



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

## PLATTING APPLICATION FEES:

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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☒ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS N/A

SUBDIVISION N/A

LOT

N/A

BLOCK

N/A

GENERAL LOCATION NORTHWEST CORNER OF S JOHN KING BLVD AND I-30 FRONTAGE ROAD

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

CURRENT ZONING LI AND C

CURRENT USE UNDEVELOPED

PROPOSED ZONING PD

PROPOSED USE COMMERCIAL

ACREAGE 32.79

LOTS [CURRENT] 6

LOTS [PROPOSED] TBD

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

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

☐ OWNER

Temunovic Partnership Ltd

☐ APPLICANT

HUNINGTON PROPERTIES

CONTACT PERSON

Tina Co

CONTACT PERSON

GAGE RABA

ADDRESS

[REDACTED]

ADDRESS

[REDACTED]

CITY, STATE & ZIP

[REDACTED]

[REDACTED]

[REDACTED]

PHONE

[REDACTED]

PHONE

[REDACTED]

E-MAIL

[REDACTED]

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

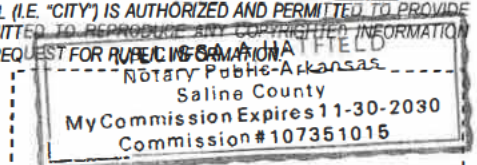
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF September, 2025

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

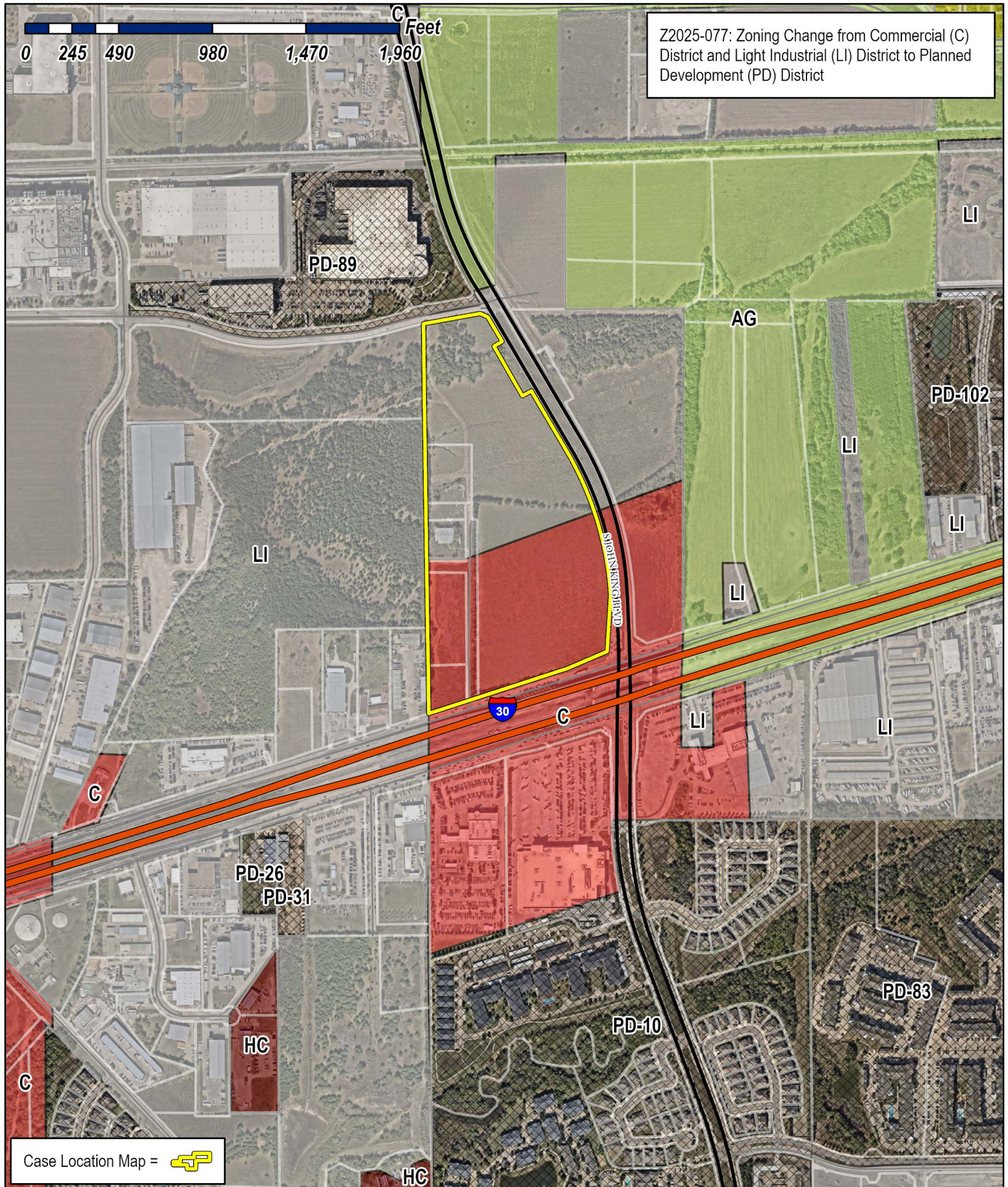
Melissa A. Hatfield  
ARKANSAS



MY COMMISSION EXPIRES

11-30-2030





## City of Rockwall

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

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



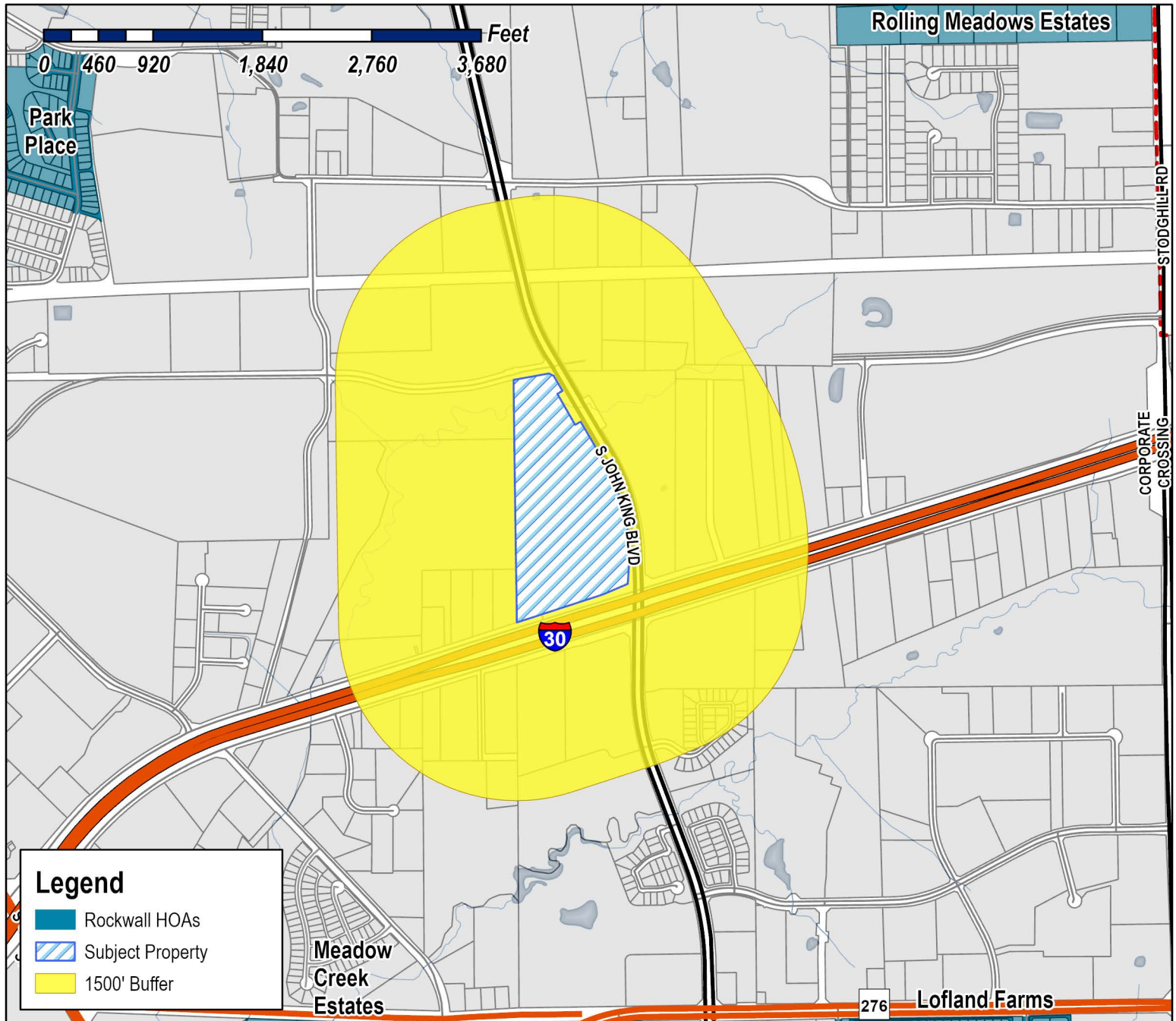




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**Case Number:** Z2025-077  
**Case Name:** Zoning Change from C and LI to PD  
**Case Type:** Zoning  
**Zoning:** Commercial (C) District and Light Industrial (LI) District  
**Case Address:** NWC of S. John King and I-30 Frontage

**Date Saved:** 12/12/2025

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





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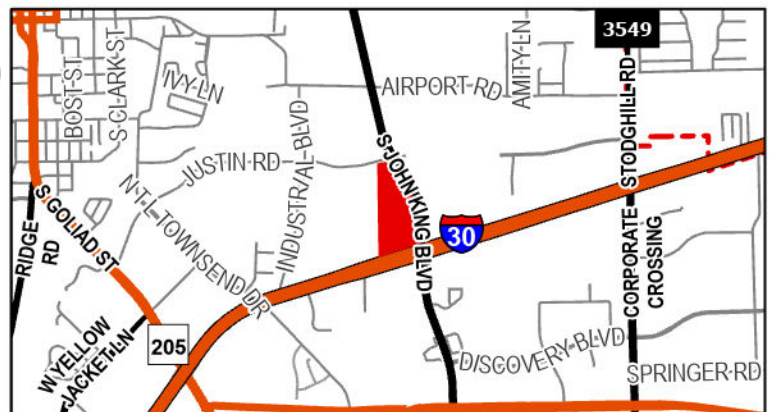
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COLUMBIA NORTH TEXAS HEALTHCARE SYSTEM  
LP  
1100 DR MARTIN L KING JR BLVD STE 500  
NASHVILLE, TN 37203

LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

RESIDENT  
1535 I30  
ROCKWALL, TX 75087

RESIDENT  
1540 I30  
ROCKWALL, TX 75087

RESIDENT  
1545 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1550 E I30  
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP  
A TEXAS LTD PARTNERSHIP  
1551 E Interstate 30 Ste A  
Rockwall, TX 75087

RESIDENT  
1600 E INTERSTATE 30  
ROCKWALL, TX 75087

RESIDENT  
1700 JUSTIN RD  
ROCKWALL, TX 75087

NMAC REAL ESTATE MANAGEMENT COMPANY  
LLC  
1700 E I30  
ROCKWALL, TX 75087

RESIDENT  
1820 JUSTIN RD  
ROCKWALL, TX 75087

TEMUNOVIC PARTNERSHIP LTD  
3021 Ridge Rd Ste A57  
Rockwall, TX 75032

JAMES COLLIER PROPERTIES INC  
3333 MILLER PARK SOUTH  
GARLAND, TX 75042

C2LA, LLC  
382 Ranch Trl  
Rockwall, TX 75032

H E B LP  
646 SOUTH FLORES STREET  
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
709 W Rusk St Ste B  
Rockwall, TX 75087

ZBH/1535 E INTERSTATE 30 LTD  
9669 JOURDAN WAY  
DALLAS, TX 75230

WILLCAR HOLDINGS LLC  
ATTN: WILLIAM H CHANNELL JR  
P O BOX 9022  
TEMECULA, CA 92589

ROCKWALL STEEL CO INC  
PO BOX 729  
TERRELL, TX 75160

ROCKWALL ECONOMIC DEVELOPMENT  
PO BOX 968  
ROCKWALL, TX 75087



LINE AND SYMBOL LEGEND

EASEMENT

PROPERTY LINE

BUILDING

GREEN SPACE

ROW

DETENTION

ROCKWALL, TX

COMMONS AT ROCKWALL - STUDY 31

modus architecture

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY OWNER AND/OR OWNER'S SURVEYOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRIES, ETC.

DATE: 12/11/2025

A136



# HUNINGTON - COMMONS AT ROCKWALL

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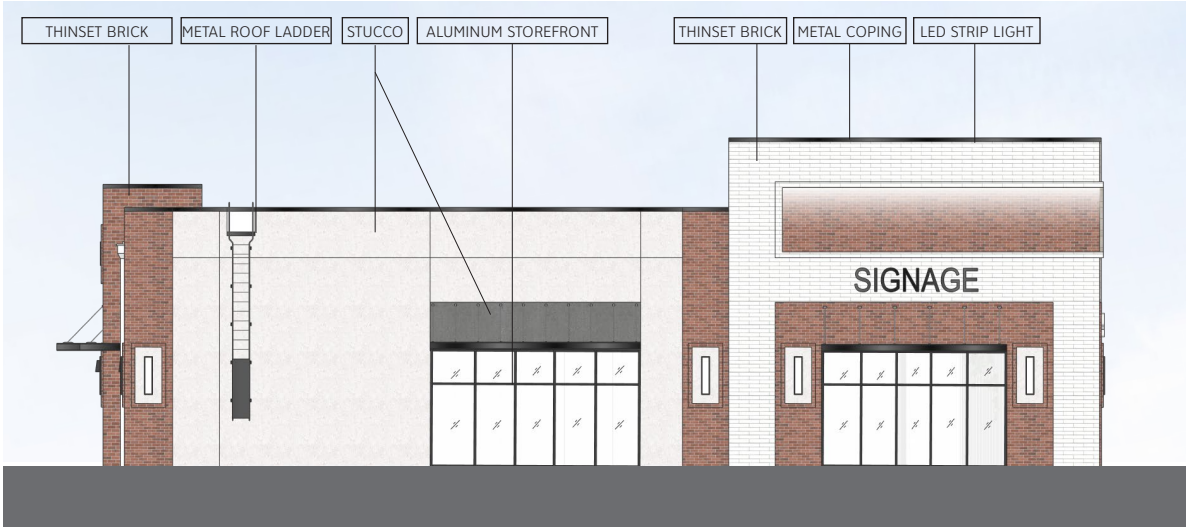
SCHEMATIC ELEVATIONS / SECTIONS  
**ROCKWALL, TEXAS**



