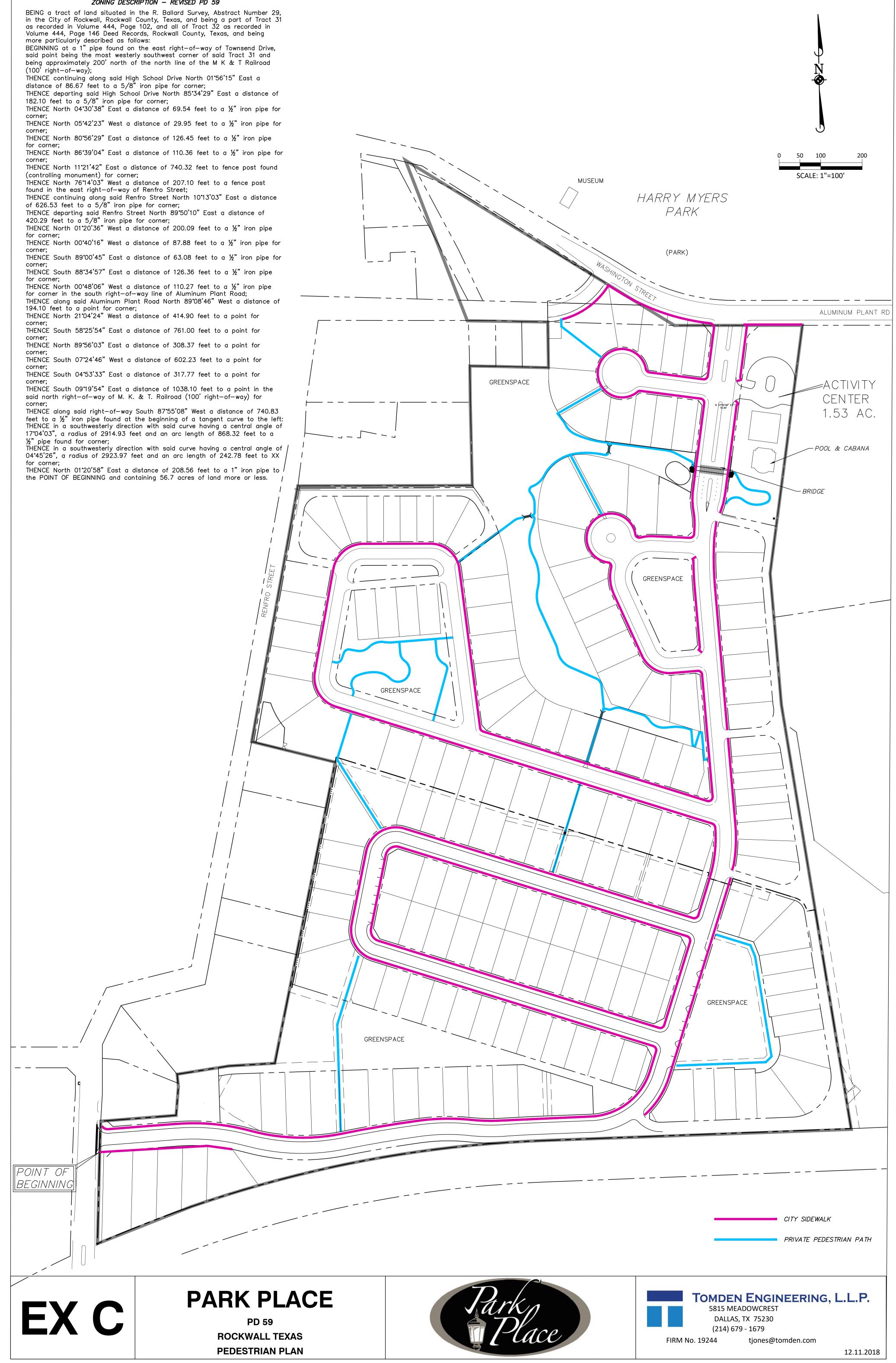
for corner;



ZONING DESCRIPTION - REVISED PD 59

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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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-511 AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY. ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker of Columbia Development Company, LLC, for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses, being a 56.586-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) [*Ordinance No.* 16-45] and Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], located between W. Washington Street and T. L. Townsend Drive and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 's 04-59 and 06-51], Planned Development District 52 (PD-52) [Ordinance No. 16-45], 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* 04-59 and 06-51;

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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by

reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 8. That this ordinance shall take effect immediately from and after its passage;

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

	Jim Pruitt, Mayor	
ATTEST:		
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, <i>City Attorney</i>		
1 st Reading: <u>January 22, 2019</u>		
2 nd Reading: <u>February 4, 2019</u>		
Z2018-057: Amendment to PD-59 Ordinance No. 19-XX; PD-59	Page 2	City of Rockwall,

Texas

Exhibit 'A':

Legal Description

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE deporting said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a 1/2" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a $\frac{1}{2}$ " iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE deporting said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner:

THENCE South 89°00' 45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West o distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24' 46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left;

THENCE in a southwesterly direction with said curve having a central angle of $17^{\circ}04'03''$, a radius of 2914.93 feet and an arc length of 868.32 feet to a $\frac{1}{2}''$ pipe found for corner;

THENCE In a southwesterly direction with sold curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

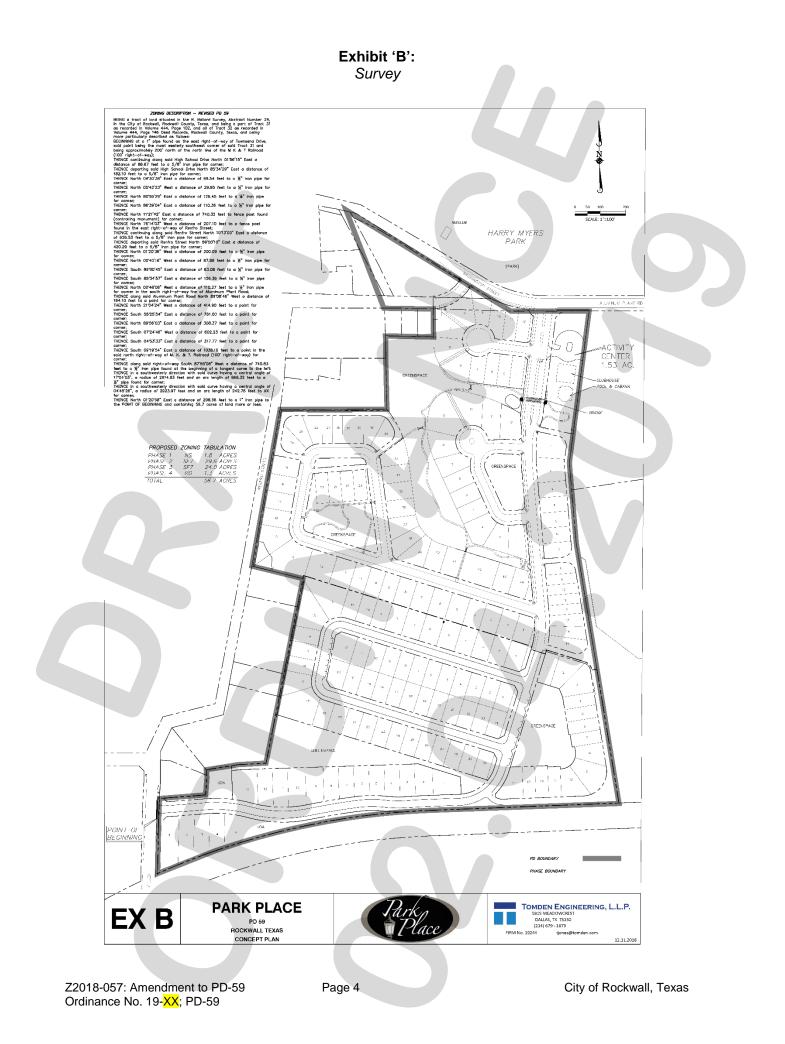
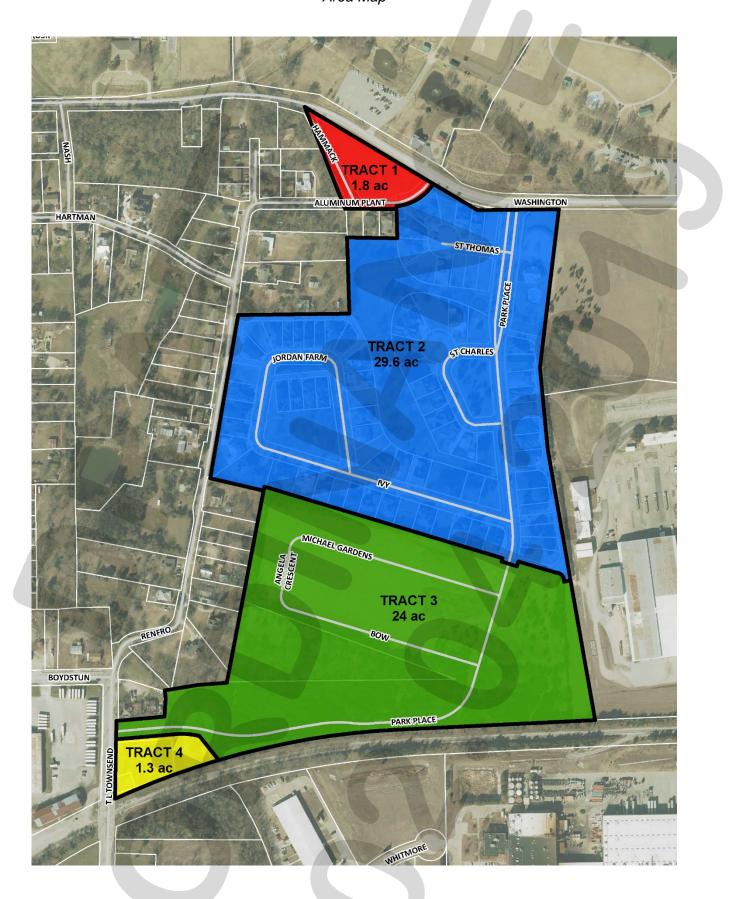


Exhibit 'C': Area Map



Z2018-057: Amendment to PD-59 Ordinance No. 19-XX; PD-59 Page 5

City of Rockwall, Texas

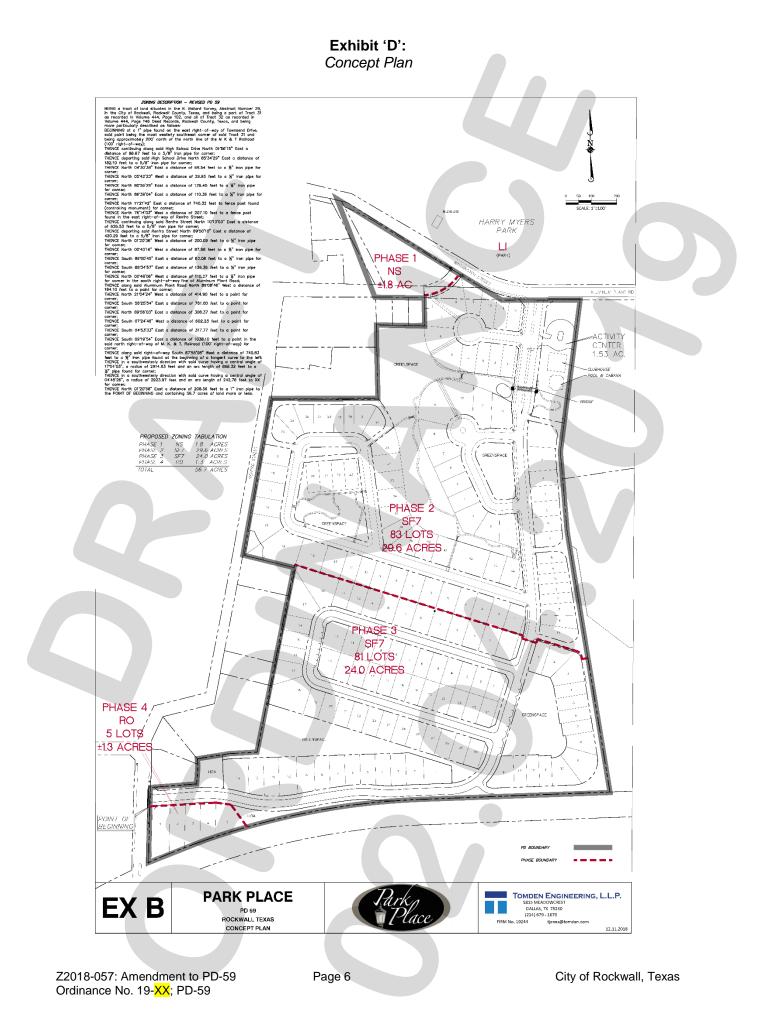
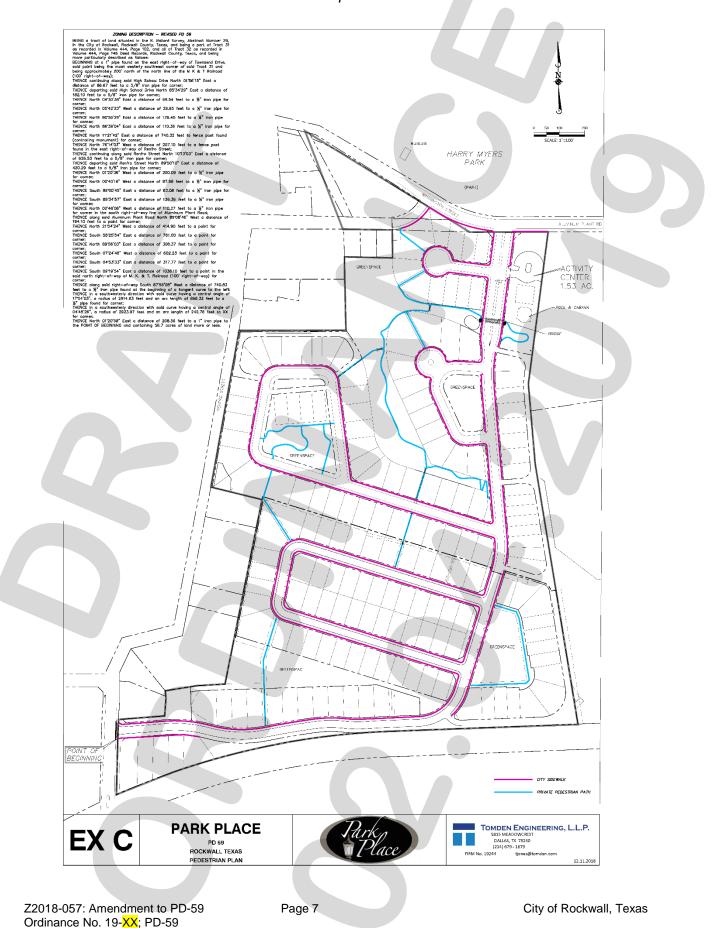


