PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2020-057 **P&Z DATE** 01/12/21 **CC DATE** 01/19/21 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☑ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☐ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECEIPT
- ☑ LOCATION MAP
- ☑ HOA MAP
- ☑ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER 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_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

ZONING MAP UPDATED_____

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[X] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	1940 N Lakeshore Dr				
Subdivision	North Lakeshore Daycare	Lot	1	Block	A
General Location	NW corner of East Fork and N Lakeshore				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	GR / PD-41 & R-12	Current Use	Daycare & land		
Proposed Zoning	GR / PD-41	Proposed Use	Daycare & office		
Acreage	1.13	Lots [Current]	1	Lots [Proposed]	3

[ ] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner		[ ] Applicant	Viaduct Development
Contact Person		Contact Person	Doug Galloway
Address		Address	2560 Technology Ste 100 Plano Tx 75074
City, State & Zip		City, State & Zip	
Phone		Phone	512-698-9494
E-Mail		E-Mail	doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared **William Galloway** [*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 $ **244.40** *, to cover the cost of this application, has been paid to the City of Rockwall on this the* **18th** *day of* **December** *, 20* **20** *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 17th *day of* December, *20* 20

Owner's Signature [signature]

Notary Public in and for the State of Texas Scott M Schubert

NOTARY PUBLIC STATE OF TEXAS
SCOTT M. SCHUBERT
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 126027315
My Commission Expires

VIADUCT
Development

City of Rockwall
Planning & Development

Zoning Application - Letter of Intent

Lakeshore Office Building

To Whom It May Concern,

We are requesting approval to rezone our entire property to GR, in PD-41. This is in order to develop the pad site we created when developing the Kiddie Academy of Rockwall.

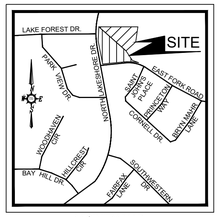
When we purchased the property there were two platted lots, one for the daycare with a SUP in place in PD-41, the other was R-12 outside of PD-41, which we graded and created a pad site.

Our intent is to separate the 2.9 ac parcel into the Kiddie Academy site, and two office sites.

Sincerely,

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

- PROPERTY LINE
- EXISTING WATER LANE (12" WATER W)
- PROPOSED WATER LINE (12" WATER W)
- EX.SANITARY SEWER LINE (EX. 10" S.S. S)
- PROP. SANITARY SEWER LINE (PROP. 8" S.S. S)
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE CONNECTION (F.D.C.)
- PROPOSED WATER METERS
- PROPOSED BACK FLOW PREVENTER
- P.S.&V.E. — PEDESTERIAN SIGNT & VISIBILITY EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- F.A.W.E. — FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
- V.E. — VISIBILITY EASEMENT
- PROPOSED FIRE LANE
- B.S. — FRONT SET BACK
- L.S. — LANDSCAPE SET BACK
- BFR — BARRIER FREE RAMP
- 21"RCP — EXISTING STORM SEWER
- EXISTING PAVEMENT/CURB
- SSMH — EXISTING SEWER MANHOLE
- PROPOSED HANDICAP PARKING SPACE
- PP — EXISTING POWER POLE
- EXISTING STORM INLETS
- FH — EXISTING FIRE HYDRANT
- TW.V. — EXISTING WATER VALVE
- PROPOSED BOLLARDS
- PROPOSED CAR STACKING
- PROP.6' HIGH WROUGHT IRON FENCE
- EXISTING TREE
- ET — TRANSFORMER
- F.A.U.E. — FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- GREASE TRAP
- SAMPLING WELL
- C.O. — SINGLE CLEAN OUT
- C.O. — DOUBLE CLEAN OUT
- MONUMENT/POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

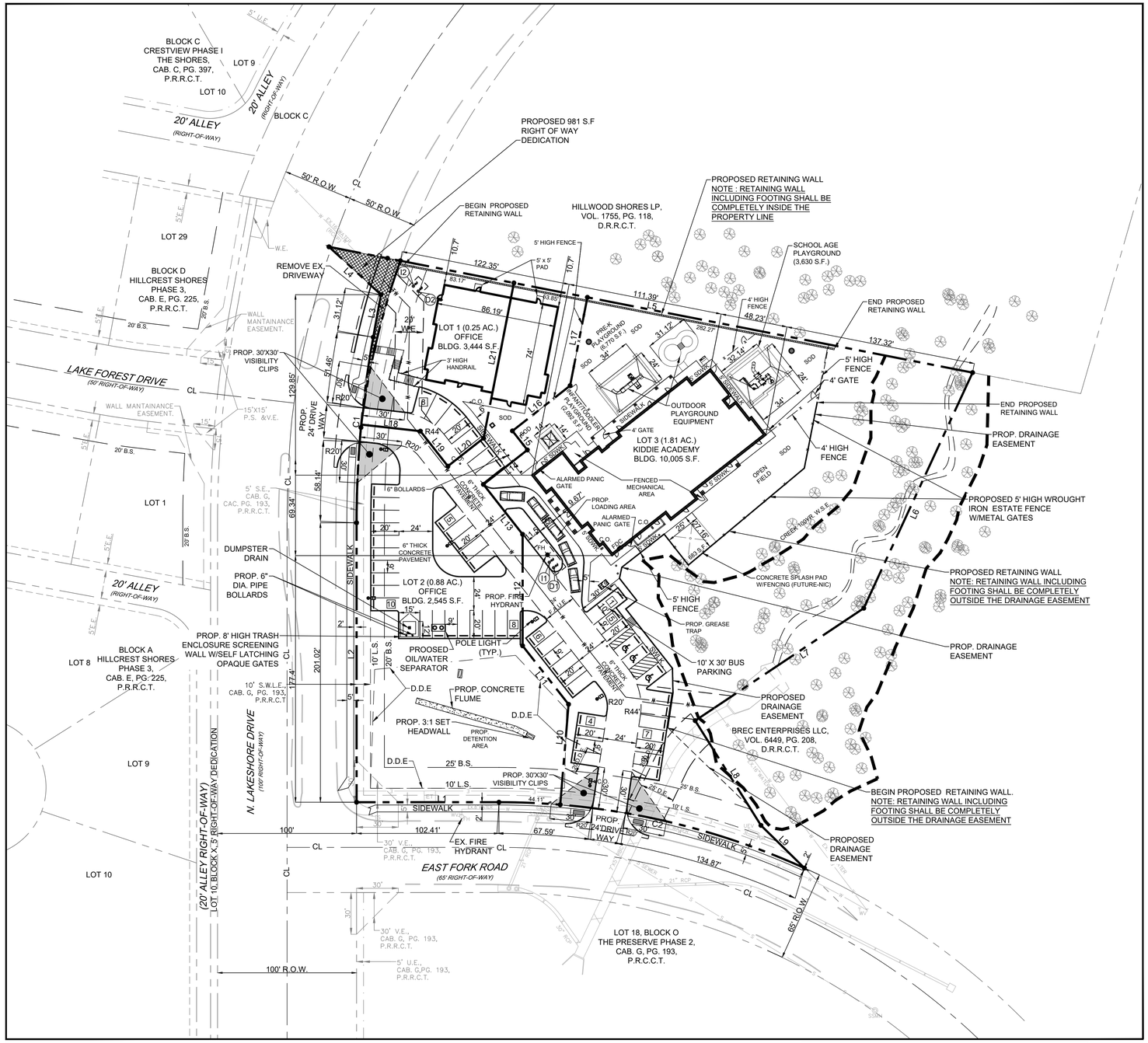
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.937 ACRES (127,962 S.F.)	
LOT 1	0.25 ACRES (10,842 S.F.)	
LOT 2	0.88 ACRES (38,268 S.F.)	
LOT 3	1.81 ACRES (78,852 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
TOTAL BLDG AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	54	55
TOTAL PARKING	54	55
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CASE #