EXTERIOR ELEVATIONS - BUILDING 01



EAST ELEVATION



WEST ELEVATION



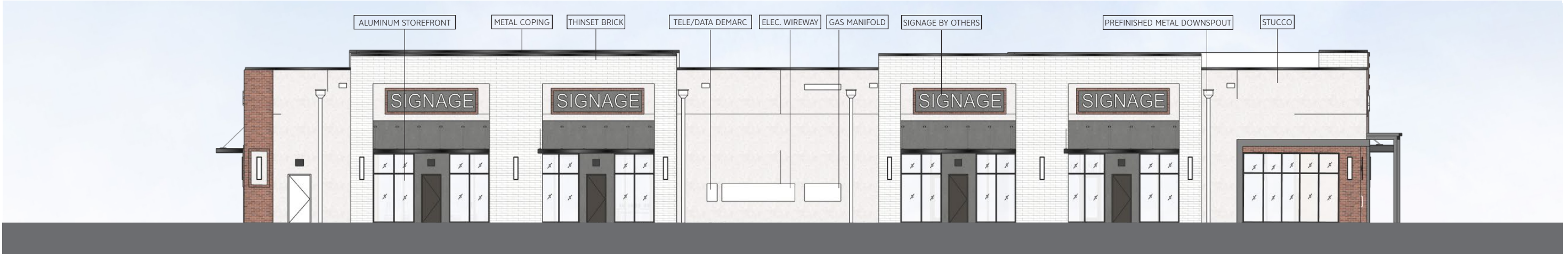
NORTH ELEVATION



SOUTH ELEVATION

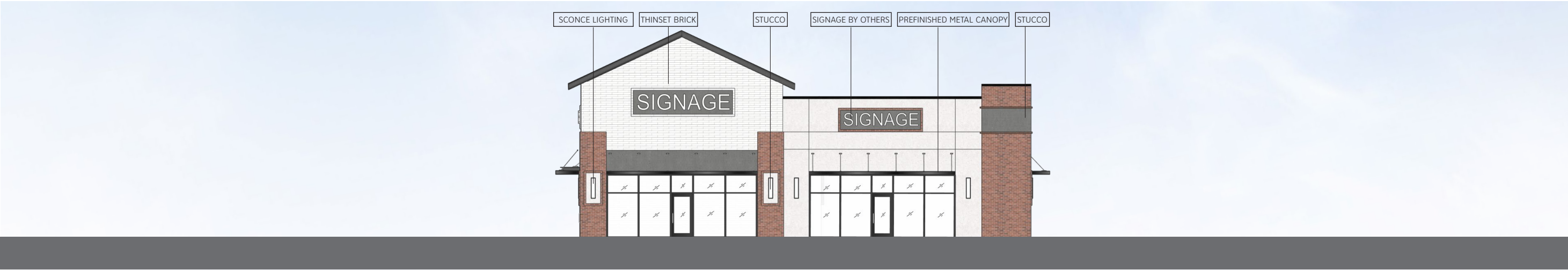


EXTERIOR ELEVATIONS - BUILDING 02

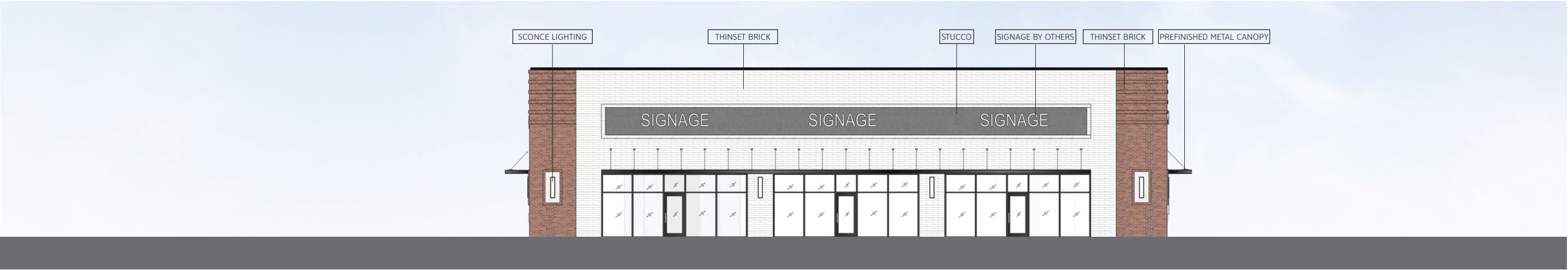




EXTERIOR ELEVATIONS - BUILDING 03 A

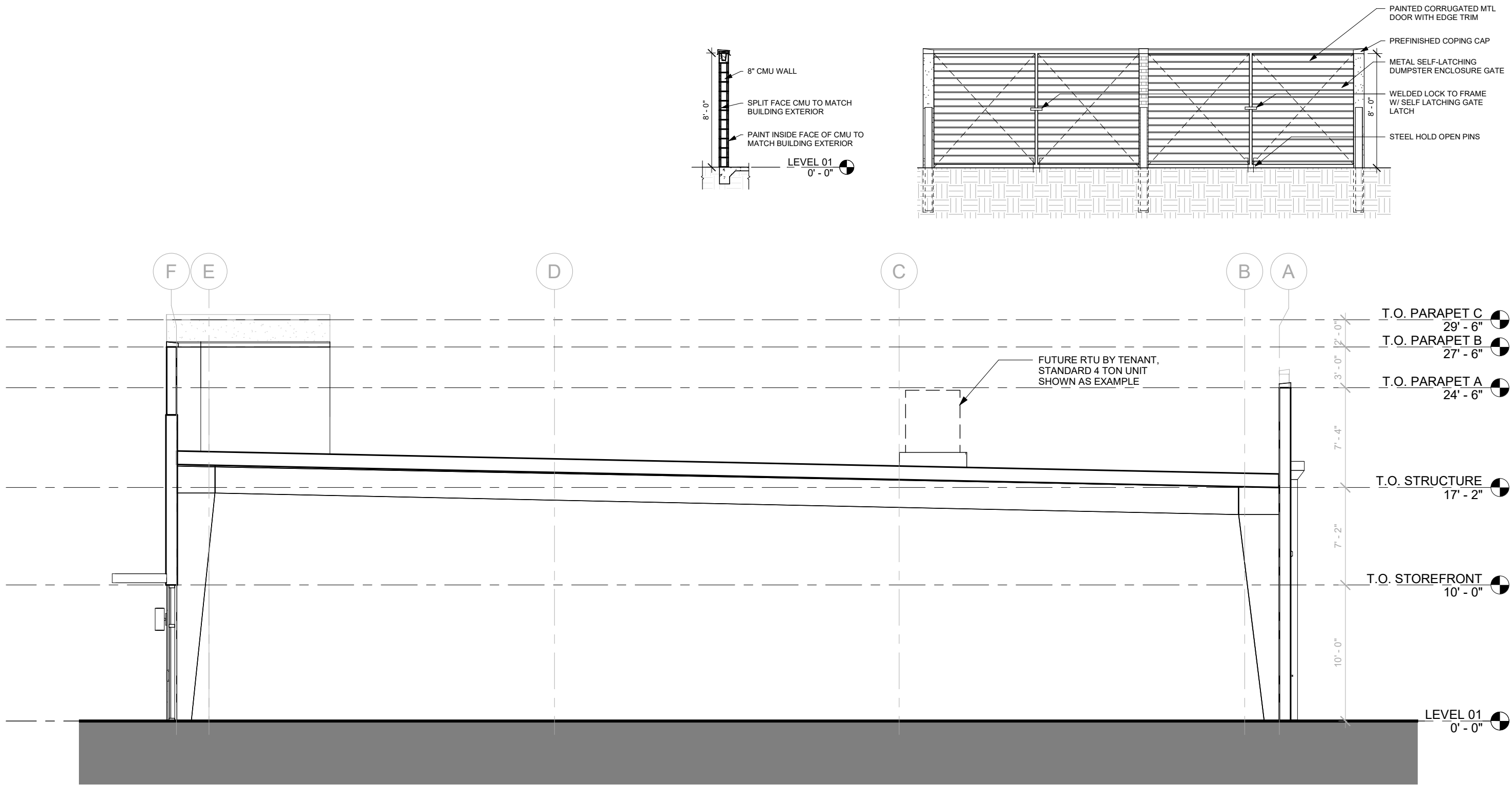


EXTERIOR ELEVATIONS - BUILDING 03 B





# TYPICAL BUILDING SECTION / DUMPSTER ENCLOSURE DETAILS





4040 N. CENTRAL EXPY.  
DALLAS, TEXAS 75204

**modus** architecture

**CONTACT:**

---

CLEMENTE JAQUEZ, AIA | 214.769.5631 | [CLEMENTE@MODUSARCHITECTURE.COM](mailto:CLEMENTE@MODUSARCHITECTURE.COM)

MIKE MACGREGOR, AIA | 314.302.6864 | [MIKE@MODUSARCHITECTURE.COM](mailto:MIKE@MODUSARCHITECTURE.COM)



# HUNINGTON - JOHN KING TOWN CENTER

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SCHEMATIC VIEWS  
**ROCKWALL, TEXAS**



VIEW A





VIEW B





VIEW C





VIEW D





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DALLAS, TEXAS 75204

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CITY OF ROCKWALL

ORDINANCE NO. ~~25-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [~~ORDINANCE NO. 20-02~~] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM A LIGHT INDUSTRIAL (LI) DISTRICT AND A COMMERCIAL (C) DISTRICT TO PLANNED DEVELOPMENT DISTRICT ~~XX~~ (PD-~~XX~~) FOR COMMERCIAL (C) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 32.79-ACRE TRACT OF LAND IDENTIFIED AS TRACTS 3, 3-01, 3-2, 3-3 & 3-4 OF THE J. LOCKHART SURVEY, ABSTRACT NO. 134; LOT 1 OF THE EASTPLEX INDUSTRIAL PARK ADDITION; AND, LOT 2, BLOCK A, EASTPLEX INC PARK NO. 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED HEREIN BY *EXHIBIT 'B'*; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request by Gage Raba of Hunington Properties on behalf of Tina Cox of Temunovic Partnership, LTD for the approval of a zoning change from a Light Industrial (LI) District and a Commercial (C) District to a Planned Development District for Commercial (C) District land uses, on a 32.79-acre tract of land identified as Tracts 3, 3-01, 3-2, 3-3 & 3-4 of the J. Lockhart Survey, Abstract No. 134; Lot 1 of the Eastplex Industrial Park Addition; and Lot 2, Block A, Eastplex Industrial Park No. 2, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District and Commercial (C) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District and the IH-30 Overlay (IH-30 OV) District, generally located at the northwest corner of the intersection of the IH-30 Frontage Road and S. John King Boulevard, 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 the Unified Development Code [~~Ordinance No. 20-02~~] should be amended as follows:

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

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

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Zoning Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

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

**SECTION 4.** That development of *Buildings 10, 11, & 12* as depicted in *Exhibit 'C'* of this ordinance shall generally be in accordance with the *Conceptual Building Elevations*, depicted 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 5.** That development of a *Shopping Center Sign* on the *Subject Property* shall generally be in accordance with the *Shopping Center Signage Plan* and *Shopping Center Signage Elevations*, depicted in *Exhibit 'E'* and *Exhibit 'F'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'E'* and *Exhibit 'F'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 6.** That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'G'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'G'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

**SECTION 7.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

**SECTION 8.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

**SECTION 9.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

**SECTION 10.** That this ordinance shall take effect immediately from and after its passage;



**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 1<sup>ST</sup> DAY OF DECEMBER, 2025.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: November 17, 2025

2<sup>nd</sup> Reading: December 1, 2025

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

**TRACT 1**

Being a 29.52 acre tract of land out of the J. Lockhart Survey, Abstract No. 134, situated in the City of Rockwall, Rockwall County, Texas, being a portion of a called 51.030 acre tract of land conveyed to Temunovic Partnership, LTD by deed of record in Volume 7038, Page 314 of the Official Public Records of Rockwall County, Texas, also being all of a called Tract 3 – 3.31 acre tract of land conveyed to C2LA, LLC by deed of record in Document Number 20220000011341 of said Official Public Records, also being all of Lot 1 of Eastplex Industrial Park , a subdivision of record in Cabinet A, Page 237 of the Plat Records of Rockwall County, Texas and Lot 2, Block A of Eastplex Industrial Park, a subdivision of record in Cabinet B, Page 50 of said Plat Records as conveyed to C2LA, LLC by deed of record in Document Number 20220000011341 of said Official Public Records and being more particularly described by metes and bounds as follows:

*BEGINNING* at a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found at the intersection of the West right-of-way line of John King Boulevard (a variable width right-of-way) and the North right-of-way line of Interstate Highway 30 (a variable width right-of-way), being the Northeast corner of a called Parcel 65 – 0.0065 acre tract of land conveyed to the State of Texas by deed of record in Document Number 20200000023370 of said Official Public Records, for the most Easterly Southeast corner hereof;

*THENCE*, S45°32'11"W, along the North right-of-way line of said Interstate Highway 30 and the common Northwest line of said Parcel 65, a distance of 41.38 feet to a 1/2 inch iron rod with pink plastic cap stamped "TXDOT" found in the North line of a called Parcel 18A – 0.0812 acre tract of land conveyed to the State of Texas by deed of record in Volume 6591, Page 246 of said Official Public Records, for the most Southerly Southeast corner hereof;

*THENCE*, S72°31'15"W, along the North right-of-way line of said Interstate Highway 30 and the common North line of said Parcel 18A, a distance of 216.84 feet to a 5/8 inch iron rod with illegible yellow plastic cap found in the South line of said 51.030 acre tract, being the West corner of said Parcel 18A;

*THENCE*, S72°55'29"W, continuing along the North right-of-way line of said Interstate Highway 30, being the common South line of said 51.030 acre tract, passing at a distance of 457.61 feet, a 5/8 inch iron rod found, a total distance of 488.79 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the intersection of the North right-of-way line of said Interstate Highway 30 and the East right-of-way line of Enterprise Drive as dedicated by Cabinet B, Page 50 of said Plat Records, being the most Southerly Southwest corner of said 51.030 acre tract and hereof;

*THENCE*, along the East right-of-way line of said Enterprise Drive, being the common irregular South line of said 51.030 acre tract, the following three (3) courses and distances:

- (1) N01°15'04"W, a distance of 353.14 feet to a 1/2 inch iron rod found;
- (2) N00°28'22"W, a distance of 588.70 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- (3) N00°26'50"W, a distance of 87.93 feet to a 1/2 inch iron rod found at the Northeast corner of said Enterprise Drive, being the most Easterly Southeast corner of said Tract 3;

*THENCE*, S89°33'43"W, leaving the irregular South line of said 51.030 acre tract, along the North line of said Enterprise Drive, being the common South line of said Tract 3, a distance of 30.06 feet to a 1/2 inch iron rod found at the Northwest corner of said Enterprise Drive, being the



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

Northeast corner of said Lot 2;

*THENCE*, S00°26'17"E, along the West right-of-way line of said Enterprise Drive, being the common irregular South line of said Tract 3 and the common East lines of said Lot 2 and said Lot 1, a distance of 296.53 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5034" found at the Northeast corner of a called 0.2754 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 1696, Page 251 of said Official Public Records, being the most Southerly Southeast corner of said Tract 3 and the Southeast corner of said Lot 1;

*THENCE*, S89°33'43"W, along the North line of said 0.2754 acre tract, being the common South line of said Tract 3 and said Lot 1, a distance of 200.00 feet to a 1/2 inch iron rod with yellow plastic cap stamped "RPLS 5034" found in the East line of a called 49.839 acre tract of land conveyed to Rockwall Steel Co., INC by deed of record in Volume 752, Page 28 of said Official Public Records, being the Northwest corner of said 0.2754 acre tract, also being the Southwest corner of said Tract 3 and said Lot 1;