Exhibit 'E': Hardscape Plan



Phases 1-4 (56.586-Acres): Development Standards for all Phases

- (1) *Streetscape Standards.* The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:
 - *(i)* Street Lighting. Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.
 - (ii) Street Signage and Traffic Control. Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.
 - (iii) Street Sections. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.
- (2) *Private Parks and Open Space.* Details for private parks and open space as indicated in *Exhibit 'B'* shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:
 - a. A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.
 - b. All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.
 - c. Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.
 - d. The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.
- (3) *Hardscape.* Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.
- (4) Fence Standards. All fences shall be required to be wrought iron or tubular steel and shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:
 - a. No front yard fences shall be located within a public right-of-way;
 - b. The maximum height for a front yard fence is 42-inches (i.e. 3 ½ feet); and
 - c. All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

(1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Phase 1 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance

No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

(2) Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, Phase 1 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in Table 1, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:

(3)

: 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.

- *Building Standards.* All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
 - (i) Masonry Requirements. 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/or similar cementaceous products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (ii) Roof Design Requirements. All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
 - (iii) Architectural Requirements. All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (4) *Landscape Buffer.* A minimum 10-foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (5) *Signage.* Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (6) *Lighting.* In addition to the outdoor lighting requirements stipulated in Article VII, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property.

Phases 2 & 3: Single-Family 7 (53.6-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- Table 2: SF-7 Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback ^{(2) & (3)}	10'
Minimum Side Yard Setback ⁽⁴⁾	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback (4, 5)	10'
Maximum Lot Coverage	60%

General Notes:

(3)

- 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: The minimum side yard setback for an internal lot or a lot abutting open space is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 15-feet.
- ⁵: Lots with double frontage (*i.e. along Renfro Street*) shall have a minimum rear yard setback of ten (10) feet.
- Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:
 - (i) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (*ii*) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.
 - (iii) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).

- *(iv) Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - d. Such quarters must be ancillary to the primary use
 - e. The area of such quarters shall not exceed 30% of the area of the main structure
 - f. The area of such quarters shall also conform to the maximum lot coverage for the overall lot.
 - g. No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.
 - h. Such quarters shall be designed for the temporary occupancy of guests of the primary dwelling, or as a secondary living unit for the primary dwelling.
- (4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (1.3-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development District Ordinance, *Phase 4* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District standards as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the Phase 4:

- ☑ Accessory Building
- ☑ Convent or Monastery
- ☑ Daycare (7 or more children)
- Residential Care Facility
- ☑ Assisted Living Facility
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility
- ☑ General Retail Store*
- ☑ Group or Community Home
- ☑ Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- Railroad Yard or Shop
- ☑ Studio-Art, Photography, or Music
- ☑ Shoe and Boot Repair and Sales
- ☑ Transit Passenger Facility
- ☑ Antenna, Accessory
- Antenna, Commercial
- ☑ Antenna, Amateur Radio
- Antenna, Dish
- ☑ Wireless Communication Tower
- ☑ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment

Exhibit 'F':

PD Development Standards

Municipally Owned or Controlled Facilities, Utilities, and Uses

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

The following land uses shall be permitted by Specific Use Permit (SUP) on the Phase 4:

- ☑ Daycare (7 or More Children)
- ☑ General Retail Store*
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Private Streets
- Solar Energy Collector Panels and Systems

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

(2)

Density and Dimensional Requirements. Any development on Phase 4 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

Table 3. Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾		60'
Minimum Lot Depth		100'
Minimum Lot Area		6,000 SF
Minimum Front Yard Setback ⁽²⁾		15'
Minimum Side Yard Setback		20'
Minimum Distance Between Buildings		15'
Maximum Height ⁽³⁾		36'
Minimum Rear Yard Setback		20'
Maximum Lot Coverage		60%

General Notes:

: The minimum lot width shall be measured at the Front Yard Building Setback.

: 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 residential-office structure.

(3)

- Building Standards. Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:
 - (i) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.

- (*ii*) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.
- (iii) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).
- *(iv) Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (a) Such quarters must be ancillary to the primary use
 - (b) The area of such quarters shall not exceed 30% of the area of the main structure
 - (c) The area of such quarters shall also conform to the maximum lot coverage for the overall lot.
 - (d) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.
- (5) *Parking Requirements*. Parking requirements for Phase 4 shall be all follows:
 - (i) Two (2) parking spaces per lot for single-family uses.
 - (*ii*) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.

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Exhibit 'G': Conceptual Architectural Styles



Z2018-057: Amendment to PD-59 Ordinance No. 19-XX; PD-59 Page 15

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 01/22/2019

APPLICANT: Bill Bricker, Columbia Development Company, LLC

AGENDA ITEM: Z2018-057; Amendment to Planned Development 59 (PD-59)

SUMMARY:

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

PURPOSE & BACKGROUND:

The subject property is a 0.786-acre tract of land that is located between Washington Street and T. L. Townsend Drive and is currently part of Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses. The tract of land is currently vacant and is adjacent to Planned Development District 59 (PD-59). The applicant is requesting the approval of an amendment to Planned Development District 59 (PD-59) to incorporate the subject property and designate it for Residential-Office (RO) District land uses.

On October 18, 2004, the City Council passed *Ordinance No. 04-59*, establishing Planned Development District 59 (PD-59) as the Park Place Subdivision. In its current configuration, Park Place consists of the following Phases: [1] Phase 1, which is zoned for Neighborhood Services (NS) District land uses; [2] Phase 2, which is zoned for Single-Family 7 (SF-7) District land uses; and [3] Phase 3, which is zoned for Single-Family 7 (SF-7) and Residential-Office (RO) District (*i.e. live/work*) land uses. The applicant is proposing to establish Phase 4 by incorporating the subject property for Residential-Office (RO) District land uses and removing the Residential-Office (RO) District land uses from Phase 3 (*i.e. Phase 3 will only allow SF-7 land uses*). A concept plan has been submitted showing that the new Phase will be adjacent to the western boundary of Phase 3 and will consist of five (5) additional lots accessible via Park Place Boulevard. One (1) of the lots currently exists in Phase 3.

ADJACENT LAND USES AND ACCESS:

The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a vacant tract of land within the Park Place Subdivision followed by several single-family homes. These areas are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, Single-Family 7 (SF-7) District, and Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.
- **South:** Directly south of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land and the Rockwall County maintenance facility.

Beyond this is Whitmore Drive and two (2) commercial businesses (*i.e. Ensearch Bail Bonds and Back Street Salon*). These areas are zoned Commercial (C) District and Light Industrial (LI) District.

- **East:** Directly east of the subject property are several single-family homes within the Park Place Subdivision followed by a horizontal mixed-use development containing residential, retail/office, and industrial land uses (*i.e. Park Station*) that is currently in the development phase. These areas are zoned Planned Development District 59 (PD-59) and Planned Development District 87 (PD-87).
- West: Directly west of the subject property is Townsend Drive, which is identified as an M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This is followed by the RSID bus barn. Beyond this are metal buildings followed by several single-family homes. These areas are zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses and Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE REQUEST:

The applicant has submitted a concept plan and development standards for the existing and proposed Phases of the Park Place Subdivision. The characteristics and development standards for each phase are as follows:

Phase 1: Neighborhood Services (1.8-Acres)

Phase 1 is existing and no changes are being proposed. This phase is subject to the Neighborhood Services (NS) District land uses. A summary of the density and dimensional requirements for *Phase 1* is as follows:

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:

: 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.

Phases 2 & 3: Single-Family 7 (53.6-Acres)

Phases 2 & 3 are existing and both phases allow single-family land uses; however, Phase 3 also allows Residential-Office (RO) District (*i.e. live/work*) land uses. The applicant is proposing to remove the Residential-Office (RO) District land uses from Phase 3, and transition it to Phase 4. This means that Phase 3 will be subject to the Single-Family 7 (SF-7) District land uses. A summary of the density and dimensional requirements for *Phases 2 & 3* are as follows:

Minimum Lot Width ⁽¹⁾	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback ^{(2) & (3)}	10'
Minimum Side Yard Setback ⁽⁴⁾	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'

Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ^(4, 5)	10'
Maximum Lot Coverage	60%

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: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards
- abutting a street, the minimum side yard setback shall be 10-feet.
- ⁵: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

Phase 4 Residential-Office (1.3-Acres)

The proposed Phase 4 will contain approximately five (5) residential-office units and will be designed to a residential scale (*i.e. the buildings will be designed to look like the existing homes within Park Place*). Since the phase will have residential adjacency, the applicant is proposing to prohibit certain uses within Phase 4 (*e.g. assisted living facility, landfill, transit passenger facility, etc.*) and allow other uses (*e.g. general store larger than 2,000 SF, hair salon, office building more than 5,000 SF*) with a Specific Use Permit (SUP). This phase will be subject to the Residential-Office (RO) District land uses with the exception of the uses outlined in the attached ordinance. A summary of the density and dimensional requirements is as follows:

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	10'
Minimum Side Yard Setback	5'
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	60%

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 residential-office structure.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan designates the subject property for <u>Medium-Density Residential</u> land uses, which is characterized as developments containing greater than 2½ units-per-acre, but not higher than three (3) units-per-acre unless an increased amenity is provided, in which event 3½ units-per-acre can be allowed. Should this request be approved, the designation would need to be changed to <u>Live/Work</u> land uses, which is characterized as low-intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties. Although this does not conform to the Future Land Use Plan, given the subject property's current zoning of Heavy Commercial (HC) District, this request will bring the property closer to conformance with the Future Land Use Plan. The change of designation has been made a condition of approval.

STAFF ANALYSIS:

When looking at the applicant's request (*i.e. to amend PD-59 to incorporate a tract of land for residential-office land uses*), the live/work units provide a transition from the single-family residential land uses east of the subject property to the light industrial and heavy commercial land uses to the west of the subject property. The incorporation of the subject property as residential-office units seems to be appropriate given its proximity to the adjacent railroad, does not appear to negatively affect the adjacent properties, and will not preclude the properties from being single-family units.

With that being said, approval of this request is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATION:

On December 28, 2018, staff mailed 194 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had received seven (7) notices in favor and one (1) notice in opposition of this case.

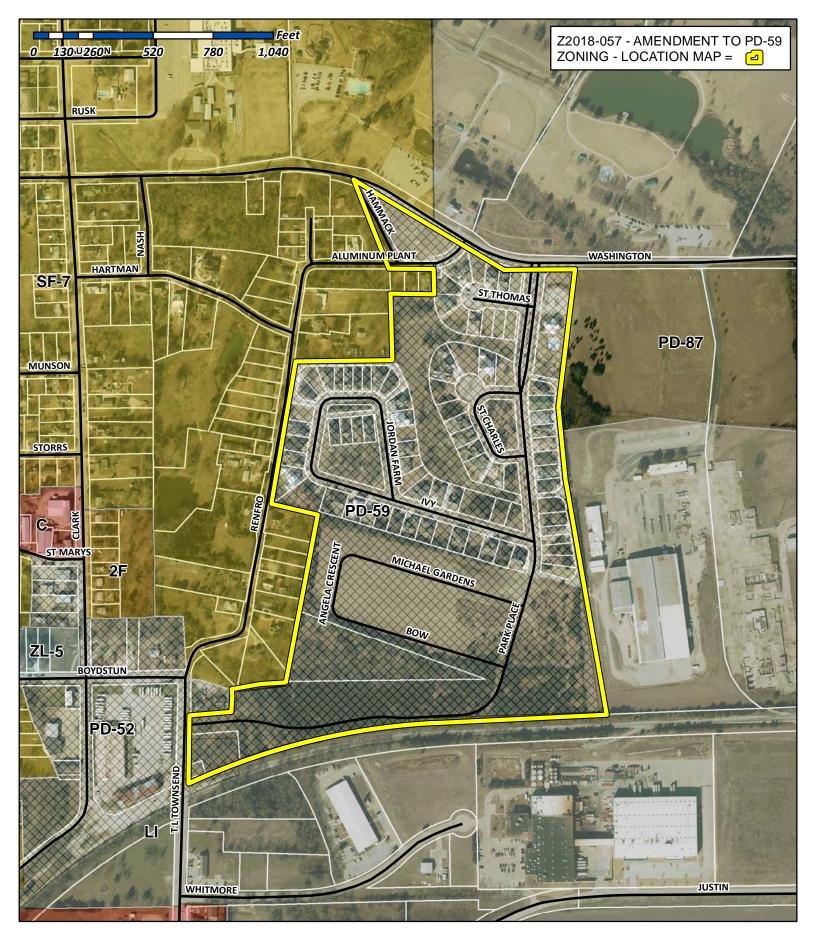
RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request to amend Planned Development District 59 (PD-59) to incorporate a 0.786-acre tract of land for Residential-Office (RO) District land uses, 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) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a <u>Medium-Density Residential</u> designation to a <u>Live/Work</u> designation; and
- 3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On January 15, 2019, the Planning and Zoning Commission's motion to recommend approval of the amendment to Planned Development 59 (PD-59) with staff recommendations passed by a vote of 7-0.