RECORD DRAWING

AS-BUILT DRAWINGS:
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

OWNER/DEVELOPER	DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590
ENGINEER	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271
SURVEYOR	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER,R.P.L.S. TEL: (972) 881-4975
ARCHITECT	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	12/15/2020	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER

12/15/2020

REDESIGNED SITE PLAN

KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

TX PE FIRM #11525

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]:

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Notes:
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PROPERTY INFORMATION [PLEASE PRINT]

Address	1940 N Lakeshore Dr				
Subdivision	North Lakeshore Daycare	Lot	1	Block	A
General Location	NW corner of East Fork and N Lakeshore				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	GR / PD-41 & R-12	Current Use	Daycare & land		
Proposed Zoning	GR / PD-41	Proposed Use	Daycare & office		
Acreage	1.13	Lots [Current]	1	Lots [Proposed]	3

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[ ] Owner		[ ] Applicant	Viaduct Development
Contact Person		Contact Person	Doug Galloway
Address		Address	2560 Technology Ste 100 Plano Tx 75074
City, State & Zip		City, State & Zip	
Phone		Phone	512-698-9494
E-Mail		E-Mail	doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

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

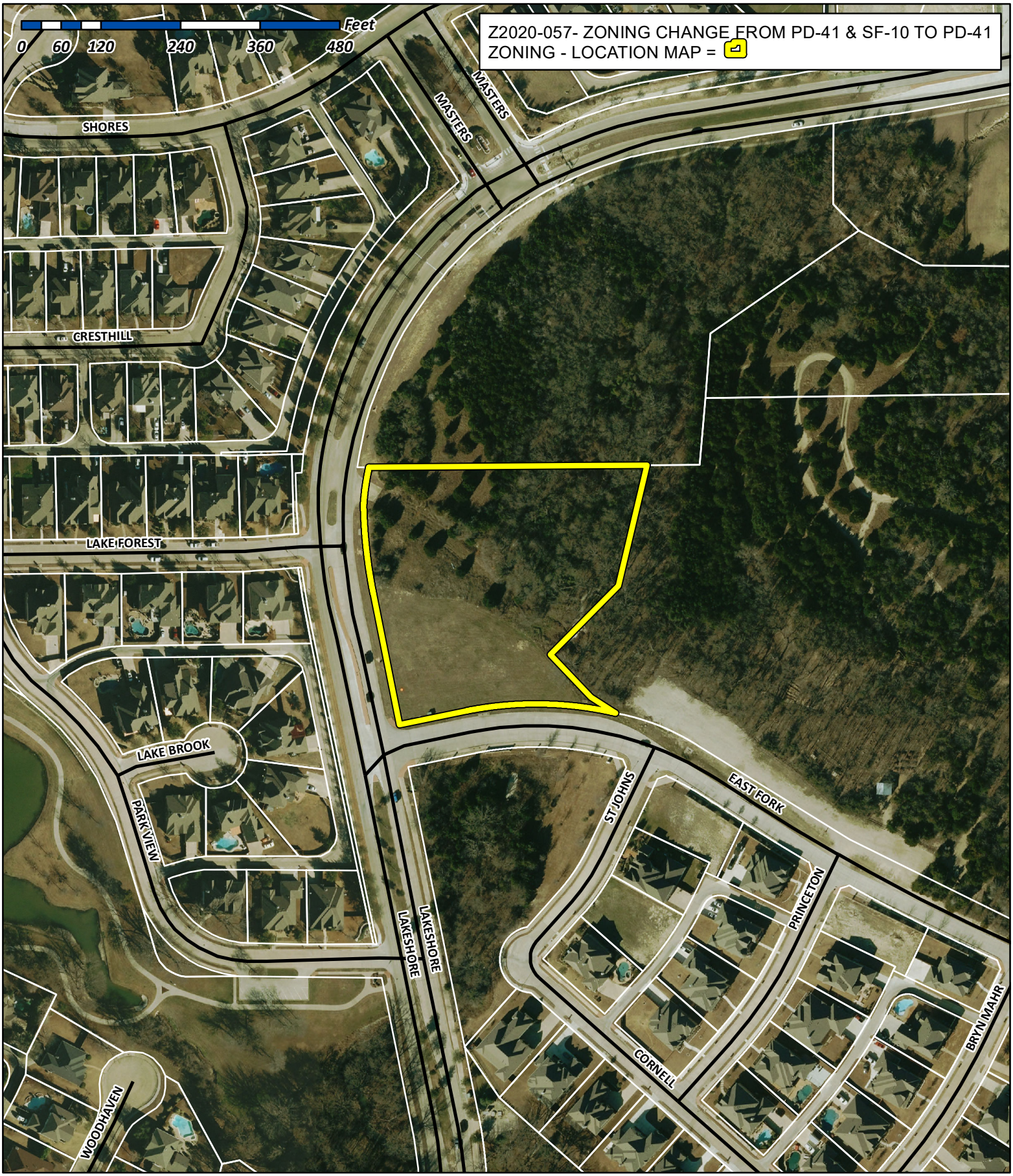
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City of Rockwall