*THENCE*, N00°26'17"W, along the East line of said 49.839 acre tract, being the common West line of said Tract 3 and the common West lines of in part, said Lot 1 and in part, said Lot 2, a distance of 665.85 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of said Tract 3, being the most Westerly Southwest corner of said 51.030 acre tract;

*THENCE*, N00°35'23"W, along the West line of said 51.030 acre tract, being the common West lines of in part, said 49.839 acre tract and in part, Lot 1, Block B of Lot 1, Block A and Lot 1, Block B, Channell Subdivision, a subdivision of record in Document Number 20160000005517 of said Plat Records, a distance of 562.87 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Justin Road (a variable width right-of-way), being the Northeast corner of said Lot 1, Block B, also being the Southwest corner of a called Parcel No. 1 – 0.281 acre tract of land conveyed to the City of Rockwall by deed of record in Document Number 20150000018248 of said Official Public Records, for the Northwest corner hereof;

*THENCE*, along the South right-of-way line of said Justin Road and the common South line of said Parcel No 1, the following two (2) courses and distances:

- (1) N79°47'13"E, a distance of 299.17 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the most Northerly Northeast corner hereof;
- (2) S65°19'58"E, a distance of 49.22 feet to a 1/2 inch iron rod with yellow plastic cap stamped "WIER AND ASSOC" found at the intersection of the South right-of-way line of said Justin Road and the West right-of-way line of said John King Boulevard, being the Southeast corner of said Parcel No. 1, for the most Easterly Southeast corner hereof;

*THENCE*, along the irregular West right-of-way line of said John King Boulevard, the following eight (8) courses and distances:

- (1) S30°26'47"E, a distance of 90.52 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod found bears N19°00'00"W, a distance of 0.53 feet;
- (2) S59°33'13"W, a distance of 48.04 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod found bears N47°22'43"W, a distance of 0.59 feet;

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

- (3) S30°26'47"E, a distance of 300.59 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod found bears N53°04'14"W, a distance of 0.79 feet;
- (4) N59°33'13"E, a distance of 48.04 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set, from which a 1/2 inch iron rod found bears N79°38'03"W, a distance of 0.87 feet;
- (5) S30°26'47"E, a distance of 416.98 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a tangent curve to the right, from which a 1/2 inch iron rod found bears N64°24'08"W, a distance of 0.87 feet;
- (6) Along said tangent curve to the right, having a radius of 1,690.00 feet, a chord bearing of S18°37'03"E, a chord length of 692.86 feet, a delta angle of 23°39'28", an arc length of 697.81 feet to 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve, from which a 1/2 inch iron rod found bears N87°55'20"W, a distance of 1.30 feet;
- (7) S01°43'57"W, a distance of 190.30 feet to a 1/2 inch iron rod found;
- (8) S02°19'04"W, a distance of 211.62 feet to the *POINT OF BEGINNING* and containing an area of 29.515 acres (1,285,677 square feet) of land, more or less.



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

TRACT 2

*BEING* a 3.27 acre tract of land out of the J. Lockhart Survey, Abstract No. 134, situated in the City of Rockwall, Rockwall County, Texas, being all of a called Tract 1 – 1.10 acre tract of land conveyed to C2LA, LLC by deed of record in Document Number 20220000011341 of said Official Public Records, also being all of a called Tract 2 – 2.17 acre tract of land conveyed to C2LA, LLC by deed of record in Document Number 20220000011341 of said Official Public Records and being more particularly described by metes and bounds as follows:

*BEGINNING* at a 1/2 inch iron rod with yellow plastic cap stamped “RPLS 5034” found in the North right-of-way line of Interstate Highway 30 (a variable width right-of-way), being the Southeast corner of a called 2.00 acre tract of land conveyed to AM Rockwall Investments, L.P. by deed of record in Volume 2435, Page 28 of said Official Public Records, also being the Southwest corner of said Tract 1 and hereof;

*THENCE*, N01°17'47"W, leaving the North right-of-way line of Interstate Highway 30, along the East line of said 2.00 acre tract, being the West line of said Tract 1, a distance of 420.06 feet to a 1/2 inch iron rod with green plastic cap stamped “EAGLE SURVEYING” set at the Southeast corner of a called 49.839 acre tract of land conveyed to Rockwall Steel Co., INC by deed of record in Volume 752, Page 28 of said Official Public Records, being the Northeast corner of said 2.00 acre tract, also being the Southwest corner of said Tract 2, also being the Northwest corner of said Tract 1;

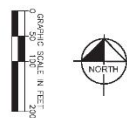
*THENCE*, N00°26'17"W, along the East line of said 49.839 acre tract, being the common West line of said Tract 2, a distance of 321.77 feet to a 1/2 inch iron rod with yellow plastic cap stamped “RPLS 5034” found at the Southwest corner of a called 0.2754 acre tract of land conveyed to the City of Rockwall by deed of record in Volume 1696, Page 251 of said Official Public Records, being the Northwest corner of said Tract 2 and hereof;

*THENCE*, N89°33'43"E, along the South line of said 0.2754 acre tract, being the common North line of said Tract 2, a distance of 200.00 feet to a 1/2 inch iron rod in the West right-of-way line of Enterprise Drive as dedicated by Cabinet B, Page 50 of said Plat Records, being the Southeast corner of said 0.2754 acre tract, also being the Northeast corner of said Tract 2 and hereof;

*THENCE*, along the West right-of-way line of said Enterprise Drive, being the common East lines of in part, said Tract 2 and in part, said Tract 1, the following two (2) courses and distances:

- (1) S00°26'17"E, a distance of 320.07 feet to a 1/2 inch iron rod found;
- (2) S01°17'47"E, a distance of 362.15 feet to a 1/2 inch iron rod with green plastic cap stamped “EAGLE SURVEYING” set at the intersection of the West right-of-way line of said Enterprise Drive and the North right-of-way line of said Interstate Highway 30, being the Southeast corner of said Tract 1 and hereof;

*THENCE*, S72°54'00"W, along the North right-of-way line of said Interstate Highway 30, being the common South line of said Tract 1, a distance of 207.86 feet to the *POINT OF BEGINNING* and containing an area of 3.27 acres (142,406 square feet) of land, more or less.



COMMONS AT ROCKWALL  
PLANNED DEVELOPMENT  
DISTRICT  
SUBJECT SITE EXHIBIT  
7/18/2025

**Kimley»Horn**  
300 W. Main St.

State of Texas Registration No. F-520



# Exhibit 'C': Concept Plan & Site Renderings

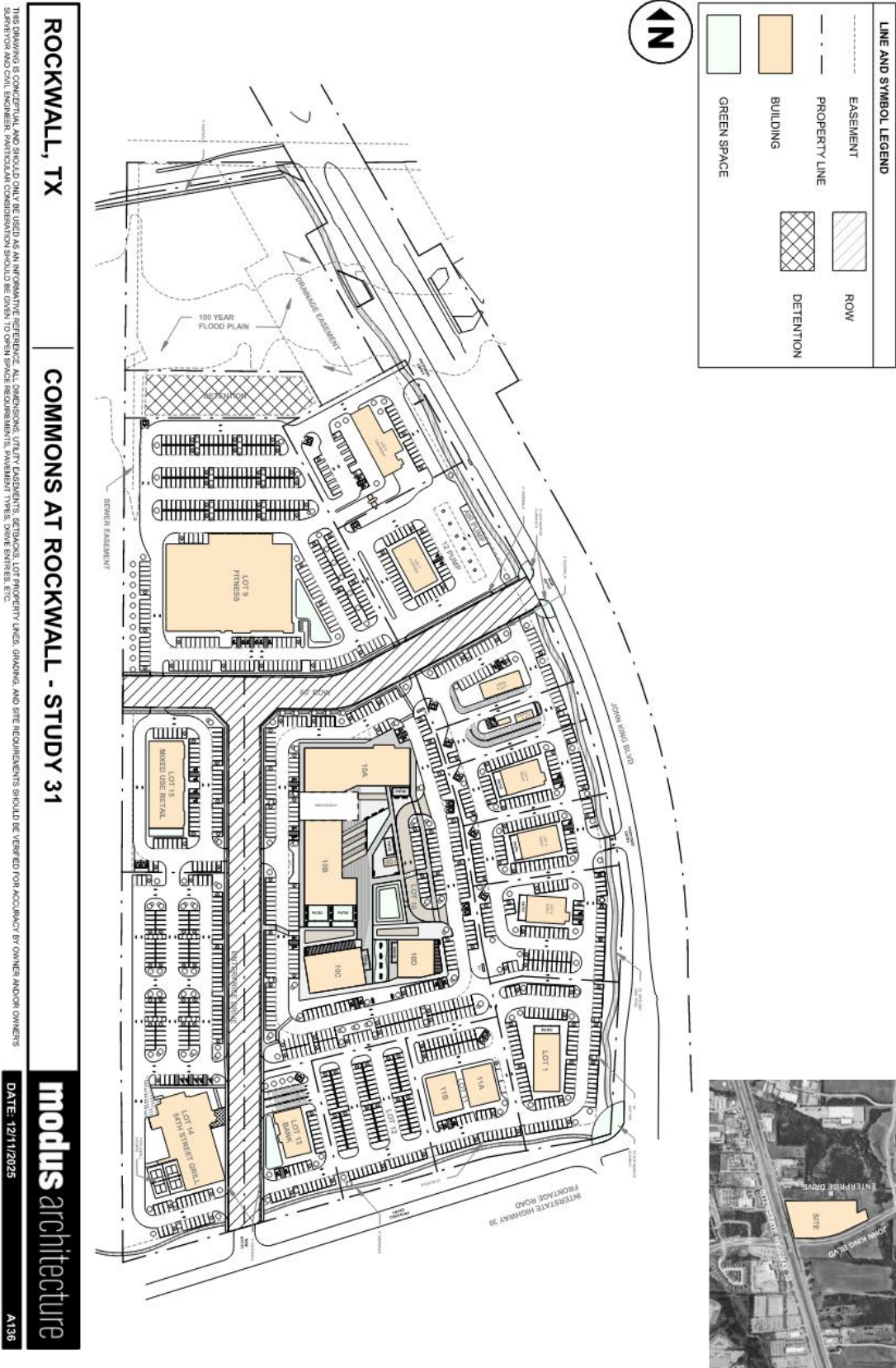


Exhibit 'C':  
Concept Plan & Site Renderings

VIEW C



HUNTINGTON - JOHN KING TOWN CENTER

CONCEPTUAL IMAGES

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR OWNER'S SUPERVISOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRIES, ETC.

modus architecture

DATE: 12/11/2025



**Exhibit 'D':**  
*Concept Building Elevations*

**VIEW D**



**HUNTINGTON - JOHN KING TOWN CENTER**

**CONCEPTUAL IMAGES**

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY OWNER AND/OR OWNER'S SUPERVISOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRIES, ETC.