City of Rockwall

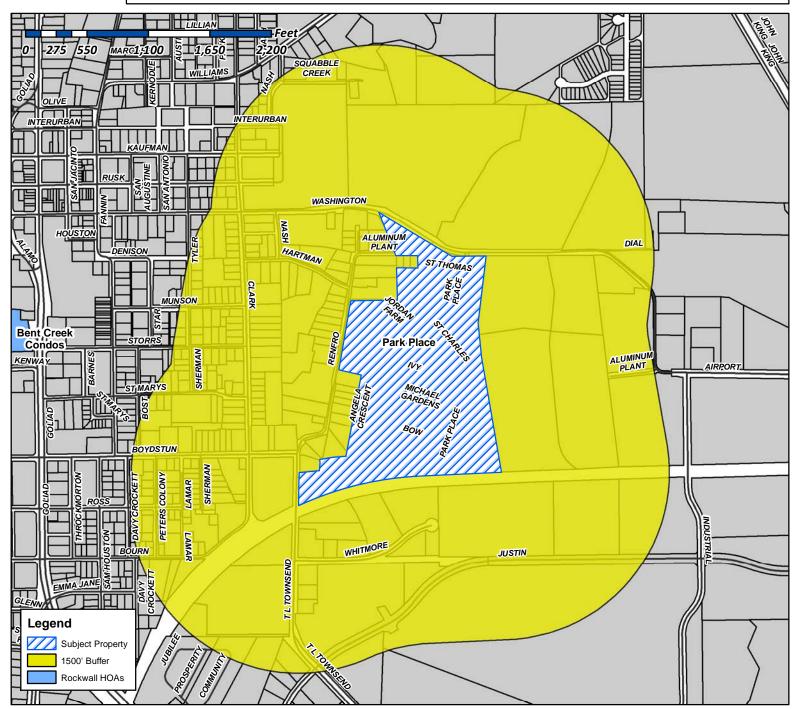
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees.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



City of Rockwall

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Case Number:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

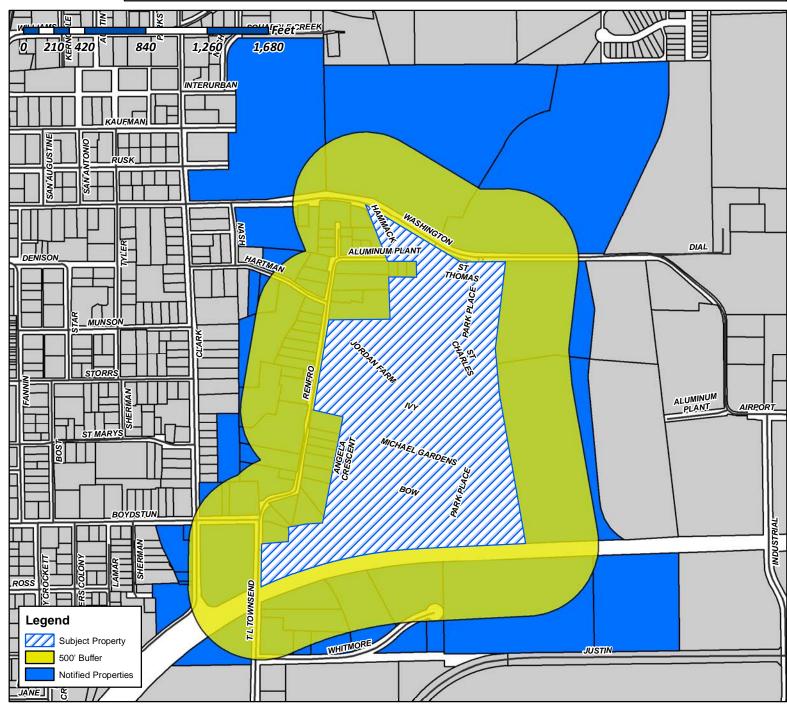
Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com 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:Z2018-057Case Name:Amendment to PD-59Case Type:ZoningZoning:PD-59 & PD-57Case Address:Between W. Washington Street and
T.L. Townsend Drive

Date Created: 12/17/2018 For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT 1001 ST CHARLES CT ROCKWALL, TX 75087

TROSPER MARK AND GLORIA 1007 ST. CHARLES CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1009 IVY LN ROCKWALL, TX 75087

MOORE BECKY INEZ AND CYNTHIA ANN HUDDLESTON 1014 IVY LN ROCKWALL, TX 75087

ARCHER ADAM AND SHAUNA 1020 IVY LANE ROCKWALL, TX 75087

LEWIS WANDA C 1023 SAINT THOMAS CT ROCKWALL, TX 75087

IVEY BRUCE AND TINA 1026 ST THOMAS CT ROCKWALL, TX 75087

BCL REAL ESTATE LLC 103 GROSS RD MESQUITE, TX 75149

FIELDS SHAY AND JONI 1032 ST CHARLES COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087 CURRENT RESIDENT 1002 ST CHARLES CT ROCKWALL, TX 75087

CURRENT RESIDENT 1008 ST CHARLES CT ROCKWALL, TX 75087

ROCKWALL COUNTY C/O COUNTY TREASURER 101 E RUSK ST SUITE 101 ROCKWALL, TX 75087

CURRENT RESIDENT 1015 ST CHARLES CT ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A 1020 SAINT CHARLES CT ROCKWALL, TX 75087

> FECHT JARED W & JULIE 1026 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1027 IVY LN ROCKWALL, TX 75087

CONFIDENTIAL 1031 SAINT THOMAS COURT ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

JOHNSON RICHARD ERIC AND DIANNA MUNRO 1035 SAINT THOMAS CT ROCKWALL, TX 75087 TENNEY LYNN H III AND CHRISTINE L 1002 IVY LN ROCKWALL, TX 75087

> RIPP KEEGAN & NICOLA 1008 IVY LANE ROCKWALL, TX 75087

CURRENT RESIDENT 1014 ST CHARLES CT ROCKWALL, TX 75087

BUCKNER DANA RENEE 1015 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 1021 IVY LN ROCKWALL, TX 75087

YOUNG PHIL & KATHY 1026 SAINT CHARLES COURT ROCKWALL, TX 75087

FOX DENNIS AND KAREN 1027 ST THOMAS CT ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L 1032 IVY LANE ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST EDWINA W EDWARDS TRUSTEE 1034 ST THOMAS CT ROCKWALL, TX 75087

> CURRENT RESIDENT 1038 ST THOMAS CT ROCKWALL, TX 75087

ALMQUIST DANA **1038 IVY LANE** ROCKWALL, TX 75087

CURRENT RESIDENT 1042 ST THOMAS CT ROCKWALL, TX 75087

CURRENT RESIDENT 1046 ST CHARLES CT ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA 114 MISCHIEF LN ROCKWALL, TX 75032

> **OLIVARES JAIME** 1209 QUAIL DR GARLAND, TX 75040

ARCHULETA JOSEPH AND KATHY 1403 ST THOMAS ROCKWALL, TX 75087

TAH MS BORROWER LLC C/O TRICON AMERICAN HOMES LLC **1508 BROOKHOLLOW DRIVE** SANTA ANA, CA 92705

> CURRENT RESIDENT 202 HAMMACK LN ROCKWALL, TX 75087

> CURRENT RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

> POWELL SEAN DAVID 208 DWYER CT ROCKWALL, TX 75032

BEER TERRY L AND CYNTHIA OLSON 1039 ST THOMAS CT ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD 1044 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1046 ST THOMAS CT ROCKWALL, TX 75087

TUCKER JANA 120 PLEASANT HILL LN FATE, TX 75189

1250 JUSTIN RD ROCKWALL, TX 75087

CHADICK CABE

VRANA MARK AND PAM VRANA 1650 JOHN KING BLVD APT 3107 ROCKWALL, TX 75032

> CURRENT RESIDENT 202 RENFRO ST ROCKWALL, TX 75087

CANNEDY ELIZABETH R AND RANDY D 206 RENFRO ST ROCKWALL, TX 75087

RIJU LTD PARTNERSHIP, A TEXAS LTD PARTNERSHIP 210 GLENN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 1040 ST CHARLES CT ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY 1044 IVY LN ROCKWALL, TX 75087

> CONFIDENTIAL 1050 IVY LANE ROCKWALL, TX 75087

> CURRENT RESIDENT 1200 E WASHINGTON ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD 131 COPTER LN FATE, TX 75189

> HOGUE MIKE AND VICKY 1498 HUBBARD DR FORNEY, TX 75126

LAKEVIEW SUMMIT PROPERTIES LLC 1870 HILLCROFT DR ROCKWALL, TX 75087

> CURRENT RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 207 S NASH ST ROCKWALL, TX 75087

P & P ENTERPRISES 230 MYERS RD HEATH, TX 75032

1403 WINDSOR DRIVE MCKINNEY, TX 75070

CURRENT RESIDENT

SHERMAN JOCELYN D 233 WILLINGHAM DR COPPELL, TX 75019

PIGEON MICHAEL AND COLLEEN 2603 W 10TH ST DALLAS, TX 75211

> **GLASS JO KAY HARRIS** 301 MEADOWDALE ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC ATTN BILL BRICKER 305 PARK PLACE BLVD ROCKWALL, TX 75087

COX GERALD GLEN & ROSALBA 3150 HAYS LN ROCKWALL, TX 75087

> CURRENT RESIDENT 369 JORDAN FARM CIR ROCKWALL, TX 75087

JOHNSON JENNIFER 377 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 385 JORDAN FARM CIR ROCKWALL, TX 75087

PEURIFOY REBECCA **393 JORDAN FARM CIR** ROCKWALL, TX 75087

CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

JOE & DAVID TACOS LTD 2455 RIDGE RD #135 ROCKWALL, TX 75087

CORDOSO FRANCISCO 2848 TANGLEGLEN DR ROCKWALL, TX 75032

CHERRY JOHN T **303 RENFRO STREET** ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 305 RENFRO ST ROCKWALL, TX 75087

> **BUCHANAN DAVID** 365 JORDAN FARM CIRCLE

> CLINE DAVID W AND INA L **373 JORDAN FARM CIRCLE** ROCKWALL, TX 75087

CURRENT RESIDENT 381 JORDAN FARM CIR ROCKWALL, TX 75087

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

BIETENDORF 397 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 402 RENFRO ST ROCKWALL, TX 75087

LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 305 PARK PLACE ROCKWALL, TX 75087

WERCHAN ALLEN AND KELLI 309 GLENN AVE ROCKWALL, TX 75087

STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

CAVAZOS BRUNO III AND STACI 389 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 400 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 404 RENFRO ST ROCKWALL, TX 75087

CITY OF ROCKWALL

BIETENDORF GUY A AND CYNTHIA K

ROCKWALL, TX 75087

FREDERICK MARSHA 405 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 408 JORDAN FARM CIR ROCKWALL, TX 75087

KESSLAR MARILYNN 411 JORDAN FARM CIRCLE ROCKWALL, TX 75087

FLYNT GARY & NANCY 414 JORDAN FARM CIRCLE ROCKWALL, TX 75087

CURRENT RESIDENT 420 JORDAN FARM CIR ROCKWALL, TX 75087

STANLEY STEVE AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

WALKER ANTHONY W AND JENNIFER 426 JORDAN FARM CIR ROCKWALL, TX 75087

> CURRENT RESIDENT 434 JORDAN FARM CIR ROCKWALL, TX 75087

KRAEMER TERESA A 4525 COLE AVENUE #1105 DALLAS, TX 75205

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 BARRON GARY S AND DELL S 405 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 408 RENFRO ST ROCKWALL, TX 75087

JONES KENNETH AND CINDY 411 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 417 JORDAN FARM CIR ROCKWALL, TX 75087

HOWARD DALE E AND JOYCE 420 JORDAN FARM CIRLCE ROCKWALL, TX 75087

STANLEY STEVEN B AND ROBIN 423 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY FAMILY TRUST STEPHEN P AND MARTHA RADNEY 429 JORDAN FARM CIRCLE ROCKWALL, TX 75087

> CURRENT RESIDENT 435 JORDAN FARM CIR ROCKWALL, TX 75087

CURRENT RESIDENT 500 RENFRO ST ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 CURRENT RESIDENT 406 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 410 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 412 RENFRO ST ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE 417 PARK PLACE BLVD ROCKWALL, TX 75087