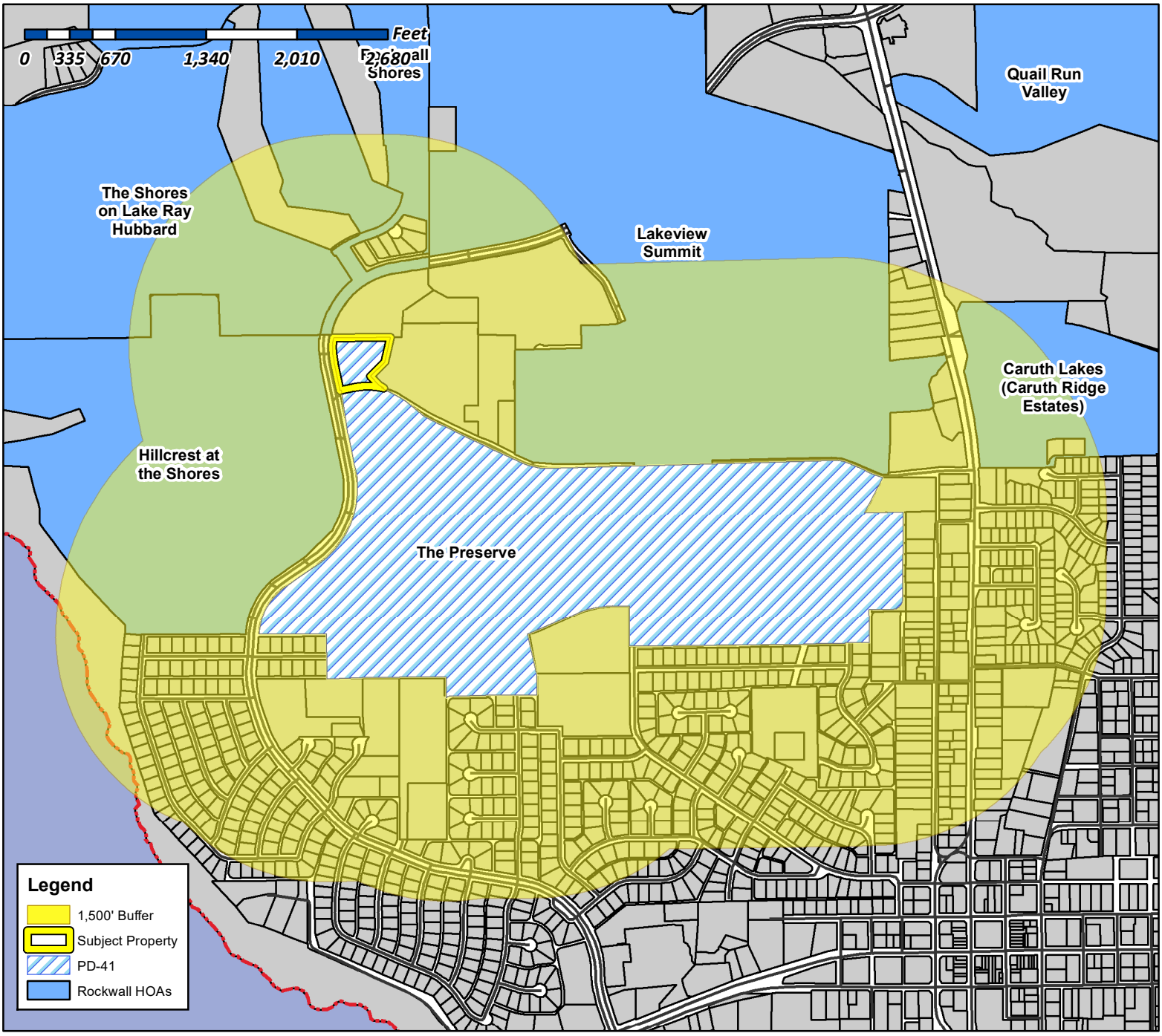
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

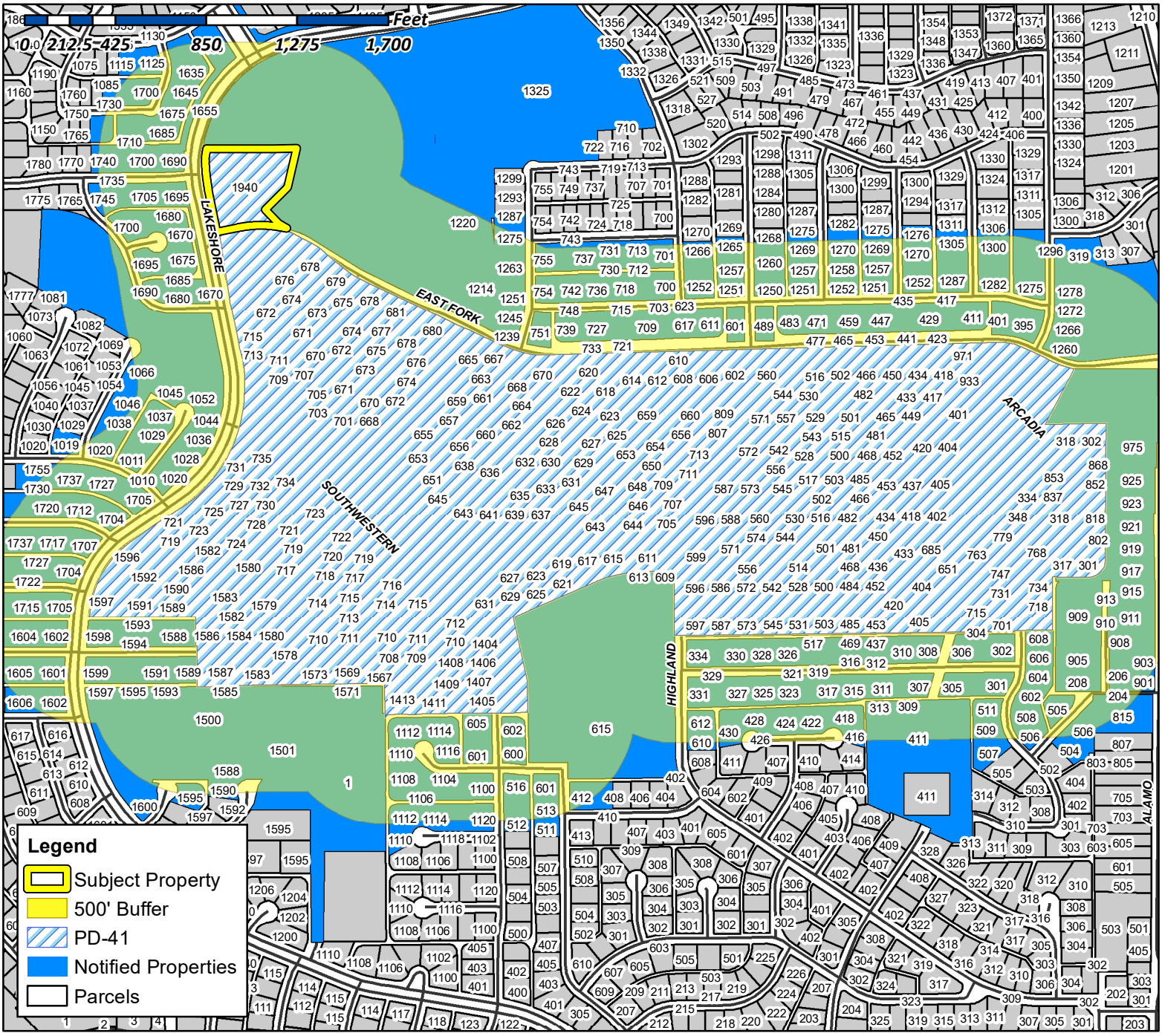
For Questions on this Case Call (972) 771-7745



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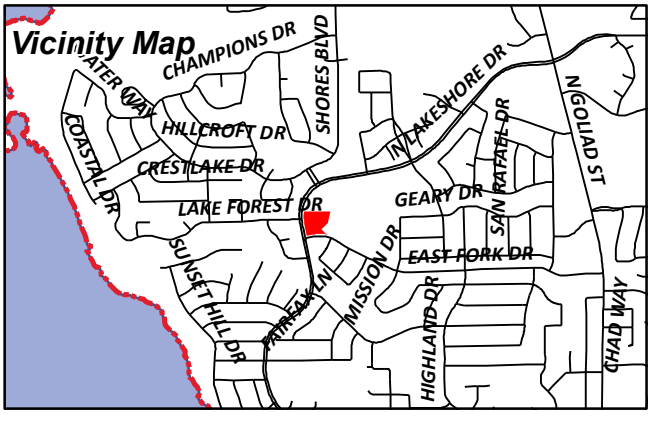
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Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



VIADUCT
Development

City of Rockwall
Planning & Development

Zoning Application - Letter of Intent

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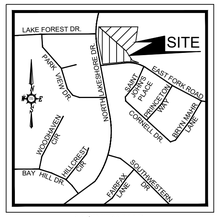
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Sincerely,