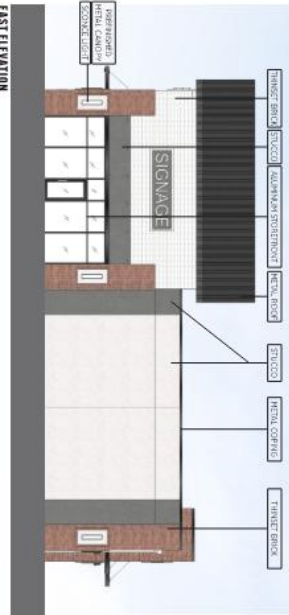
**modus** architecture

DATE: 12/11/2025

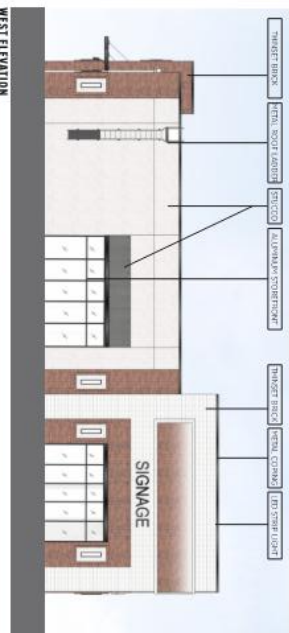
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# Exhibit 'D': Concept Building Elevations

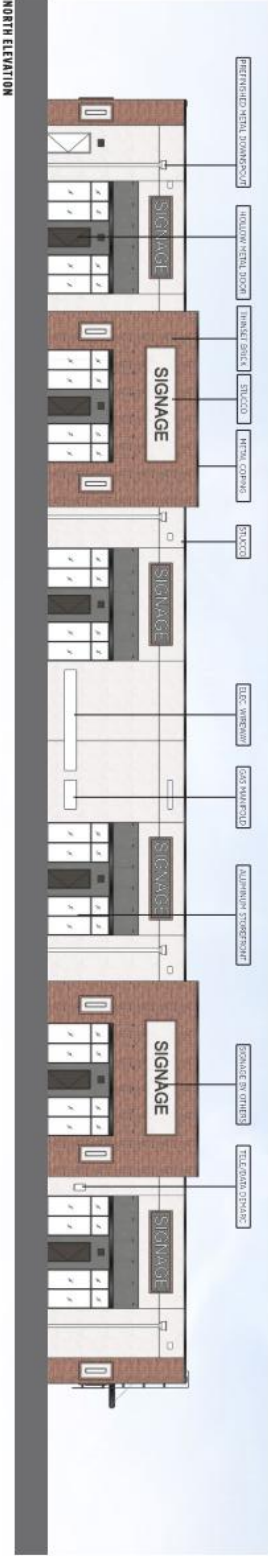
## EXTERIOR ELEVATIONS - BUILDING 01



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

HUNNINGTON - SHOPS AT ROCKWALL

CONCEPTUAL IMAGES

**modus** architecture

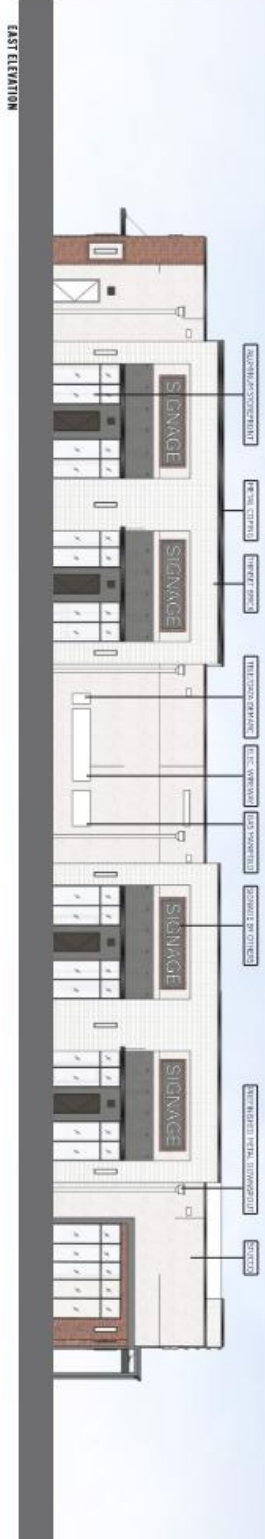
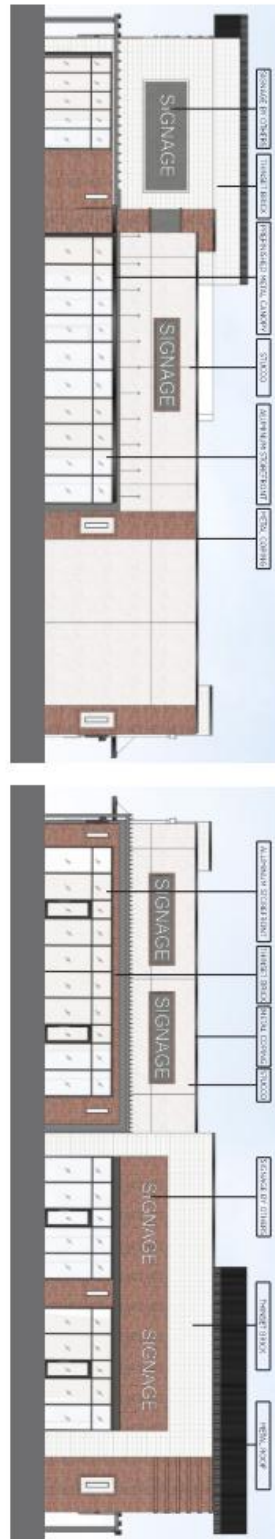
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DATE: 12/04/2025



# Exhibit 'D': Concept Building Elevations

## EXTERIOR ELEVATIONS - BUILDING 02



HUNNINGTON - SHOPS AT ROCKWALL

CONCEPTUAL IMAGES

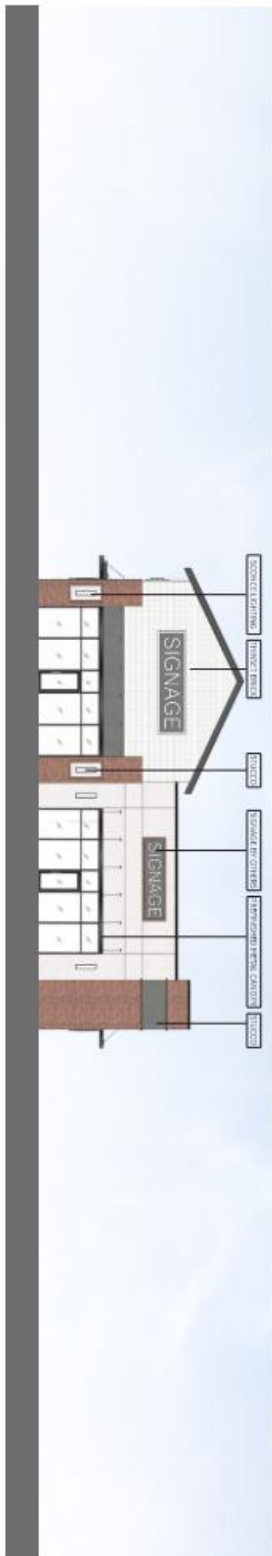
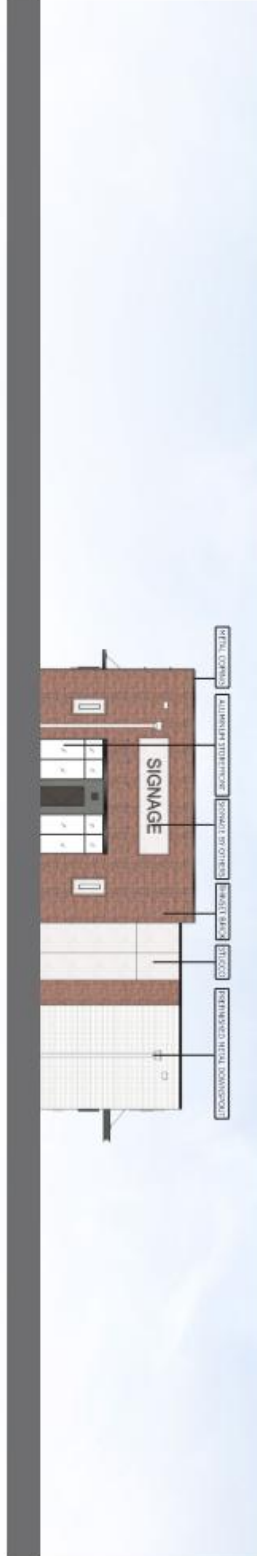
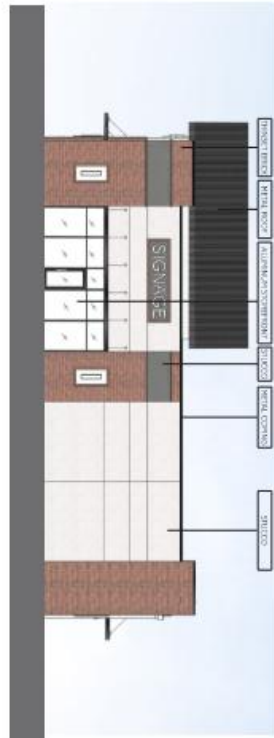
modus architecture

DATE: 12/04/2025

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# Exhibit 'D': Concept Building Elevations