RADNEY STEPHEN P AND MARTHA M 423 JORDAN FARM CIR ROCKWALL, TX 75087

DALLAS-GARLAND & NORTHEASTERN RAILROAD C/O GENESEE & WYOMING RAILROAD 425 E SOUTHLAKE BLVD #100 SOUTHLAKE, TX 76092

> MORGAN WILBUR J AND NANCY F 429 PARK PLACE BLVD ROCKWALL, TX 75087

> > ROLLINS DANNY & JONNA 4505 LAKE HILL DR ROWLETT, TX 75089

LOVOI JOSEPH J SR AND VELMA J 501 PARK PLACE BLVD ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL 502 RENFRO ST ROCKWALL, TX 75087 WARDELL JOHN P AND JULIE ANN C 506 RENFRO STREET ROCKWALL, TX 75087

GARCIA MELISSA P AND JOE DOWELL LOFTIS JR AKA JOE DOWELL LOFTIS 513 PARK PLACE BLVD ROCKWALL, TX 75087

> CURRENT RESIDENT 523 PARK PLACE BLVD ROCKWALL, TX 75087

> HENRY PATRICIA A 541 PARK PLACE BLVD ROCKWALL, TX 75087

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CONWAY MICHAEL AND JEAN 603 S GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 607 PARK PLACE BLVD ROCKWALL, TX 75087

HARRINGTON DEBORAH 607 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 613 PARK PLACE BLVD ROCKWALL, TX 75087

KAUFMANN PROPERTIES LLC % DOUGLAS A KAUFMANN 627 SORITA CIR HEATH, TX 75032 CURRENT RESIDENT 507 RENFRO ST ROCKWALL, TX 75087

HOGUE ALLEN 513 RIDGEVIEW DR ROCKWALL, TX 75087

PROPER GROUP, LLC 5250 TX-78 SUITE 750-299 SACHSE, TX 75048

DUKE JERI L 5911 PINEY BIRCH COURT KINGWOOD, TX 77345

CURRENT RESIDENT 601 RENFRO ST ROCKWALL, TX 75087

CALDWELL KEVIN L & LINDA D 605 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVE & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO ST ROCKWALL, TX 75087

CURRENT RESIDENT 702 S CLARK ST ROCKWALL, TX 75087 RASMUSSEN MICHAEL AND DELILA RASMUSSEN 507 PARK PLACE BLVD ROCKWALL, TX 75087

> BLACKWOOD SCOTT W & GLENITA G 5205 S FM 549 ROCKWALL, TX 75032

> > CURRENT RESIDENT 535 PARK PLACE BLVD ROCKWALL, TX 75087

> > CURRENT RESIDENT 601 PARK PLACE BLVD ROCKWALL, TX 75087

HOGUE MARVIN E & JOYCE M LIFE ESTATE 602 RENFRO ST ROCKWALL, TX 75087

> CURRENT RESIDENT 606 RENFRO ST ROCKWALL, TX 75087

GOOD EARTH FUNDING INC 607 HIGHLAND COLONY PKWY SUITE 200 RIDGELAND, MS 39157

> RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

ABBOTT TODD & WHITNEY 619 RENFRO STREET ROCKWALL, TX 75087

> CURRENT RESIDENT 703 TOWNSEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 703 E BOYSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 707 TOWNSEND ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN 712 HARTMAN ST ROCKWALL, TX 75087

> CURRENT RESIDENT 720 E WASHINGTON ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT PUBLIC FACILITY CORP 801 E WASHINGTON ST ROCKWALL, TX 75087

> VARNER ROBERT R JR & GLEN COX 815 TL TOWNSEND ROCKWALL, TX 75087

WARDELL JOHN P & JULIE C 880 IVY LN ROCKWALL, TX 75087

> HARRILL EVELYN 892 IVY LN ROCKWALL, TX 75087

CURRENT RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 CURRENT RESIDENT 705 E BOYDSTUN AVE ROCKWALL, TX 75087

CURRENT RESIDENT 707 S CLARK ROCKWALL, TX 75087

PIERCY DUANE AND JENNIFER 713 HARTMAN ROCKWALL, TX 75087

> CURRENT RESIDENT 724 E WASHINGTON ST ROCKWALL, TX 75087

WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087

> POOL STOP INC 838 STEGER TOWN RD ROCKWALL, TX 75032

> CURRENT RESIDENT 886 IVY LN ROCKWALL, TX 75087

RAGSDALE ELIZABETH J LIFE ESTATE LISA JANE BAKER & DONALD KIRK RAGSDALE 895 IVY LN ROCKWALL, TX 75087

> WILLMON WENDY LYNN 904 ALUMINUM PLANT RD ROCKWALL, TX 75087

BENEDETTO MATT 907 W HOLIDAY RD ROCKWALL, TX 75087 CURRENT RESIDENT 706 S CLARK ST ROCKWALL, TX 75087

CURRENT RESIDENT 709 E BOYDSTUN AVE ROCKWALL, TX 75087

HOOVER LINDA WEST-716 HARTMAN STREET ROCKWALL, TX 75087

DANIEL MICHAEL D 801 ALUMINUM PLANT RD ROCKWALL, TX 75087

CURRENT RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 8718 CLEARLAKE DR ROWLETT, TX 75088

OGDEN DONNA AND WENDELL 891 IVY LN ROCKWALL, TX 75087

> MASON MARSHA 901 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 905 IVY LN ROCKWALL, TX 75087

MOORE CONNIE JO 908 COUNTRY CLUB DR HEATH, TX 75032 BUCHANAN BARRY D & MELISSA M 908 IVY LN ROCKWALL, TX 75087

> CURRENT RESIDENT 920 WHITEMORE ROCKWALL, TX 75087

RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

> COX STEPHEN M/R , TX

PODINA HERB AND LAURA PO BOX 1586 ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB PO BOX 462311 GARLAND, TX 75046 CURRENT RESIDENT 914 IVY LN ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO 930 WHITMORE DRIVE ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K 995 ST CHARLES CT ROCKWALL, TX 75087

> CCO TRANSFERS LLC ATTN; PROPERTY TAX DEPT P.O. BOX 7467 CHARLOTTE, NC 28241

> > ALLISON DEANNA JO

PO BOX 1624

ROCKWALL, TX 75087

HOWELL RONALD L AND MICHELE L PO BOX 761 ROCKWALL, TX 75087 CURRENT RESIDENT 915 WHITMORE ROCKWALL, TX 75087

CURRENT RESIDENT 930/1250 JUSTIN RD ROCKWALL, TX 75087

HITT FLOYD ESTATE DOROTHY SUE HITT MATTHIES AND LYNDEL RAY TIPTON JR INDEPENDENT CO EXECUTORS 7836 YAMINI DR DALLAS, TX 75230

> CCO TRANSFERS LLC ATTN; PROPERTY TAX DEPT P.O. BOX 7467 CHARLOTTE, NC 28241

MISHLER MICHAEL L AND RHONDA PO BOX 38 ROCKWALL, TX 75087



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

Case No. Z2018-057: Amendment to PD-59

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend 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**, **1/15/2019** at **6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday**, **1/22/2019** 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 1/22/2019 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. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

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

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

an a curvet resident of Park Place. I believe nis request by Bill Bricker 's Columbia Should be ranted as Bill has dure a great job developing Park Place. Shay A. Frelds 1032 St. Charles Ct - Rockwall 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



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

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Sincerely,

Ryan Miller, AICP Director of Planning & Zoning



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PLEASE RETURN THE BELOW FORM

Case No. Z2018-057: Amendment to PD-59

Please place a check mark on the appropriate line below:

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

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

am familar with the details of the zoning change equest and am in favor of it. It is a good change In the neighborhood of Park Place. Sarry Berekenan BARRY BUCHAMAN 908 Ivy IN, Rochwall, TX 75087 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

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



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

Case No. Z2018-057: Amendment to PD-59

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend 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**, **1/15/2019 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 1/22/2019 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. Z2018-057: Amendment to PD-59

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:

Dennis Fox 1027 St Thomas

Rockwall

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

Michael Rasmussen

To: Subject: planning@rockwall.com Subject: Case No Z2018-057 PZ 1/15 City Council 1/22

Expires:

Thursday, January 17, 2019 12:00 AM

Korey Brooks <u>planning@rockwall.com</u> Rockwall Planning and Zoning Dept 385 S. Goliad Street Rockwall, TX 75087

Subject: Case No Z2018-057 PZ 1/15 City Council 1/22 Request to consider Bill Bricker of Columbia Development amendment to add .786 acre tract of land.....

I am in agreement to the proposed change adding additional acreage and RO (Residential Office) designation to new addition. <u>However in addition it should be noted that</u> <u>Mr. Bricker has indicated simultaneously removing</u> the existing 20 lots currently designated as LW (See Item A Below)
 I do not see this language in the zoning notice.

A) "At the same time we will remove the LW from the 20 lots in the current Ph III, so that at no time in the future can the use be office or commercial related."

Original Request Sent to HOA From Mr. Bricker

3) "Our case is simple. I want to bring this acre of HC land into Park Place as Residential Office (RO) use. It will be combined with one lot on the south side of Park Place Blvd to create a total of 5 lots. RO zoning is the new name which is a more restrictive designation for LW and is the same as the zoning for the North Goliad district. This RO area along Goliad is looking nice, and has some very compatible uses with surrounding residential homes. In bringing them into the HOA, we will control the architecture and the buildings will look to be Park Place homes."

Respectfully, Michael Rasmussen 507 Park Place Blvd Rockwall TX 75087



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

Case No. Z2018-057: Amendment to PD-59

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a request by Bill Bricker of Columbia Development Company, LLC for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses being a 56.586-acre tract of land identified as a portion of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) and Planned Development District 59 (PD-59), located between W. Washington Street and T. L. Townsend Drive, and take any action necessary.

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Ryan Miller, AICP Director of Planning & Zoning



- See Attached Letter



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

Name:

Address:

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Case No. Z2018-057: Amendment to PD-59

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.

3RART Ram!

John WARDON, OWNER 506 RENTRO, ROCKWALL, TX 75087 Name: Address:

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

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NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

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Case No. Z2018-057: Amendment to PD-59

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

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

GREAT PLAN

Name:

Address:

JOHN WARDELL, RESIDENT 880 INY, ROCKENALL, TX, 75087

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Case No. Z2018-057: Amendment to PD-59

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

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

Improves The subbruision. Mike Mishler 1009 Juy Ln. Pockwell, TX 75087 Name: Address:

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PLEASE REFORM THE DECOVER ON THE

Case No. Z2018-057: Amendment to PD-59

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

MALA Name: ONWAN Address: FARM LIRCLE NDDAN

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Sincerely,

Ryan Miller, AICP Director of Planning & Zoning



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- - - PLEASE RETURN THE BELOW FORM - - - - -

Case No. Z2018-057: Amendment to PD-59

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

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

Name:

Address:

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January 11, 2019

Paul & Debbie Harington 607 Renfro Street Rockwall, Texas 75087

RE: Park Place III Development Case No. Z2018-057: Amendment PD-59

To whom it may concern at City Hall,

While improvements are welcome, the negative impact of the modifications being made to the current 100 year flood plain in this area is not. The flood plain has been narrowed and the water has no place to channel, but into our backyards. Our yards are turning to mush. The development has changed the grade of the land and the ground is not absorbing the water as it did. The proposed drainage systems will not handle the heavy spring rains that come in less than 30 minutes. This is affecting our property value, and the enjoyment of use of our backyard and garden areas.

In addition, we are opposed to anymore residential/office housing in our neighborhood. Our residential street currently does not handle the normal traffic flow let alone adding additional traffic will make it worse and not safe.

If you don't live here, you don't know!

Paul & Debbie Harrington

cc: Whitney Abbott Sarah Hager Bill Bricker

Sincerely



Columbia Development Company, L.L.C. 305 Park Place Blvd. Rockwall, Texas 75087 Tel 972.722.2439 Cell 214.801.6157 *bill@parkplacerockwall.com*

December 28, 2018

City of Rockwall 385 S. Goliad St Rockwall, TX 75087

Columbia Development Company, LLC is requesting a zoning case to amend and add some desired uses for Park Place West. There are two driving thoughts behind this request.

One, to bring a tract of land currently zoned as PD-52 which is generally Heavy Commercial (HC) into the PD_59 of Park Place. This will allow restricting uses to be more compatible with Park Place residents and residential development and at the same time allow controlled live/work units as well as some commercial use. These lots would be part of the HOA and be subject to HOA approval as far as the designs.

The second is to remove the Area 3 commercial use from PD-59 on up to 19 lots leaving them as residential lots only. Original planning for Ph III included this "Live/Work" component as this was a popular idea. As time has passed and the demand for Park Place residential lots is strong enough, I feel the Live/Work use would be incompatible with the balance of the community.

By rezoning the area we will eliminate potential unwanted use of some of the lots now and in the future while adding a viable and useful area zoned for services to the neighborhood and community.