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

- PROPERTY LINE
- EXISTING WATER LANE (12" WATER W)
- PROPOSED WATER LINE (12" WATER W)
- EX.SANITARY SEWER LINE (EX. 10" S.S. S)
- PROP. SANITARY SEWER LINE (PROP. 8" S.S. S)
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE CONNECTION (F.D.C.)
- PROPOSED WATER METERS
- PROPOSED BACK FLOW PREVENTER
- P.S.&V.E. — PEDESTERIAN SIGNT & VISIBILITY EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- F.A.W.E. — FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
- V.E. — VISIBILITY EASEMENT
- PROPOSED FIRE LANE
- B.S. — FRONT SET BACK
- L.S. — LANDSCAPE SET BACK
- BFR — BARRIER FREE RAMP
- 21"RCP — EXISTING STORM SEWER
- EXISTING PAVEMENT/CURB
- SSMH — EXISTING SEWER MANHOLE
- PROPOSED HANDICAP PARKING SPACE
- PP — EXISTING POWER POLE
- EXISTING STORM INLETS
- FH — EXISTING FIRE HYDRANT
- TW.V. — EXISTING WATER VALVE
- PROPOSED BOLLARDS
- PROPOSED CAR STACKING
- PROP.6' HIGH WROUGHT IRON FENCE
- EXISTING TREE
- ET — TRANSFORMER
- F.A.U.E. — FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- GREASE TRAP
- SAMPLING WELL
- C.O. — SINGLE CLEAN OUT
- C.O. — DOUBLE CLEAN OUT
- MONUMENT/POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

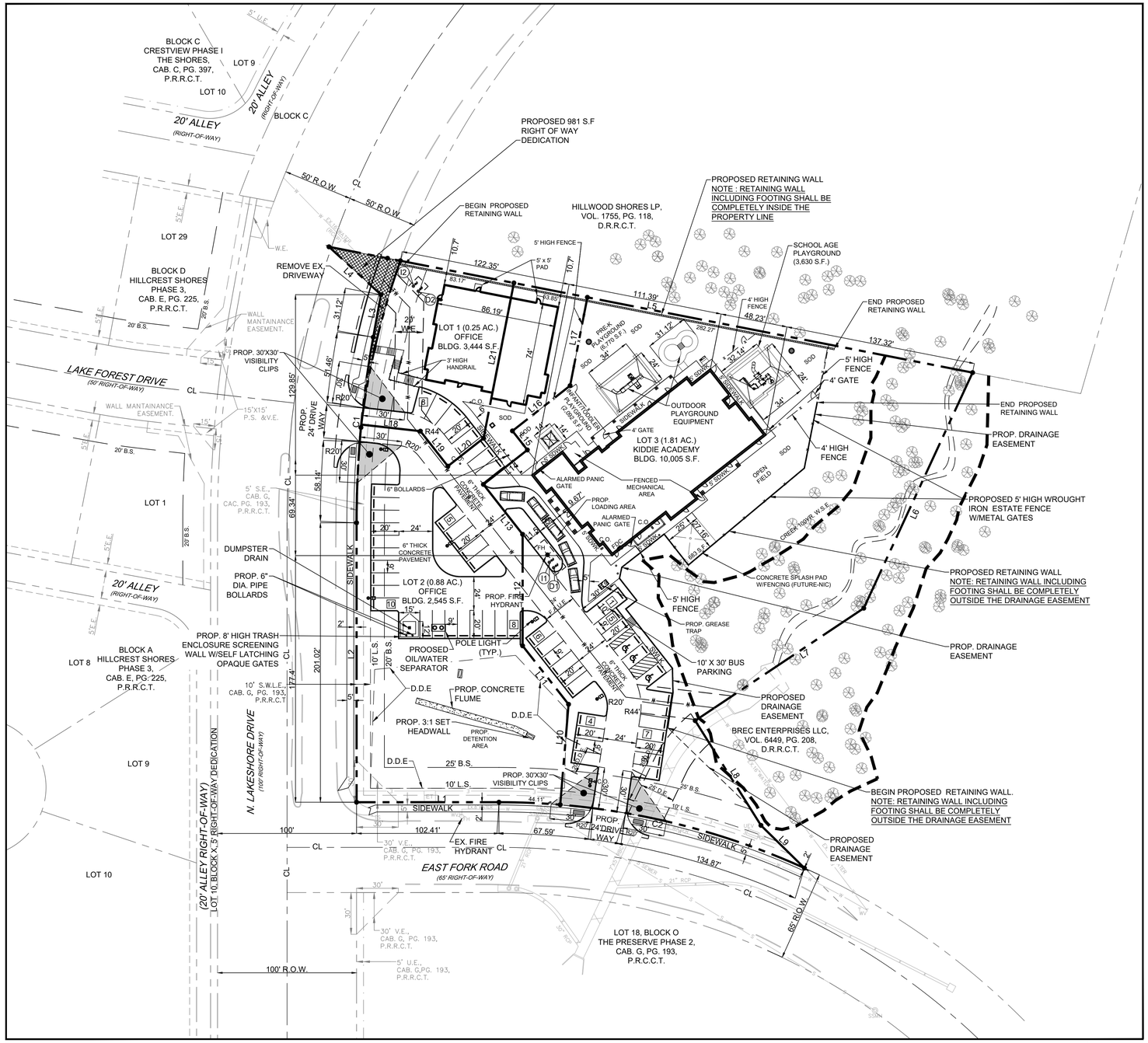
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.937 ACRES (127,962 S.F.)	
LOT 1	0.25 ACRES (10,842 S.F.)	
LOT 2	0.88 ACRES (38,268 S.F.)	
LOT 3	1.81 ACRES (78,852 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
TOTAL BLDG AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	54	55
TOTAL PARKING	54	55
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CASE #

RECORD DRAWING

AS-BUILT DRAWINGS:
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

OWNER/DEVELOPER	DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590
ENGINEER	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271
SURVEYOR	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER,R.P.L.S. TEL: (972) 881-4975
ARCHITECT	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	12/15/2020	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER

12/15/2020

REDESIGNED SITE PLAN

KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

TX PE FIRM #11525

Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots Assuming no alleys	Approximately 55 units	19.6 Acres
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