## EXTERIOR ELEVATIONS - BUILDING 03 A



## HUNTINGTON - SHOPS AT ROCKWALL

## CONCEPTUAL IMAGES

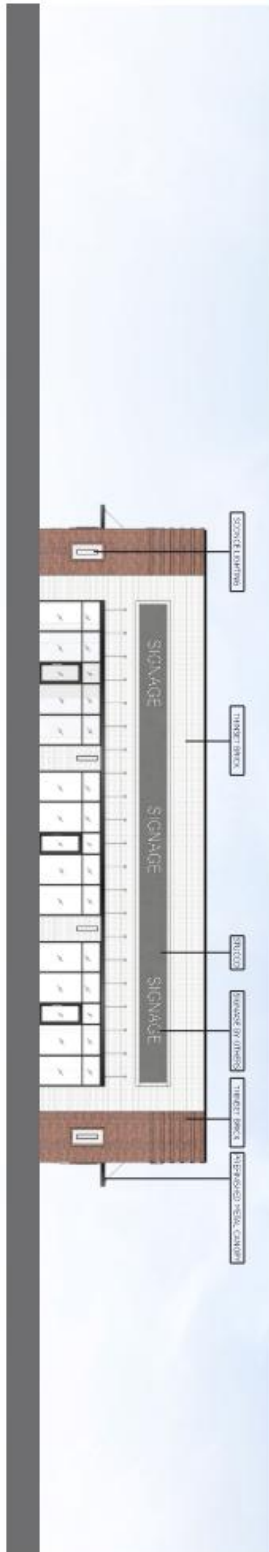
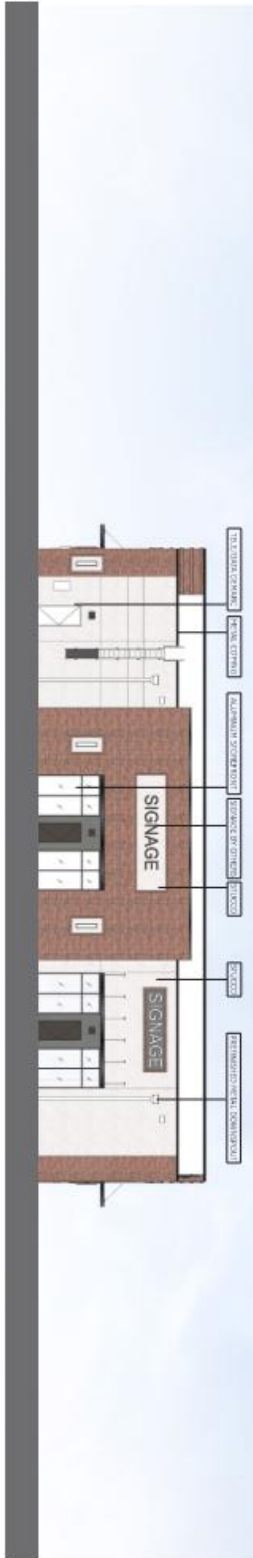
THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIONAL REFERENCE. ALL OPERATIONS, UTILITY REQUIREMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR OWNER'S SUPERVISOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRANCES, ETC.

**modus architecture**  
DATE: 12/04/2023



# Exhibit 'D': Concept Building Elevations

## EXTERIOR ELEVATIONS - BUILDING 03 B



HUNTINGTON - SHOPS AT ROCKWALL

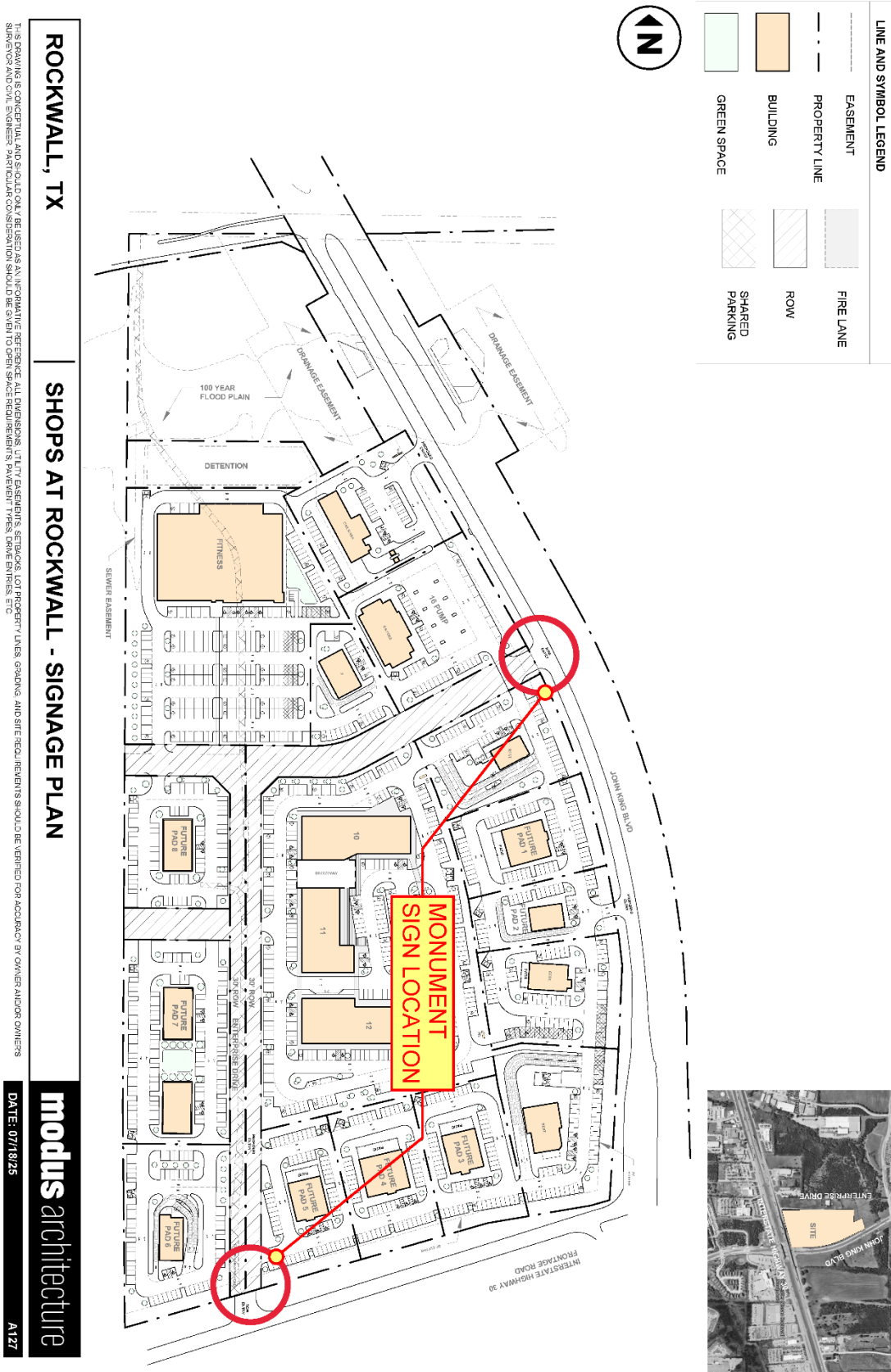
CONCEPTUAL IMAGES

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY LOCATIONS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR OWNER'S SUPERVISOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRANCES, ETC.

**modus** architecture  
DATE: 12/04/2025

8

# Exhibit 'E': Shopping Center Signage Plan





## Shopping Center Signage Elevations

Option #1 rendering of a storefront sign for 'SHOP AT ROCKWALL'. The sign features a large window with the text 'SHOP AT ROCKWALL' and a smaller sign below it that says 'FLAT CUT OUT (FCO) ACRYLIC LETTERS'. The rendering includes dimensions, material specifications, and a project summary table.

**SIGN TYPE**  
MFG. & INSTALL (1) D/F INTERNALLY ILLUMINATED MULTI TENANT SIGN.

**MATERIAL SPEC**  
A1: 3/16" #7328 WHITE ACRYLIC  
A2: 3/4" CLEAR ACRYLIC WITH SECOND SURFACE 3M 3835-70 DIFFUSER AND 3M WHITE 3M 3835-70 VINYL OVERLAY FIRST SURFACE  
A4: 1/2" P55 BLACK ACRYLIC  
AL1: 125' ALUMINUM TUBE  
W1: WOOD CLADDING TO MATCH B1: BRICK TO MATCH SHOPPING CENTER  
P1: CENTER  
PAIN SPEC: SATIN FINISH  
P1: TBD

**PROJECT INFO**  
CLIENT: HUNTINGTON PROPERTIES | ROCKWALL  
ADDRESS: HWY 158 & JOHN KING BLVD  
CITY STATE: ROCKWALL, TX 75087  
DATE: 06.14.2025  
SALER REP: JG  
DRAWN BY: SF