Sincerely;

Briebes

C.W. Bricker President

ZONING DESCRIPTION - PD 59

more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

distance of 86.67 feet to a 5/8" iron pipe for corner;

182.10 feet to a 5/8" iron pipe for corner;

corner;

corner;

for corner;

corner;

found in the east right-of-way of Renfro Street;

for corner;

corner;

corner;

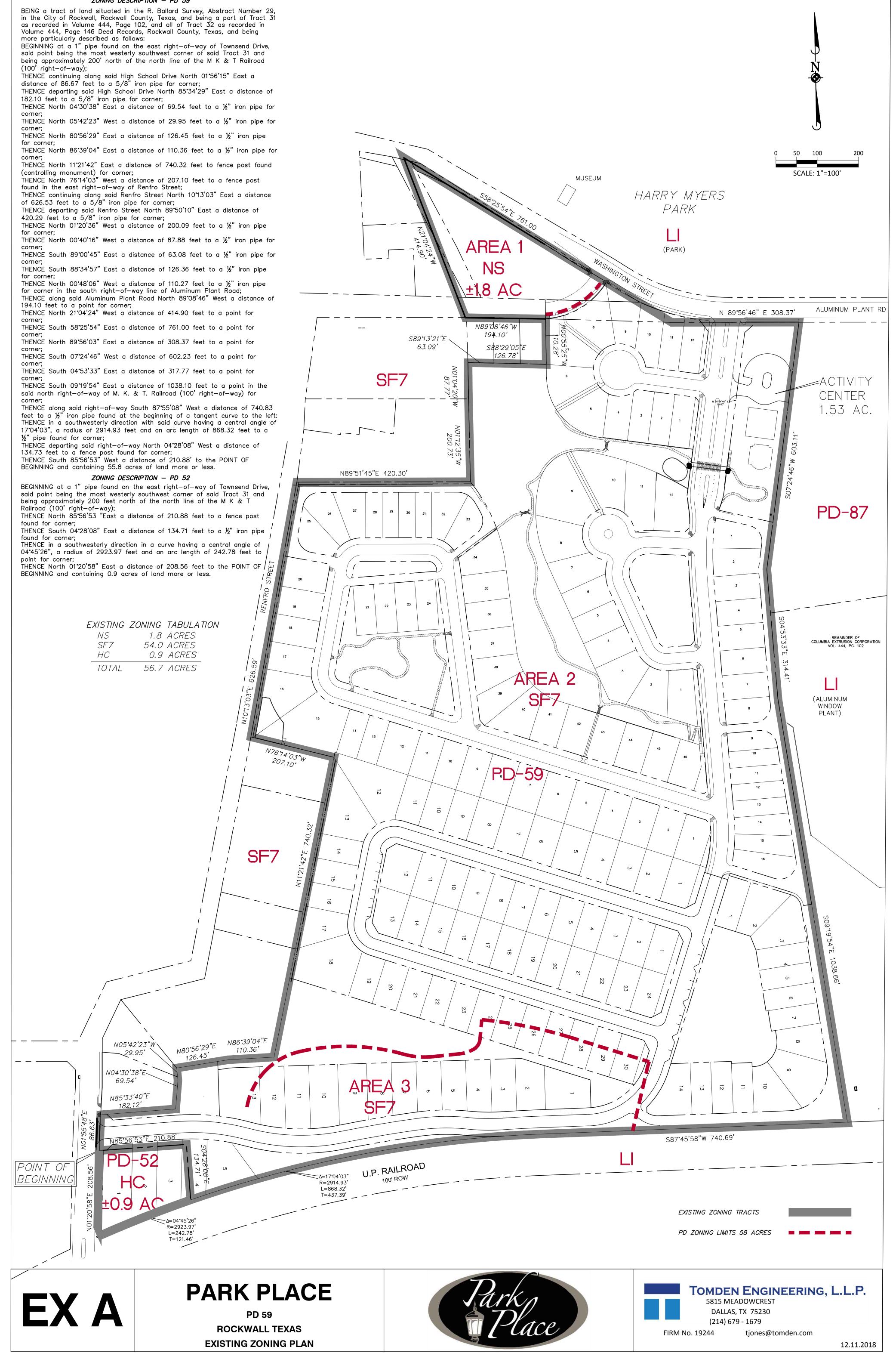
for corner;

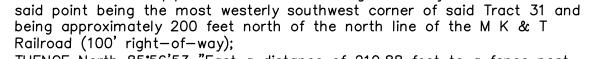
corner:

corner;

corner:

said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;





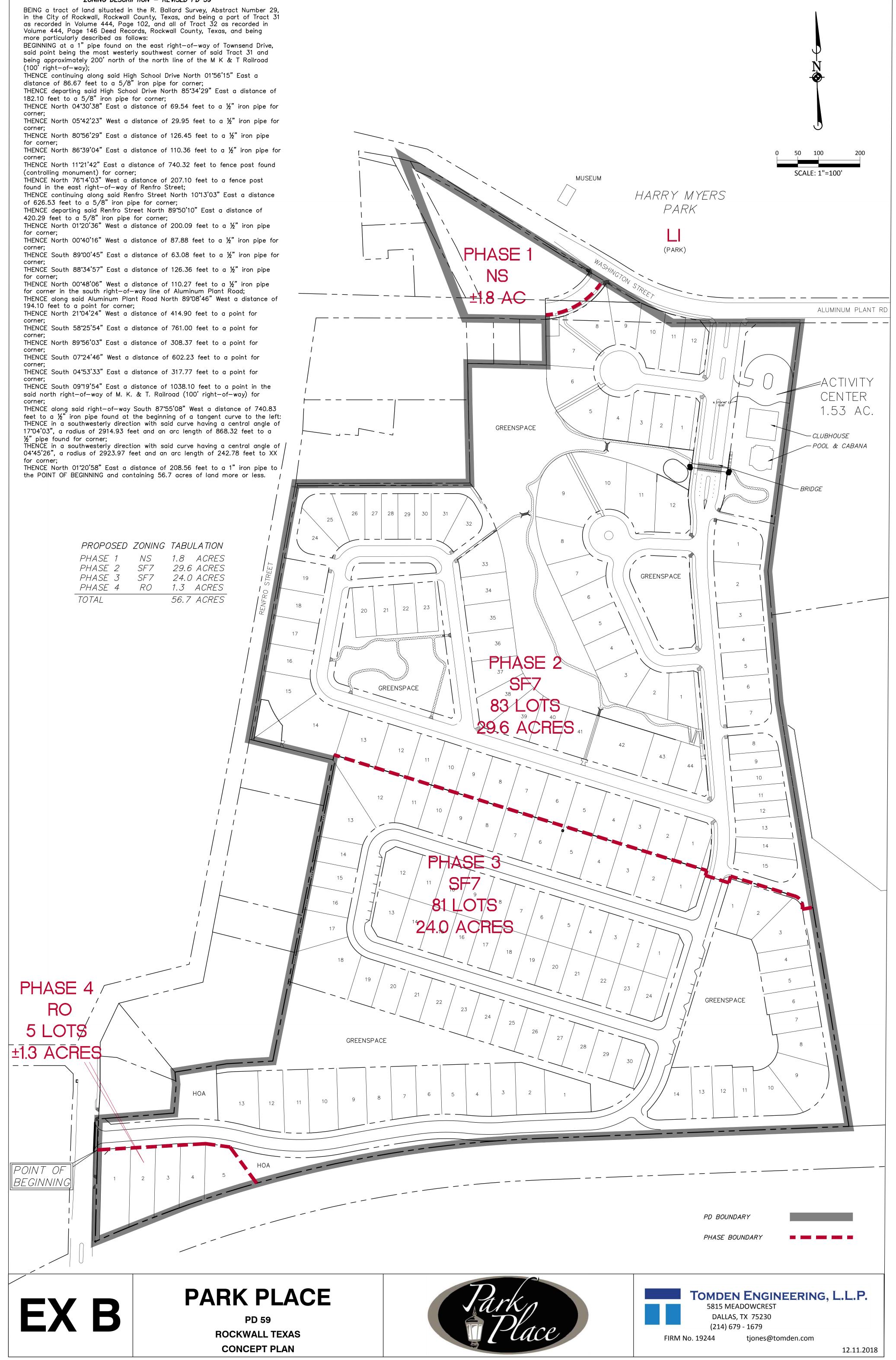
EVISIN	G ZUNING	TADULATIC
NS	1.8	ACRES
SF7	54.0	ACRES
HC	0.9	ACRES
ΤΩΤΔ	1 56 7	ACRES

ZONING DESCRIPTION - REVISED PD 59

in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31 as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

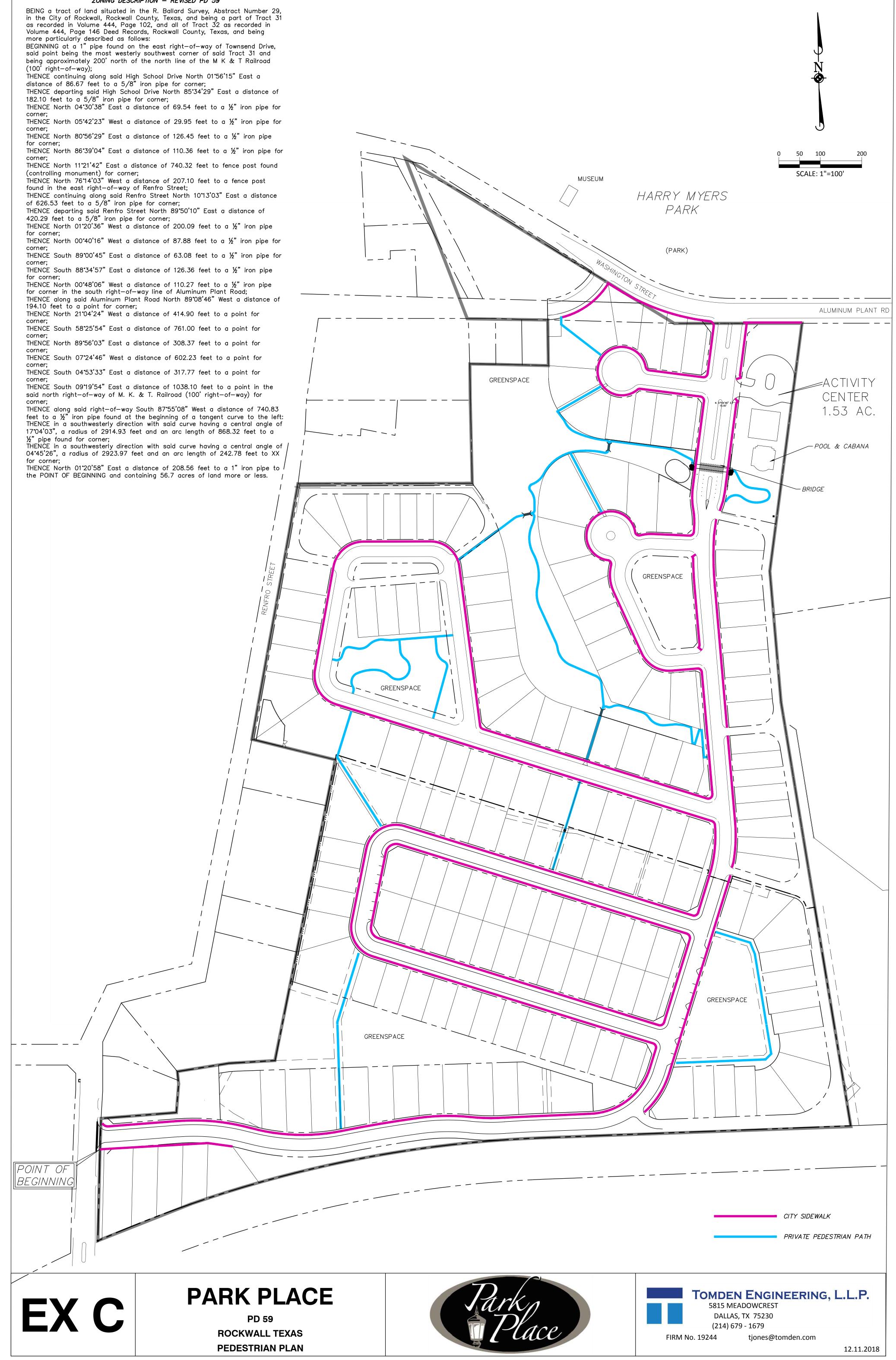
for corner;



ZONING DESCRIPTION - REVISED PD 59

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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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-511 AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) [ORDINANCE NO. 16-45] FOR THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY. ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker of Columbia Development Company, LLC, for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses, being a 56.586-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) [*Ordinance No.* 16-45] and Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], located between W. Washington Street and T. L. Townsend Drive and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [Ordinance No. 's 04-59 and 06-51], Planned Development District 52 (PD-52) [Ordinance No. 16-45], 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 04-59 and 06-51*;

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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

SECTION 4. That development of the *Subject Property* shall be in accordance with the *Development Standards*, described in *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by

reference as *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND	APPROVED	BY THE	CITY COUNC	IL OF T	THE CITY	OF R	OCKWALL	, TEXAS,	THIS
THE 4 TH DAY C	OF FEBRUAR	Y, 2019.							