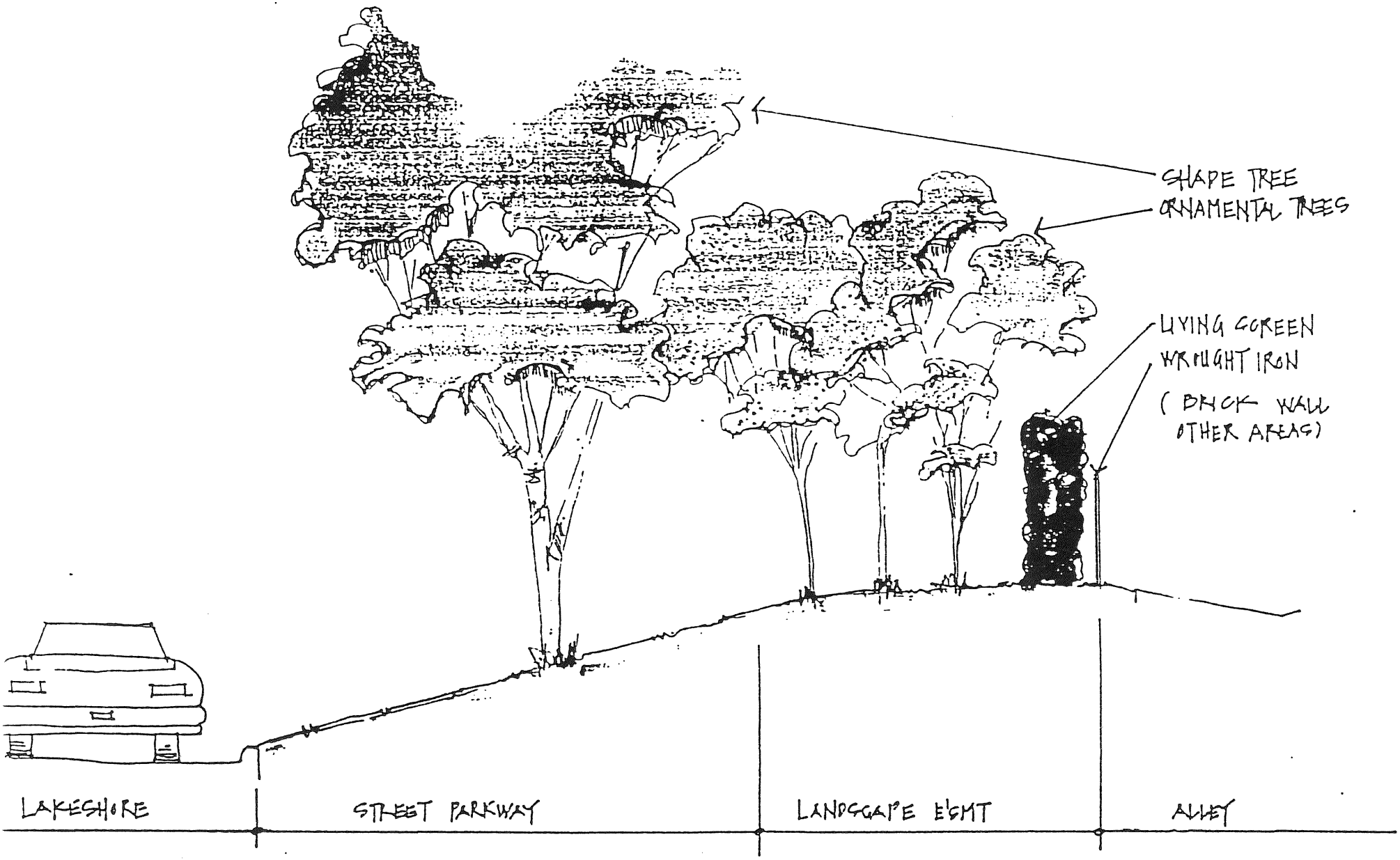
MIN LOT AREA
MIN LOT AREA
MIN LOT AREA
PARK
HILLCREST MEADOWS PD

HILLCREST MEADOWS

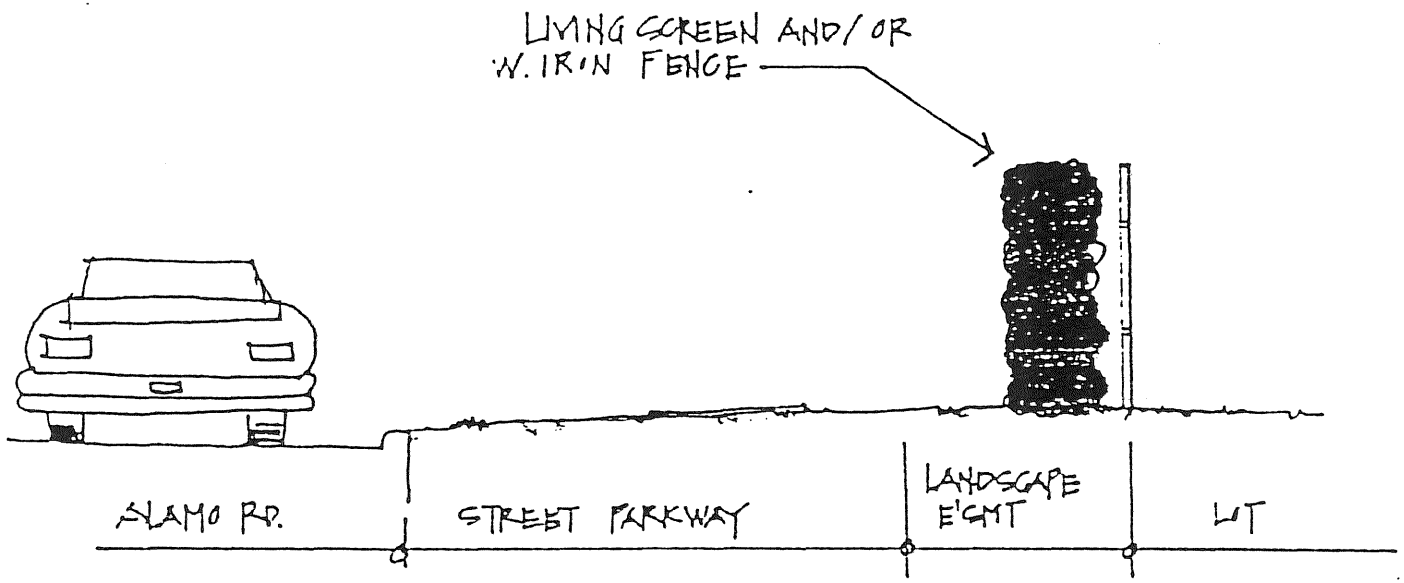
PD _____

AREA REQUIREMENTS - AREA FOUR

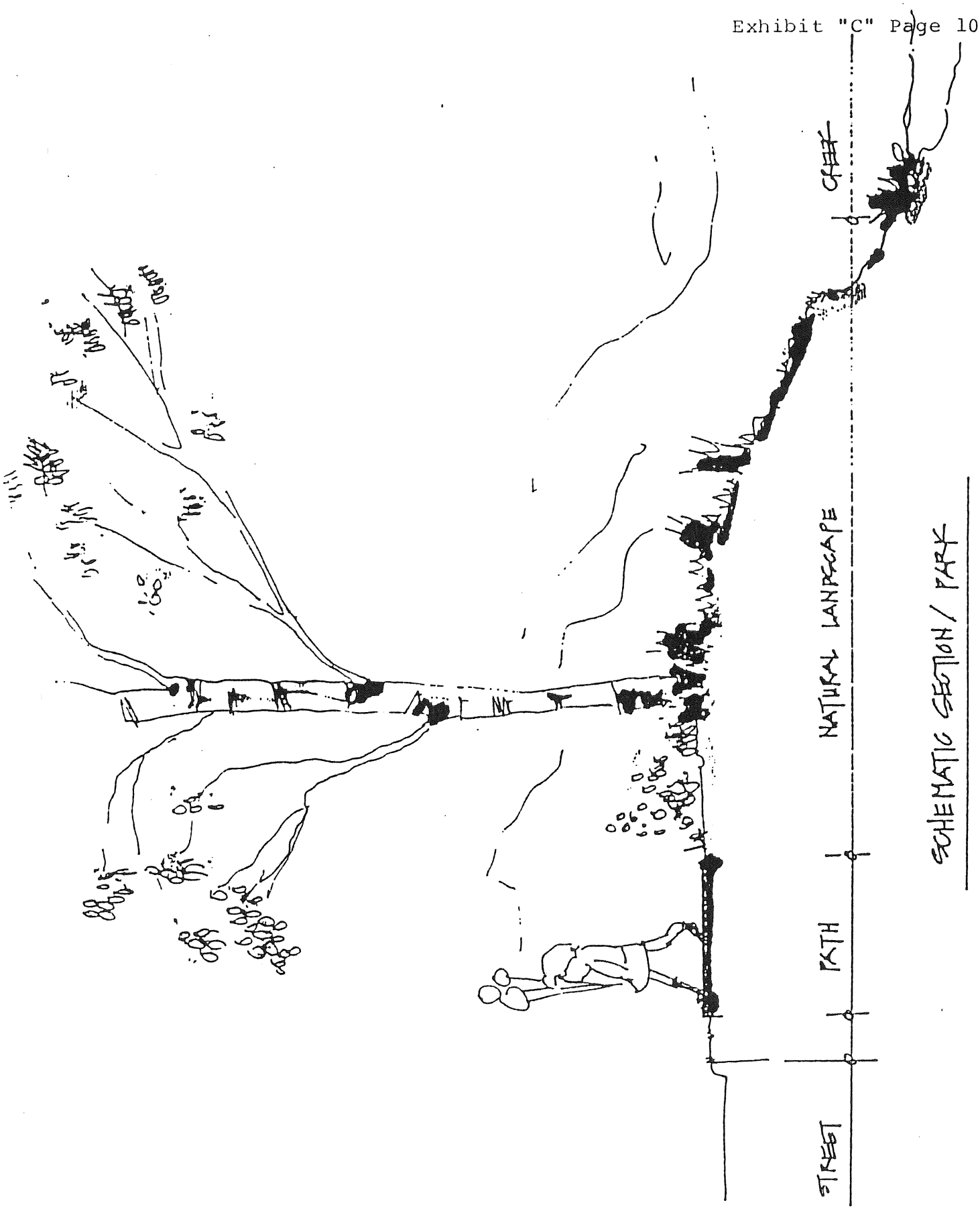
1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE

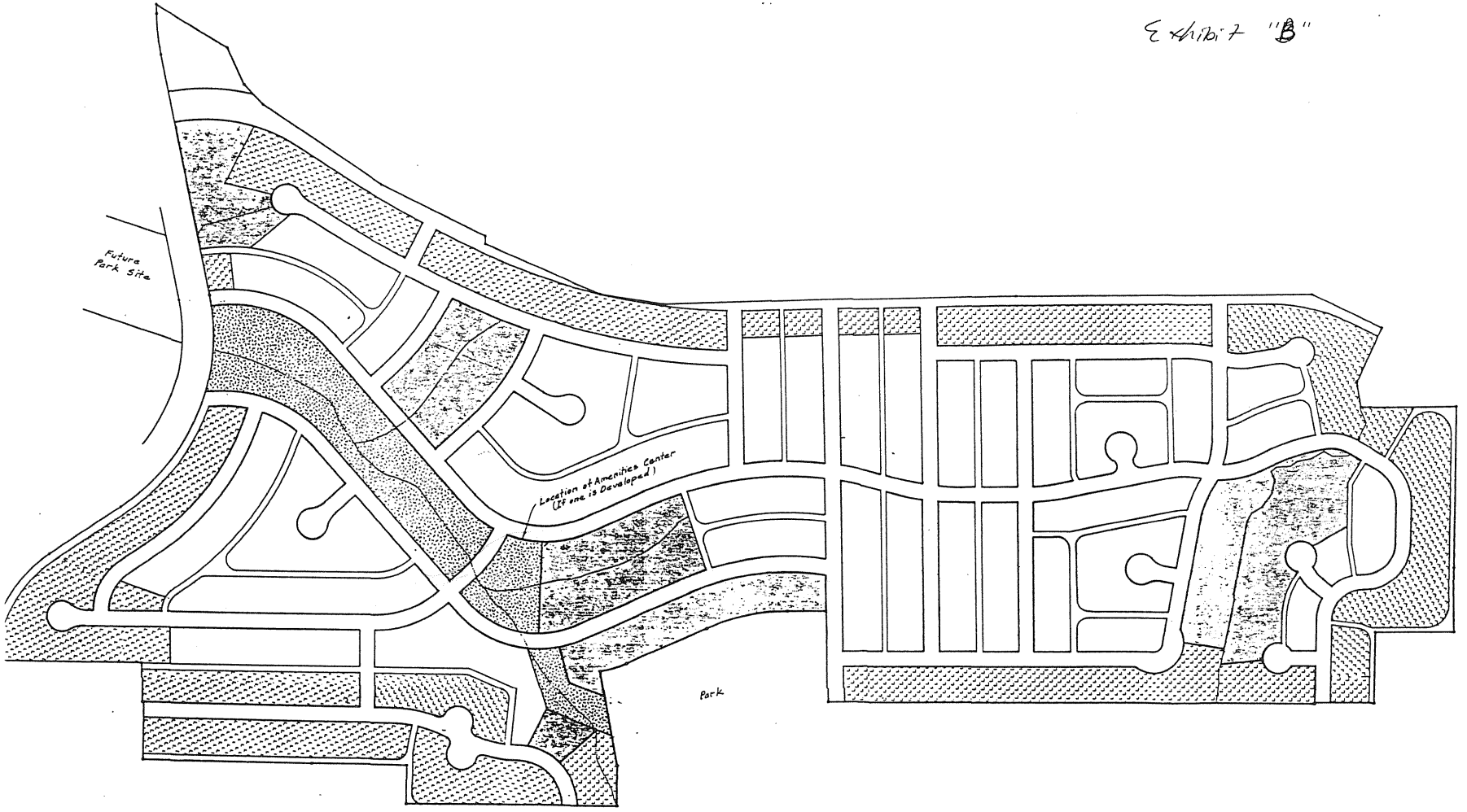


SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

46.1 ACRES- AREA ONE - MIN. LOT AREA= [illegible] SQ.FT. - 2,000 MIN. SQ.FT. PER DWELLING.

72.0 ACRES- AREA TWO - MIN. LOT AREA [illegible] SQ.FT. - 1,800 MIN. SQ.FT. PER DWELLING.

8 ACRES- AREA THREE - PARK / GREE[illegible]LT

19.6 ACRES- AREA FOUR - MIN. LOT AREA= 10000 SQ.FT - 1800 MIN. SQ.FT. PER DWELLING.

ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINAGEWAYS

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE | DATE | JOB NO

[illegible]NG

HILLCR[illegible] M

MAHR DEVELO[illegible]ENT

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".

3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt ib conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.

5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.

APPROVED

Belinda Page
ATTEST

CITY OF ROCKWALL TEXAS
SEAL

1st Reading 6-4-01

2nd Reading 6-18-01

EXHIBIT "A"