**DRAWING NUMBER**  
PROC25-0244

**REVISIONS**

**SIGNATURES**

**ESTIMATION**

**PROJECT**

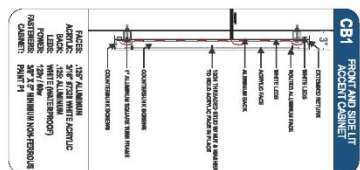
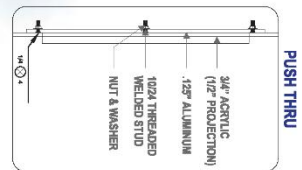
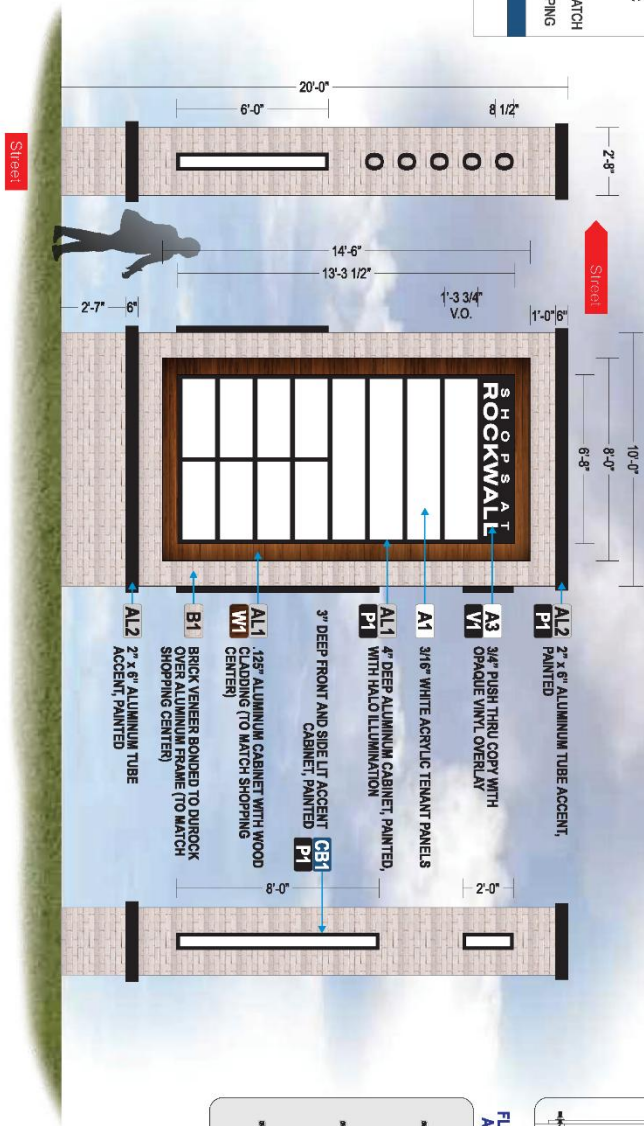
**ILLUMINATED**

**110' ± 277 VOLT ELECTRICAL SERVICE**

**ELECTRICAL LOADS**

**CLIENT IS RESPONSIBLE FOR SUPPLYING ALL NECESSARY MATERIALS AND EQUIPMENT TO THE SITE. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF ROCKWALL, TEXAS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF ROCKWALL, TEXAS. THE SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF ROCKWALL, TEXAS.**

**PAGE 2 OF 6**



**PROJECT INFO**

**CLIENT:** HUNTINGTON PROPERTIES | ROCKWELL  
**ADDRESS:** HMC 130 E. JOHN HIGH BLVD  
**CITY / STATE:** ROCKWELL, TX 78067  
**SALUS REF:** 06/04/2025  
**DRAWING BY:** SP

DRAWING NUMBER  
**PRO25-0344**  
W.O. (EZ) NUMBER

#	DATE	REVISIONS
1		
2		
3		
4		
5		
6		

SIGNATURES	
CLIENT APPROVAL	DATE:
SIGNED:	
LANDLORD APPROV	DATE:
SIGNED:	
SALES	
SIGNED:	DATE:

ESTIMATION

APPROVAL \_\_\_\_\_

APPROVAL \_\_\_\_\_

APPROVAL \_\_\_\_\_

APPROVAL \_\_\_\_\_

FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN  
REFER TO SAMPLES. AS MONITORS & PRINTERS VARY,  
CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND  
HIGHEST TYPICAL BLENDING FILES PRIOR TO PRODUCTION  
TO AVOID A SET-UP FEE.

SPECIFICATION	ILLUMINATED
<p>THIS SIGN IS INTENDED TO BE USED WITH THE RECOMMENDATIONS OF ARTICLE 800 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL ORDINANCES. THIS INCLUDES THE FOLLOWING:</p>	<p>120 or 277 VOLT ELECTRICAL SERVICE</p>
<p>ELECTRICAL LOAD: 20 AMP CIRCUITS.</p>	<p>CLIENT TO PROVIDE ALL NECESSARY ELECTRICAL SERVICES TO THE SIGN (ALSO SEE INVERTED SPECIFICATIONS)</p>
<p>PAGE 5 OF 6</p>	

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

**G.1 REVIEW PROCESS.**

The subject property shall be generally developed in accordance with the *Concept Plan* contained in *Exhibit 'C'* of this ordinance and in conformance with the procedures contained in Article 10, *Planned Development Regulations*, and Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, the Director of Planning and Zoning may require/the property owner may request a *PD Development Plan* where a development request departs from the intent of this *Concept Plan*. A *PD Development Plan* constitutes an amendment to the approved *Concept Plan* and Planned Development District ordinance, and shall follow the same review and approval process as the establishment of a Planned Development District.

**G.2 PLANNED DEVELOPMENT DISTRICT STANDARDS.**

(1) Permitted Uses. Unless specifically provided for by this Planned Development District ordinance, the *Subject Property* shall be subject to the land uses permitted within the Commercial (C) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the following shall apply:

(a) The following land uses shall be permitted By-Right:

- FULL-SERVICE HOTEL
- CRAFT/MICRO BREWERY, DISTILLERY, AND/OR WINERY

(b) The following land uses shall be expressly Prohibited:

- AGRICULTURAL USES ON UNPLATTED LAND
- ANIMAL BOARDING/KENNEL WITHOUT OUTSIDE PENS
- COMMUNITY GARDEN
- URBAN FARM
- CARETAKERS QUARTERS/DOMESTIC OR SECURITY UNIT
- CONVENT, MONASTERY, OR TEMPLE
- MOTEL
- BLOOD PLASMA DONOR CENTER
- CEMETERY/MAUSOLEUM
- CHURCH/HOUSE OF WORSHIP
- COLLEGE, UNIVERSITY, OR SEMINARY
- EMERGENCY GROUND AMBULANCE SERVICES
- HOSPICE
- MORTUARY OR FUNERAL CHAPEL
- LOCAL POST OFFICE
- PUBLIC OR PRIVATE PRIMARY SCHOOL
- PUBLIC OR PRIVATE SECONDARY SCHOOL
- TEMPORARY EDUCATION BUILDINGS FOR PUBLIC OR PRIVATE SCHOOL
- TEMPORARY CARNIVAL, CIRCUS, OR AMUSEMENT RIDE
- INDOOR GUN CLUB WITH SKEET OR TARGET RANGE
- PRIVATE CLUB, LODGE, OR FRATERNAL ORGANIZATION
- TENNIS COURTS (*I.E. NOT ACCESSORY TO A PUBLIC OR PRIVATE COUNTRY CLUB*)
- ASTROLOGER, HYPNOTIST, OR PSYCHIC
- PORTABLE BEVERAGE SERVICE FACILITY
- TEMPORARY CHRISTMAS TREE SALES LOT AND/OR SIMILAR USES
- COPY CENTER

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

- GARDEN SUPPLY/PLANT NURSERY
- LAUNDROMAT WITH DROPOFF/PICKUP SERVICES
- SELF SERVICE LAUNDROMAT
- NIGHT CLUB, DISCOTHEQUE, OR DANCE HALL
- PAWN SHOP
- PERMANENT COSMETICS <sup>(1)</sup>
- TEMPORARY REAL ESTATE SALES OFFICE
- RENTAL STORE WITHOUT OUTSIDE STORAGE AND/OR DISPLAY
- SECONDHAND DEALER
- BAIL BOND SERVICES
- BUILDING AND LANDSCAPE MATERIAL WITH LIMITED OUTSIDE STORAGE
- BUILDING MAINTENANCE, SERVICE, AND SALES WITHOUT OUTSIDE STORAGE
- FURNITURE UPHOLSTERY/REFINISHING AND RESALE <sup>(2)</sup>
- RENTAL, SALES, AND SERVICE OF HEAVY MACHINERY AND EQUIPMENT
- LOCKSMITH
- SHOE AND BOOT REPAIR AND SALES
- TRADE SCHOOL
- AUTOMOBILE RENTAL
- NEW OR USED BOAT AND TRAILER DEALERSHIP
- NEW AND/OR USED INDOOR MOTOR VEHICLE DEALERSHIP/SHOWROOM
- NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- USED MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS
- RECREATIONAL VEHICLE (RV) SALES AND SERVICE
- SERVICE STATION
- TEMPORARY ASPHALT OR CONCRETE BATCH PLANTS
- MINING AND EXTRACTION OF SAND, GRAVEL, OIL AND/OR OTHER MATERIALS
- MINI-WAREHOUSE
- WHOLESALE SHOWROOM FACILITY
- COMMERCIAL ANTENNA
- COMMERCIAL FREESTANDING ANTENNA
- BUS CHARTER SERVICE AND SERVICE FACILITY
- HELIPAD
- RADIO BROADCASTING
- RAILROAD YARD OR SHOP
- TRANSIT PASSENGER FACILITY
- WIRELESS COMMUNICATION TOWER

NOTES:

<sup>(1)</sup>: *UNLESS ACCESSORY TO A SPA OR HAIR SALON.*

<sup>(2)</sup>: *UNLESS ACCESSORY TO A GENERAL RETAIL STORE.*

- (2) ***Density and Development Standards.*** Unless specifically provided for by this Planned Development District Ordinance, the *Subject Property -- as depicted in Exhibits 'B' & 'C' of this ordinance --* shall be subject to the density and dimensional requirements stipulated for a property in a Commercial (C) District as required by Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as may be amended in the future; however, all development on the *Subject Property* shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	60'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK <sup>(1)</sup>	25'



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

MINIMUM SIDE YARD SETBACK <sup>(2)</sup>	10'
MINIMUM REAR YARD SETBACK <sup>(2)</sup>	10'
MINIMUM BETWEEN BUILDINGS <sup>(2)</sup>	15'
MAXIMUM BUILDING HEIGHT <sup>(3)</sup>	60'
MAXIMUM LOT COVERAGE <sup>(4)</sup>	60%
MINIMUM LANDSCAPING	20%

GENERAL NOTES:

- <sup>1</sup>: FROM FUTURE RIGHT-OF-WAY AS SHOWN ON THE ADOPTED MASTER THOROUGHFARE PLAN OR AS ACTUALLY EXISTS, WHICHEVER IS GREATER.
- <sup>2</sup>: THE SETBACK CAN BE REDUCED TO ZERO (0) FEET WITH A FIRE RATED WALL.
- <sup>3</sup>: BUILDING HEIGHT MAY BE INCREASED UP TO 240-FEET IF APPROVED THROUGH A SPECIFIC USE PERMIT (SUP) BY THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL.
- <sup>4</sup>: NO ADDITIONAL FLOOR AREA RATIO (FAR) REQUIREMENTS WILL REGULATE THE LOT COVERAGE OR FORM OF THE BUILDING.