	Jim Pruitt, Mayor	
ATTEST:		
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
Traine of Galza, ony Maomoy		
1 st Reading: <u>January 22, 2019</u>		
2 nd Reading: <u>February 4, 2019</u>		
	-	
Z2018-057: Amendment to PD-59 Ordinance No. 19- <mark>XX</mark> ; PD-59	Page 2	City of Rockwall, Texas
Orumance NO. 13-77, FD-39		

Exhibit 'A':

Legal Description

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE deporting said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a 1/2" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a $\frac{1}{2}$ " iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE deporting said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a ½" iron pipe for corner:

THENCE South 89°00' 45" East a distance of 63.08 feet to a ½" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a ½" iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West o distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24' 46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South $87^{\circ}55'08''$ West a distance of 740.83 feet to a $\frac{1}{2}''$ iron pipe found at the beginning of a tangent curve to the left;

THENCE in a southwesterly direction with said curve having a central angle of $17^{\circ}04'03''$, a radius of 2914.93 feet and an arc length of 868.32 feet to a $\frac{1}{2}''$ pipe found for corner;

THENCE In a southwesterly direction with sold curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

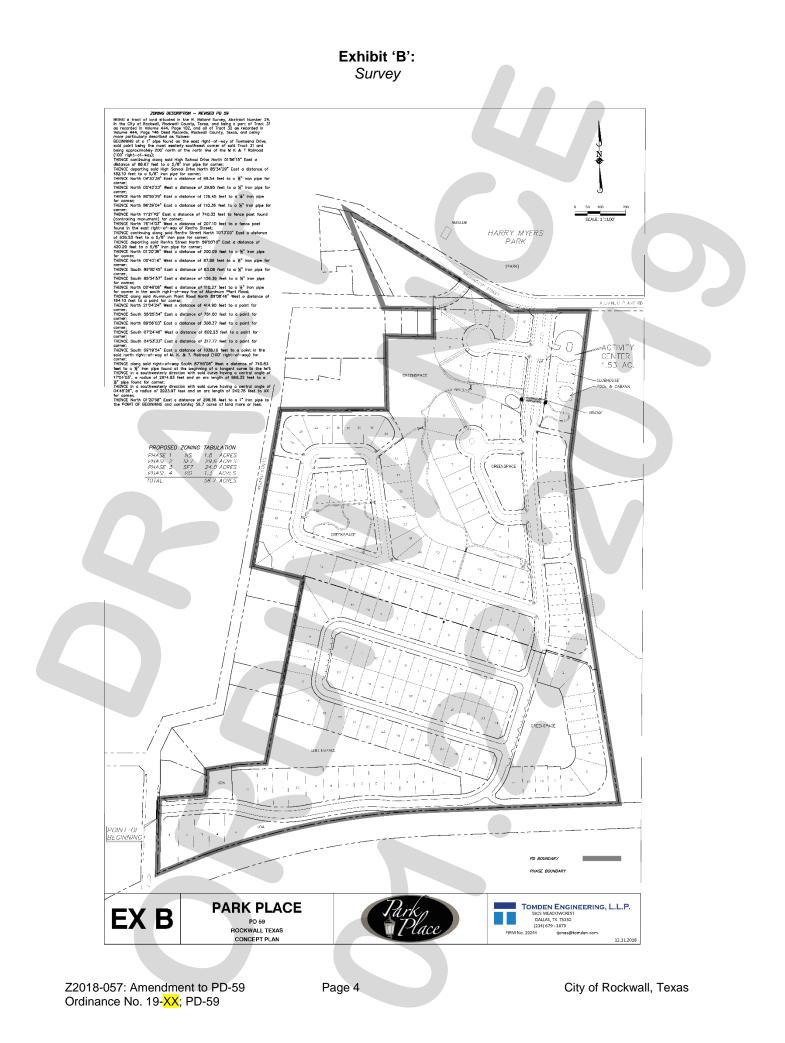
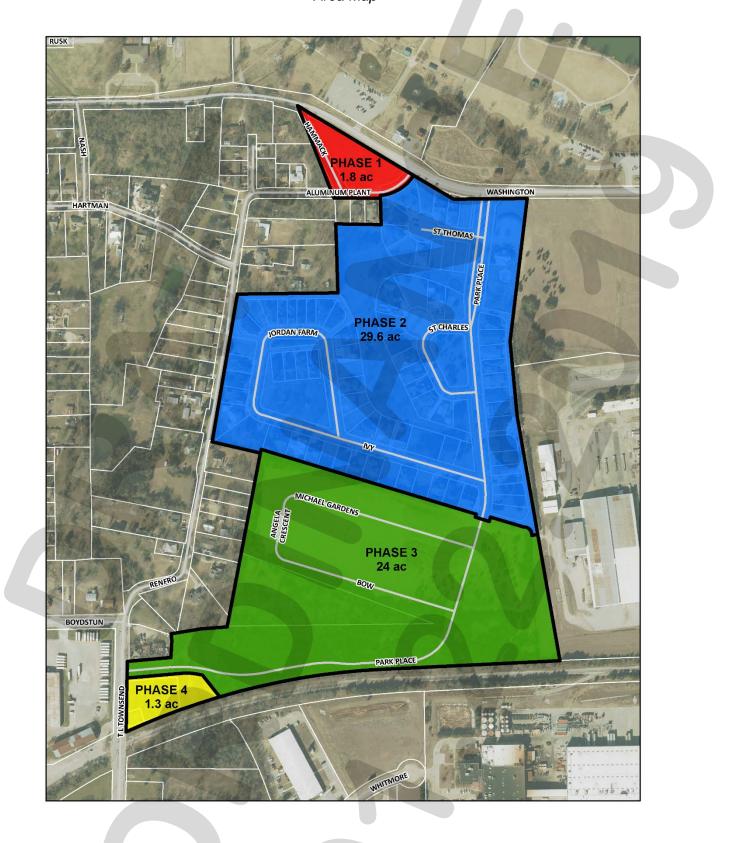


Exhibit 'C': Area Map



Page 5

City of Rockwall, Texas

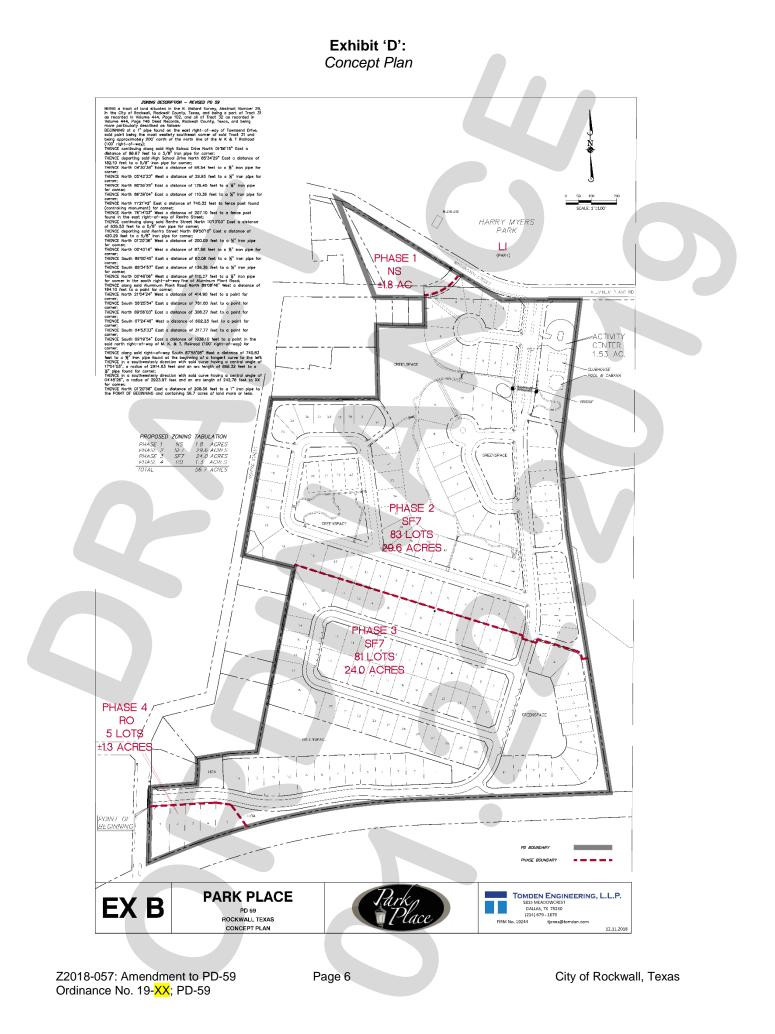
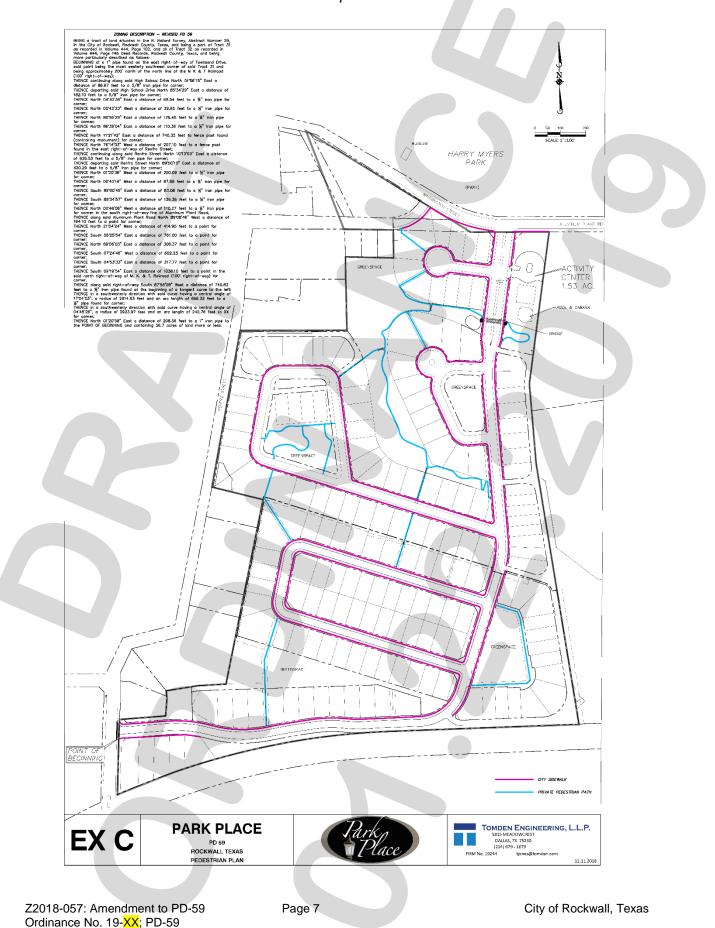


Exhibit 'E': Hardscape Plan



Phases 1-4 (56.586-Acres): Development Standards for all Phases

- (1) *Streetscape Standards.* The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:
 - (a) *Street Lighting.* Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.
 - (b) *Street Signage and Traffic Control.* Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.
 - (c) Street Sections. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.
- (2) *Private Parks and Open Space.* Details for private parks and open space as indicated in *Exhibit 'B'* shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:
 - (a) A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.
 - (b) All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.
 - (c) Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.
 - (d) The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.
- (3) *Hardscape.* Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.
- (4) Fence Standards. All fences shall be required to be wrought iron or tubular steel and vinyl shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:
 - (a) No front yard fences shall be located within a public right-of-way;
 - (b) The maximum height for a front yard fence is 42-inches (*i.e.* 3 ½ feet); and
 - (c) All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Phase* 1 as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance

- (2) *No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, Phase 1 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in Table 1, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾		60'
Minimum Lot Depth		100'
Minimum Lot Area	6	6,000 SF
Minimum Front Yard Setback ⁽²⁾		15'
Minimum Side Yard Setback		20'
Minimum Distance Between Buildings		15'
Maximum Height		36'
Minimum Rear Yard Setback		20'
Maximum Lot Coverage		60%
Maximum Building Size	5	5,000 SF

General Notes:

: 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.

- (4) *Building Standards.* All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part* stucco or similar) shall be prohibited.
 - (b) *Roof Design Requirements.* All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
 - (c) Architectural Requirements. All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (5) *Landscape Buffer.* A minimum 10-foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (6) *Signage.* Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (7) *Lighting.* In addition to the outdoor lighting requirements stipulated in Article VII, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

Phases 2 & 3: Single-Family 7 (53.6-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- Table 2: SF-7 Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback ^{(2) & (3)}	10'
Minimum Side Yard Setback ⁽⁴⁾	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback ^(4, 5)	10'
Maximum Lot Coverage	60%
Conorol Notos:	

<u>General Notes:</u> <u>1</u>. The minimum let width a

(3)

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: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.

- 5: Lots with double frontage shall have a minimum rear yard setback of 15 feet.
- Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.
 - (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s)

- (d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (i) Such quarters must be ancillary to the primary use;
 - (ii) The area of such quarters shall not exceed 30% of the area of the main structure;
 - (iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot;
 - (iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*; and
 - (v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (1.3-Acres)

(1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, Phase 4 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the Phase 4:

- Accessory Building
- Bed and Breakfast
- ☑ Convent or Monastery
- ☑ Daycare (7 or more children)
- Residential Care Facility
- Assisted Living Facility
- ☑ Convalescent Care Facility/Nursing Home
- ☑ Congregate Care Facility
- General Retail Store*
- ☑ Group or Community Home
- ☑ Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- ☑ Railroad Yard or Shop
- Studio-Art, Photography, or Music
- ☑ Shoe and Boot Repair and Sales
- ☑ Transit Passenger Facility
- Antenna, Accessory
- Antenna, Commercial
- Antenna, Amateur Radio
- ☑ Antenna, Dish
- ☑ Wireless Communication Tower
- ☑ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- Municipally Owned or Controlled Facilities, Utilities, and Use

Exhibit 'F':

PD Development Standards

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

The following land uses shall be permitted by Specific Use Permit (SUP) on the Phase 4:

- General Retail Store*
- Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Solar Energy Collector Panels and Systems

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

- (2) Density and Dimensional Requirements. Any development on Phase 4 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:
- Table 3.Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾				60'
Minimum Lot Depth				100'
Minimum Lot Area			6,00	00 SF
Minimum Front Yard Setback ⁽²⁾				10'
Minimum Side Yard Setback				5'
Minimum Distance Between Buildings				15'
Maximum Height ⁽³⁾				36'
Minimum Rear Yard Setback				10'
Maximum Lot Coverage				60%

General Notes:

: The minimum lot width shall be measured at the Front Yard Building Setback.

: 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 residential-office structure.

Building Standards. Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:

- (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
- (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

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(3)

Exhibit 'F':

PD Development Standards

- (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).
- (d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (i) Such quarters must be ancillary to the primary use;
 - (ii) The area of such quarters shall not exceed 30% of the area of the main structure;
 - (iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot; and
 - (iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*.
 - (v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.
- (4) *Access.* Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.
- (5) *Parking Requirements*. Parking requirements for Phase 4 shall be all follows:
 - (a) Two (2) parking spaces per lot for single-family uses.
 - (b) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.