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO. 41

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

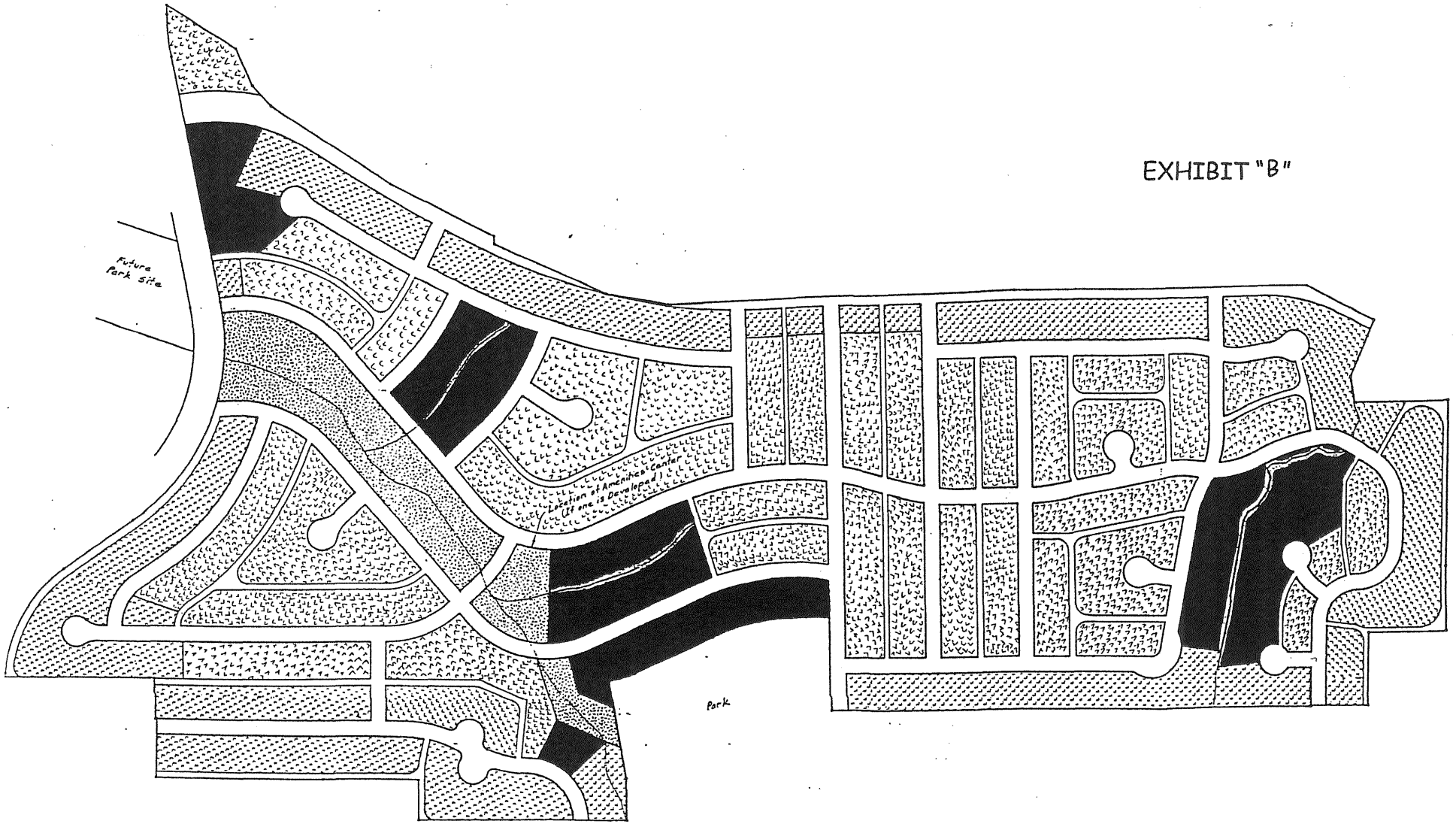
½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;
THENCE: South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;
THENCE: South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;
THENCE: South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;
THENCE: North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;
THENCE: South 01°10'53" West a distance of 522.77 feet with the East line od said Addition to a point for a corner;
THENCE: South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;
South 00°58'56" West a distance of 3.55 feet to a point for a corner;
South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;
THENCE: South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;
THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;
THENCE: South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;
THENCE: South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;
THENCE: South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;
THENCE: North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;
THENCE: North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP

HILLCREST MEADOWS

MAHR DEVELOPMENT CORP.

14755 Preston Road, Suite 830, Dallas, Texas 75240

REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

HILLCREST MEADOWS
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	349 units	137.7 Acres
Area Three - Park / Greenbelt		8.0 Acres
		145.7 Acres

The revised Concept Plan as reflected through this ordinance indicates the following percentages:

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

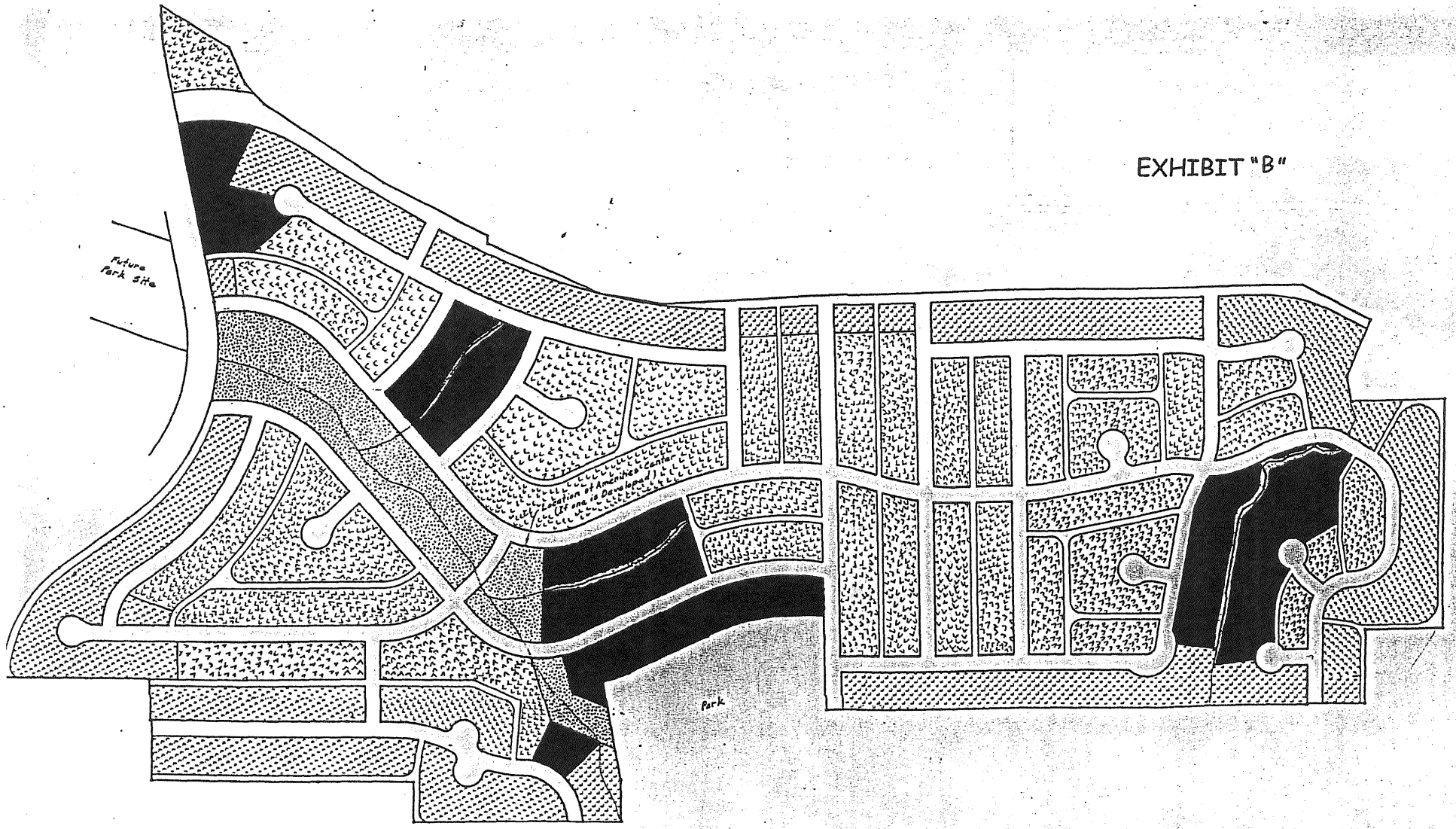
HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA ONE