- (3) **Building Design and Material Standards.** Unless otherwise stipulated by this Planned Development District, all buildings on the *Subject Property* shall be subject to the building material and development standards stipulated by the *General Overlay District Standards* as outline in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, *Buildings 10, 11, & 12 -- as depicted in the Concept Plan in Exhibit 'C' --* shall generally conform to the *Conceptual Building Elevations* depicted in *Exhibit 'D'* of this ordinance. In addition, all buildings on the *Subject Property* shall incorporate complementary architectural styles, materials and colors. The consistency and compatibility of a buildings design shall be reviewed by the Architectural Review Board (ARB) at the time of Site Plan.
- (4) **Utility Placement.** All overhead utilities shall be placed underground.
- (5) **Landscape Buffers.** All landscape buffers shall be exclusive of any existing or proposed easements located along public rights-of-way and shall be provided as follows:
- (a) **John King Boulevard.** A minimum of a 30-foot landscape buffer shall be provided along the frontage of the John King Boulevard (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear ten (10) foot hike/bike trail shall be constructed within the 30-foot landscape buffer.
- (b) **IH-30 Frontage Road.** A minimum of a 30-foot landscape buffer shall be provided along the frontage of the IH-30 Frontage Road (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, a built-up undulating berm, and shrubbery along the entire length of the frontage. Berms and shrubbery shall each have a minimum height 30-inches and may be non-continuous and undulating. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-linear feet of frontage. A meandering/curvilinear six (6) foot sidewalk/trail shall be constructed within the 30-foot landscape buffer.
- (c) **Justin Road.** A minimum of a ten (10) foot landscape buffer shall be provided along

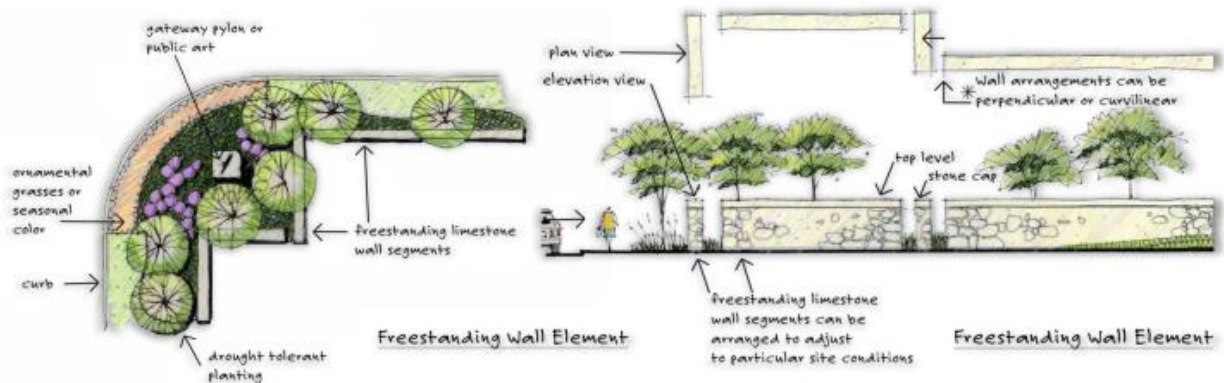
**Exhibit 'G':**  
**Density and Development Standards**

the frontage of Justin (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, and shrubbery along the entire length of the frontage. In addition, one (1) canopy trees and one (1) accent trees shall be planted per 100-linear feet of frontage. A six (6) foot sidewalk/trail shall be constructed within the ten (10) foot landscape buffer.

(d) North/South [Enterprise Drive] and East/West [Unnamed] Public Roadways. A minimum of a ten (10) foot landscape buffer shall be provided along the frontage of Justin (*outside of and beyond any required right-of-way*), and shall incorporate ground cover, and shrubbery along the entire length of the frontage. In addition, one (1) canopy trees and one (1) accent trees shall be planted per 100-linear feet of frontage. A five (5) foot sidewalk shall be constructed within the ten (10) foot landscape buffer.

(6) Place-Making Elements. In accordance with the John King Boulevard Corridor Plan contained in the OURHometown Vision 2040 Comprehensive Plan, place-making elements generally in conformance with *Figures 1 & 2* below shall be incorporated adjacent to the ten (10) foot hike/bike trail required along John King Boulevard at [1] the corner of the intersection of John King Boulevard and the IH-30 Frontage Road, and [2] at the north or south intersection of the currently unnamed east/west roadway -- *bisecting the development* -- and John King Boulevard. In addition, the developer shall provide intersection enhancements in conformance with *Figure 3* below.

**FIGURE 1: PLACE MAKING ELEMENT**

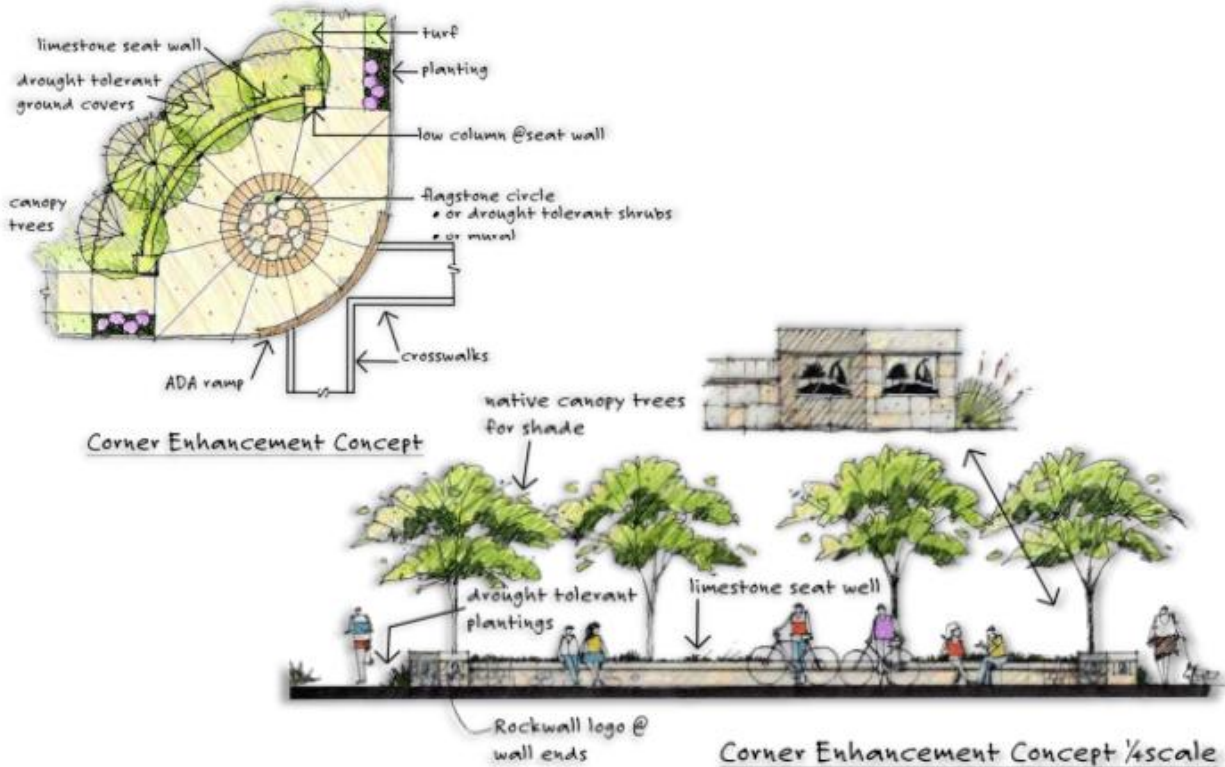


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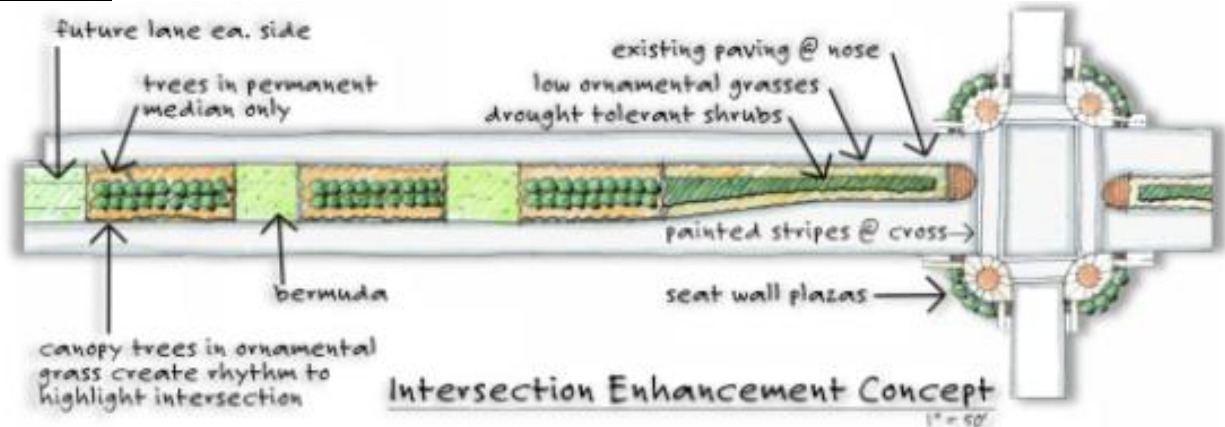


**Exhibit 'G':**  
*Density and Development Standards*

**FIGURE 2: PLACE MAKING ELEMENT**



**FIGURE 3: INTERSECTION ENHANCEMENT CONCEPT**



- (7) Signage. All signage shall be outside of all existing or proposed easements and conform to the requirements of Chapter 32, *Signs*, of the Municipal Code of Ordinances; however, two (2) *Shopping Center Signs* conforming to the *Shopping Center Signage Elevations* contained in *Exhibit 'F'* of this ordinance shall be permitted in the locations depicted in the *Shopping Center Signage Plan* contained in *Exhibit 'E'* of this ordinance.
- (8) Variances/Exceptions. Variances and exceptions to the requirements of this ordinance shall be submitted and approved in accordance with the process and procedures set forth in Article 11, *Development Applications and Review procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].