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Exhibit 'G': Conceptual Architectural Styles



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Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; 1: Additional Requirements

Rural & Animal-Related	
Agricultural Uses on Un-Platted Land	Р
Urban Agriculture-Community Garden ¹	S
Urban Agriculture-Urban Farm ¹	s

Residential & Lodging	
Accessory Building	Р
Bed & Breakfast Operation 1 N	Ø P
Convent or Monastery	Р
Garage	А
Home Occupation ¹	P
Residential Care Facility	S
Single Family, Detached ¹	Р
Single Family, Zero Lot Line	Р
Swimming Pool, Private	A
Tennis Court Private	S
Townhouse	P

Institutional & Community Service	
Assisted Living Facility	Р
Convalescent Care Facility/Nursing Home 1	Р
Congregate Care Facility/Elderly Housing	S
Day Care (7 or More Children) ¹	S
Group or Community Home ¹	P
Halfway House-	S
Library, Art Gallery or Museum (Rublic)	P

Office & Professional		
Office, General		Р
Office Building, less than 5,000 Sq. Ft.		Р
Office Building, 5,000 Sq. Ft. or more	• • • • • • • • • • • • • • • • • • •	S

Recreation, Entertainment & Amusement

Retail & Personal Service	S					
Astrologer, Hypnotist, or			and report to		1994 24 38 S	Р
General Retail Store	- Gmil	Siec	2,000	+	P	5
Hair Salon, Manicurist				T Grurval Retail - 5	REAL REAL	S
Massage Therapist						P
Museum or Art Gallery (P	rivate)					P
Restaurant, Less than 200	00 Sq. Ft., w/o Driv	e-Thru or	Drive-in			S
Studio - Art, Photography						P

	& Business Services
Shoe and Bo	ot Repair and Sales

Utilities, Communications & Transportation		
Antenna, Accessory	Р	
Antenna, Commercial	S	
Antenna, Amateur Radio ¹	A	
Antenna, Dish 1	А	



Ρ

S

Permitted Land Uses in a Residential-Office (RO) District

Date: May 30, 2017

P: Permitted by Right; S: Permitted by Specific Use Permit; A: Permitted Accessory to the Primary Use; Blank: Not Permitted; 1: Additional Requirements

Utilities (Non-municipally Owned or Controlled), Including Sanitary Landfill, Water Treatment and Supply, and Wastewater Treatment	S
Municipally Owned or Controlled Facilities, Utilities and Uses	Р
Private Streets	7 57
Railroad Yard or Shop	S
Satellite Dish	P
Solar Energy Collector Panels and Systems 01C	SP
Trahsit Passenger Facility	5
Utilities Holding a Franchise From City of Rockwall	S
Utility Installation, Other Than Listed	S
Utility/Transmission Lines	S
Wireless Communication Tower	S

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CITY OF ROCKWALL

ORDINANCE NO. 19-08

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 AMEND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) [ORDINANCE NO.'s 04-59 AND -6-51] AND PLANNED DEVELOPMENT DISTRICT 52 (PD-52) FOR **IORDINANCE** NO. 16-45] THE PURPOSE OF INCORPORATING A 0.789-ACRE TRACT OF LAND FOR RESIDENTAL-OFFICE (RO) DISTRICT LAND USES BEING A 56.586-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF THE R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED PLANNED DEVELOPMENT DISTRICT 52 (PD-52) AND PLANNED DEVELOPMENT DISTRICT 59 (PD-59) AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B': PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE: PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by the applicant Bill Bricker of Columbia Development Company, LLC, for the approval of an amendment to Planned Development District 59 (PD-59) for the purpose of incorporating a 0.786-acre tract of land for Residential-Office (RO) District land uses, being a 56.586-acre tract of land identified as a portion of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) [Ordinance No. 16-45] and Planned Development District 59 (PD-59) [Ordinance No.'s 04-59 and 06-51], located between W. Washington Street and T. L. Townsend Drive and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 59 (PD-59) [*Ordinance No.'s 04-59 and 06-51*], Planned Development District 52 (PD-52) [*Ordinance No. 16-45*], 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 04-59 and 06-51;

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 (UDC) [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future;

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

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

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

SECTION 6. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision 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 7. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code 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 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4^{TH} DAY OF FEBRUARY, 2019.

Jim Pruitt Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM: City Attorney Garza, Erank J.

1st Reading. January 22, 2019

2nd Reading: February 4, 2019



Exhibit 'A':

Legal Description

BEING a tract of land situated in the R. Ballard Survey, Abstract Number 29, in the City of Rockwall, Rockwall County, Texas, and being a part of Tract 31, as recorded in Volume 444, Page 102, and all of Tract 32 as recorded in Volume 444, Page 146 Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1" pipe found on the east right-of-way of Townsend Drive, said point being the most westerly southwest corner of said Tract 31 and being approximately 200' north of the north line of the M K & T Railroad (100' right-of-way);

THENCE continuing along said High School Drive North 01°56'15" East a distance of 86.67 feet to a 5/8" iron pipe for corner;

THENCE deporting said High School Drive North 85°34'29" East a distance of 182.10 feet to a 5/8" iron pipe for corner;

THENCE North 04°30'38" East a distance of 69.54 feet to a 1/2" iron pipe for corner;

THENCE North 05°42'23" West a distance of 29.95 feet to a 1/2" iron pipe for corner;

THENCE North 80°56'29" East a distance of 126.45 feet to a ½" iron pipe for corner;

THENCE North 86°39'04" East a distance of 110.36 feet to a 1/2" iron pipe for corner;

THENCE North 11°21'42" East a distance of 740.32 feet to fence post found (controlling monument) for corner;

THENCE North 76°14'03" West a distance of 207.10 feet to a fence post found in the east right-of-way of Renfro Street;

THENCE continuing along said Renfro Street North 10°13'03" East a distance of 626.53 feet to a 5/8" iron pipe for corner;

THENCE deporting said Renfro Street North 89°50'10" East a distance of 420.29 feet to a 5/8" iron pipe for corner;

THENCE North 01°20'36" West a distance of 200.09 feet to a 1/2" iron pipe for corner;

THENCE North 00°40'16" West a distance of 87.88 feet to a 1/2" iron pipe for corner:

THENCE South 89°00' 45" East a distance of 63.08 feet to a 1/2" iron pipe for corner;

THENCE South 88°34'57" East a distance of 126.36 feet to a 1/2" iron pipe for corner;

THENCE North 00°48'06" West a distance of 110.27 feet to a $\frac{1}{2}$ " iron pipe for corner in the south right-of-way line of Aluminum Plant Road;

THENCE along said Aluminum Plant Road North 89°08'46" West o distance of 194.10 feet to a point for corner;

THENCE North 21°04'24" West a distance of 414.90 feet to a point for corner;

THENCE South 58°25'54" East a distance of 761.00 feet to a point for corner;

THENCE North 89°56'03" East a distance of 308.37 feet to a point for corner;

THENCE South 07°24' 46" West a distance of 602.23 feet to a point for corner;

THENCE South 04°53'33" East a distance of 317.77 feet to a point for corner;

THENCE South 09°19'54" East a distance of 1038.10 feet to a point in the said north right-of-way of M. K. & T. Railroad (100' right-of-way) for corner;

THENCE along said right-of-way South 87°55'08" West a distance of 740.83 feet to a ½" iron pipe found at the beginning of a tangent curve to the left;

THENCE in a southwesterly direction with said curve having a central angle of 17°04'03", a radius of 2914.93 feet and an arc length of 868.32 feet to a 1/2" pipe found for corner;

THENCE In a southwesterly direction with sold curve having a central angle of 04°45'26", a radius of 2923.97 feet and an arc length of 242.78 feet to XX for corner;

THENCE North 01°20'58" East a distance of 208.56 feet to a 1" iron pipe to the POINT OF BEGINNING and containing 56.7 acres of land more or less.

Exhibit 'B': Survey

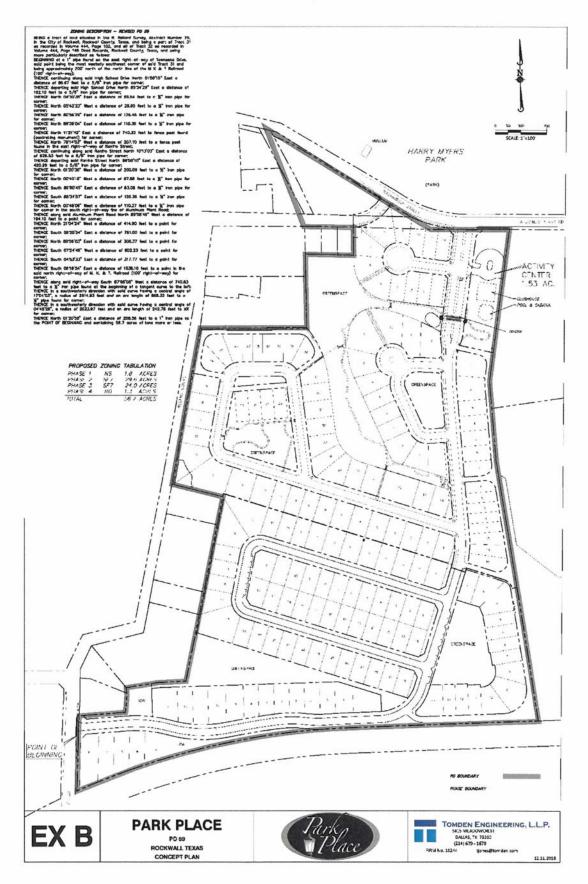


Exhibit 'C': Area Map

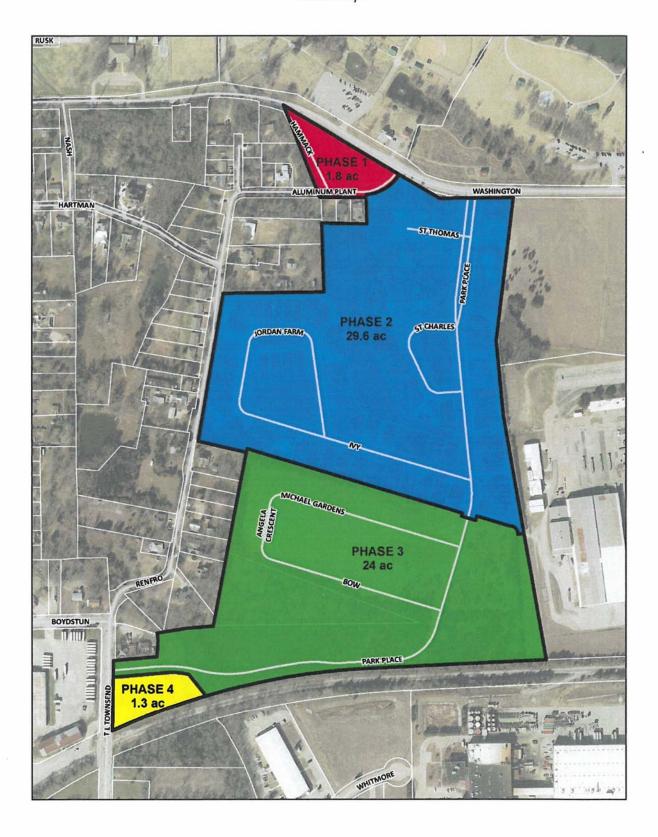


Exhibit 'D': Concept Plan

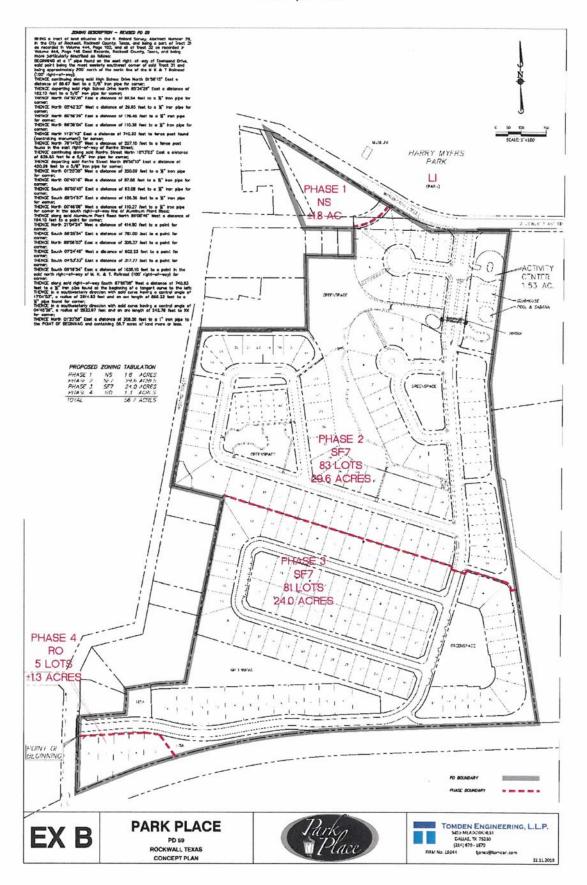
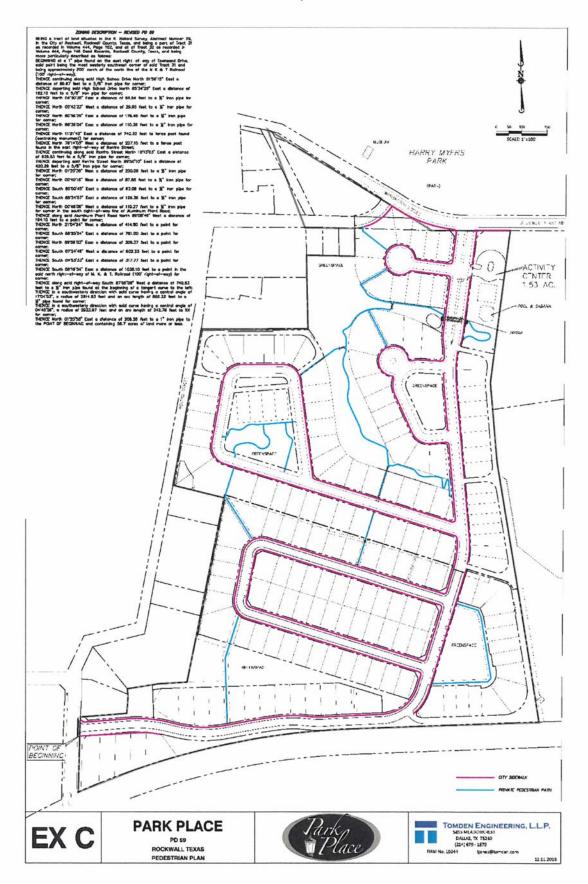


Exhibit 'E': Hardscape Plan



Phases 1-4 (56.586-Acres): Development Standards for all Phases

- (1) *Streetscape Standards.* The following aspects of development shall be reviewed in conjunction with a preliminary plat and/or site plan:
 - (a) Street Lighting. Street lighting shall be compatible with neo-traditional design methods, the Old Town Rockwall Historic District guidelines, and any proposed guidelines for the City's Downtown Plan.
 - (b) Street Signage and Traffic Control. Signage and traffic control methods shall be compatible with neo-traditional design and complement the surrounding historic areas of the City.
 - (c) Street Sections. A PD Development Plan shall include any alternative street and alley cross-sections, paving methods, use of street trees, and other proposed engineering details.
- (2) Private Parks and Open Space. Details for private parks and open space as indicated in Exhibit 'B' shall be subject to the following requirements and approved as part of the preliminary plat and/or site plan:
 - (a) A site/landscape plan for all open space, pocket parks, the community center, and trail systems. The development plan and/or preliminary plat shall also be reviewed by the City's Parks and Recreation Board.
 - (b) All city-required trails and public sidewalks shall be constructed with concrete and meet all City standards.
 - (c) Drainage area trails, which shall be maintained by the HOA, may be constructed with asphalt.
 - (d) The developer shall install a screening fence adjacent to the railroad along the south boundary of the subject property. The exact location, construction material(s), and height of the screening fence shall be reviewed and approved as part of the required site plan.
- (3) *Hardscape*. Hardscape plans--depicted in *Exhibit 'E'*--indicating the location of all sidewalks and trails shall be reviewed and approved with the preliminary plat and/or final plat.
- (4) *Fence Standards*. All fences shall be required to be wrought iron or tubular steel and vinyl shall be a minimum of four (4) feet in height; however, may not exceed a maximum of eight (8) feet in height unless situated in the front yard. Front yard fences shall meet the following requirements:
 - (a) No front yard fences shall be located within a public right-of-way;
 - (b) The maximum height for a front yard fence is 42-inches (i.e. 3 1/2 feet); and
 - (c) All front yard fences shall be open or *picket-style* fencing constructed of wrought iron, tubular steel, or vinyl.

Phase 1: Neighborhood Services (1.8-Acres)

(1) *Permitted Uses.* Unless specifically provided by this Planned Development ordinance, *Phase 1* as depicted in *Exhibits 'C' & 'D'* of this ordinance shall be subject to the land uses permitted for the Neighborhood Services (NS) District as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance

- (2) *No. 04-38*] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (3) Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, Phase 1 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards for the Neighborhood Services (NS) District as stipulated in Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future. All lots shall conform to the standards depicted in Table 1, which are as follows:

Table 1: Density and Dimensional Requirements

Minimum Lot Width (1)	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	15'
Minimum Side Yard Setback	20'
Minimum Distance Between Buildings	15'
Maximum Height	36'
Minimum Rear Yard Setback	20'
Maximum Lot Coverage	60%
Maximum Building Size	5,000 SF

General Notes:

: 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.

- (4) *Building Standards.* All development shall be subject to site plan and Architectural Review Board (ARB) review and shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for the exterior façades of all buildings shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (b) *Roof Design Requirements.* All structures having a footprint of 6,000 SF or less shall be constructed with a pitched roof system.
 - (c) Architectural Requirements. All units shall be architecturally finished on all sides of the building that are visible from a public right-of-way or open space. This should include the detailing and features. This will be reviewed by the Architectural Review Board (ARB) for conformance.
- (5) *Landscape Buffer.* A minimum 10-foot landscape buffer shall be required along all street frontages. The buffer shall include a minimum of one (1) tree per 30 linear feet.
- (6) Signage. Permanent, free-standing signage for Phase 1 shall be limited to one (1) monument not exceeding five (5) feet in height or a maximum of 60 SF in area.
- (7) Lighting. In addition to the outdoor lighting requirements stipulated in Article VII, Environmental Performance, of the Unified Development Code (UDC), no light pole, pole base, or combination thereof shall exceed 20-feet in height. All lighting fixtures shall focus downward and be contained on the subject property

Phases 2 & 3: Single-Family 7 (53.6-Acres)

- (1) Permitted Uses. Unless specifically provided by this Planned Development ordinance, Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Single-Family 7 (SF-7) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.
- (2) Density and Dimensional Requirements. Any development on Phases 2 & 3 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Single-Family 7 (SF-7) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future.

Table 2: SF-7 Lot Dimensional Requirements

Minimum Lot Width (1)	40'
Minimum Lot Area	4,000 SF
Minimum Average Lot Area	7,000 SF
Minimum Front Yard Setback (2) & (3)	10'
Minimum Side Yard Setback ⁽⁴⁾	5'
Minimum Side Yard Adjacent to a Street	10
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback (4, 5)	10'
Maximum Lot Coverage	60%

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: The minimum side yard setback for an internal lot or a lot abutting open space or HOA common area is five (5) feet. For yards abutting a street, the minimum side yard setback shall be 10-feet.

⁵: Lots with double frontage shall have a minimum rear yard setback of 15 feet.

(3)

Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:

- (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 80%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
- (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.
- (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s)

- (d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (i) Such quarters must be ancillary to the primary use;
 - (ii) The area of such quarters shall not exceed 30% of the area of the main structure;
 - (iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot;
 - (iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*; and
 - (v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.

Phase 4: Residential-Office (1.3-Acres)

(1) Permitted Uses. Unless specifically provided by this Planned Development District Ordinance, Phase 4 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the land uses permitted for the Residential-Office (RO) District as stipulated by the Permissible Use Charts contained in Article IV, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, the following conditions shall apply:

The following land uses shall be expressly prohibited on the Phase 4:

- ☑ Accessory Building
- ☑ Bed and Breakfast
- ☑ Convent or Monastery
- ☑ Daycare (7 or more children)
- Residential Care Facility
- Assisted Living Facility
- ☑ Convalescent Care Facility/Nursing Home
- Congregate Care Facility
- General Retail Store*
- ☑ Group or Community Home
- Halfway House
- ☑ Library, Art Gallery, or Museum (Public)
- Railroad Yard or Shop
- Studio-Art, Photography, or Music
- Shoe and Boot Repair and Sales
- ☑ Transit Passenger Facility
- Antenna, Accessory
- Antenna, Commercial
- Antenna, Amateur Radio
- Antenna, Dish
- ☑ Wireless Communication Tower
- ☑ Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill and Wastewater Treatment
- Municipally Owned or Controlled Facilities, Utilities, and Use

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

The following land uses shall be permitted by Specific Use Permit (SUP) on the Phase 4:

- General Retail Store*
- ☑ Hair Salon, Manicurist
- ☑ Office Building, 5,000 SF or More
- ☑ Restaurant, Less Than 2,000 SF w/o Drive-Thru
- ☑ Solar Energy Collector Panels and Systems

*General Retail Store less than 2,000 SF shall be allowed by-right. General Retail Stores larger than 2,000 SF shall require a Specific Use Permit

(2) Density and Dimensional Requirements. Any development on Phase 4 as depicted in Exhibits 'C' & 'D' of this ordinance shall be subject to the development standards required for properties in a Residential-Office (RO) District as stipulated by Article V, District Development Standards, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development shall adhere to the following building standards:

Table 3. Density and Dimensional Requirements

Minimum Lot Width ⁽¹⁾	60'
Minimum Lot Depth	100'
Minimum Lot Area	6,000 SF
Minimum Front Yard Setback ⁽²⁾	10'
Minimum Side Yard Setback	5'
Minimum Distance Between Buildings	15'
Maximum Height ⁽³⁾	36'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	60%

General Notes:

: The minimum lot width shall be measured at the Front Yard Building Setback.

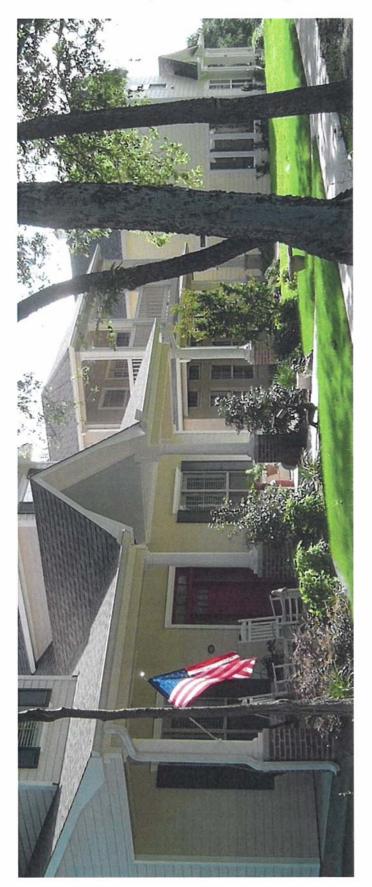
²: The location of the Front Yard Building Setback as measured from the front property line.

³: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the residential-office structure.

- (3)
- Building Standards. Building Standards. Housing type and construction shall generally conform to the Architectural Styles depicted in Exhibit 'G' of this ordinance; however, all development shall adhere to the following building standards:
 - (a) Masonry Requirements. The minimum masonry requirement for all exterior façades (excluding walls on a porch, patio, courtyard, or breezeway) greater than 100 SF shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and/or similar cementitious products may be used for up to <u>100%</u> of the exterior of the building pending conformance with the anti-monotony restrictions outlined in this ordinance. Stucco (*i.e. three [3] part stucco or similar*) shall be prohibited.
 - (b) Anti-Monotony. An anti-monotony standard shall not allow the same structure—in terms of materials and elevation--any closer than five (5) houses apart on either side of the street.

- (c) Common Areas and Open Space. All common areas, dedicated landscape easements, and open space areas shall be maintained by a Homeowner's Association, which shall be created subject to the requirements of the City's Subdivision Ordinance and filed prior to approval of the final plat(s).
- (d) *Guest Quarters/Secondary Living Unit.* A guest quarters/secondary living unit shall be permitted by-right within Phases 2 & 3 and subject to the following conditions:
 - (i) Such quarters must be ancillary to the primary use;
 - (ii) The area of such quarters shall not exceed 30% of the area of the main structure;
 - (iii) The area of such quarters shall also conform to the maximum lot coverage for the overall lot; and
 - (iv) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the *Subdivision Ordinance*.
 - (v) Such quarters shall be designed for temporary occupancy or as a secondary living unit. These structures are not to be used as rental accommodations.
- (4) Access. Lots with rear yards that abut Renfro Street shall not have access from Renfro Street.
- (5) *Parking Requirements*. Parking requirements for Phase 4 shall be all follows:
 - (a) Two (2) parking spaces per lot for single-family uses.
 - (b) One (1) additional space per 500 SF for non-residential uses as permitted by this ordinance. Off-site common or shared parking agreements shall be considered for Phase 4, subject the review of the proposed parking area(s) with the required development plan.

Exhibit 'G': Conceptual Architectural Styles





February 5, 2019

ATTN: BILL BRICKER COLUMBIA EXTRUSION 305 PARK PLACE BLVD ROCKWALL, TX 75087

RE: PD ZONING (Z2018-057), Amendment to PD-59

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 02/04/2019 via Ordinance No. 19-08. The following is a record of all recommendations, voting records and conditions of approval:

STAFF RECOMMENDATIONS:

Should the City Council choose to approve the applicant's request to amend Planned Development District 59 (PD-59) to incorporate a 0.786-acre tract of land for Residential-Office (RO) District land uses, 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) By approving this zoning change, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Plan. Specifically, this will change the designation of the subject property from a Medium-Density Residential designation to a Live/Work designation; and

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

PLANNING AND ZONING COMMISSION:

On January 15, 2019, the Planning and Zoning Commission's motion to recommend approval of the amendment to Planned Development 59 (PD-59) with staff recommendations passed by a vote of 7-0.

CITY COUNCIL:

On January 22, 2019, the City Council's motion to approve an amendment to PD-52 with staff conditions passed by a vote of 6 to 0 with Council Member Trowbridge absent [1st Reading].

On February 4, 2019, the City Council's motion to approve an amendment to PD-52 with staff conditions passed by a vote of 7 to 0 [2nd Reading].



Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

Korey Brooks, AIC

Senior Planner Planning & Zoning Department City of Rockwall, TX