1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA TWO

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

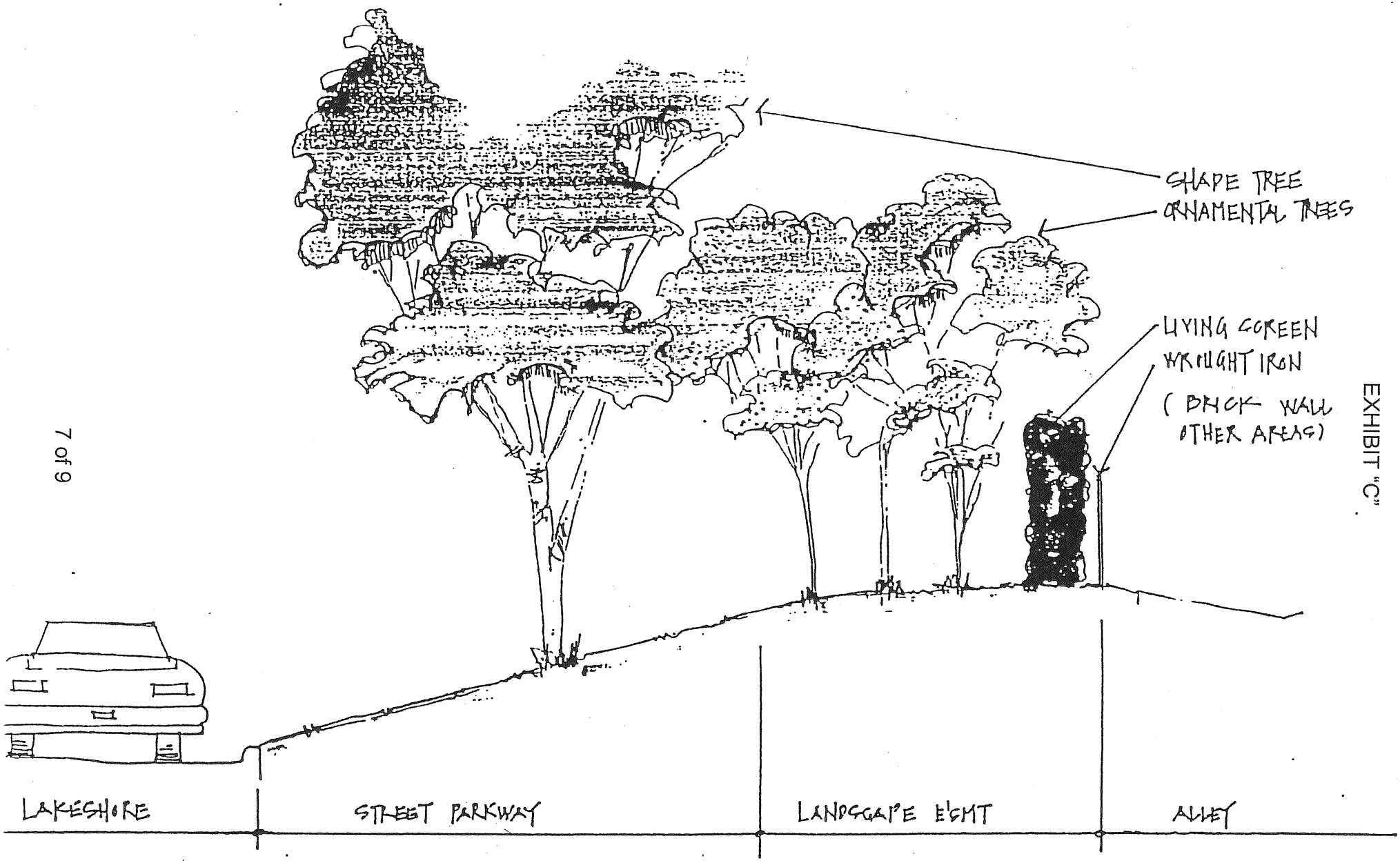
118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

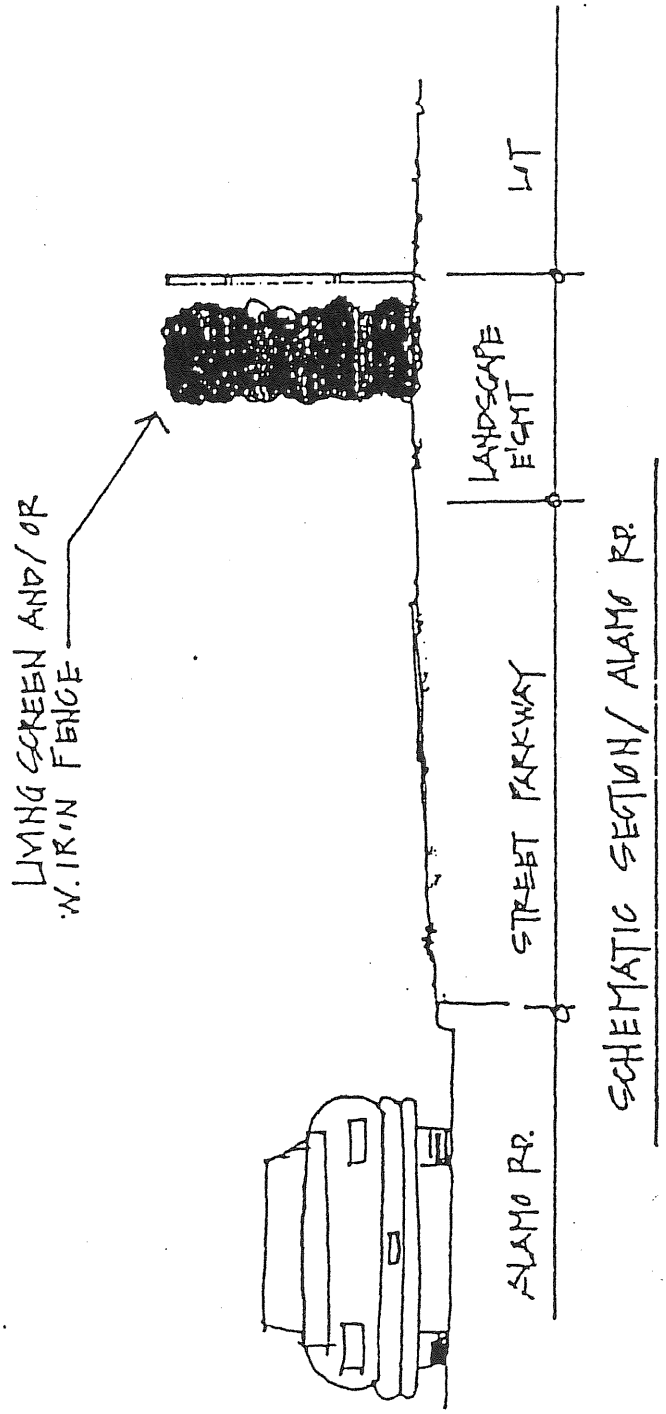
HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			ZONING MAP HILLCREST MEADOWS MAHR DEVELOPMENT CORP. 14755 Preston Road, Suite 830, Dallas, Texas 75240
SCALE	DATE	JOB NO.	
1"=200'	11-23-93	9323-A	

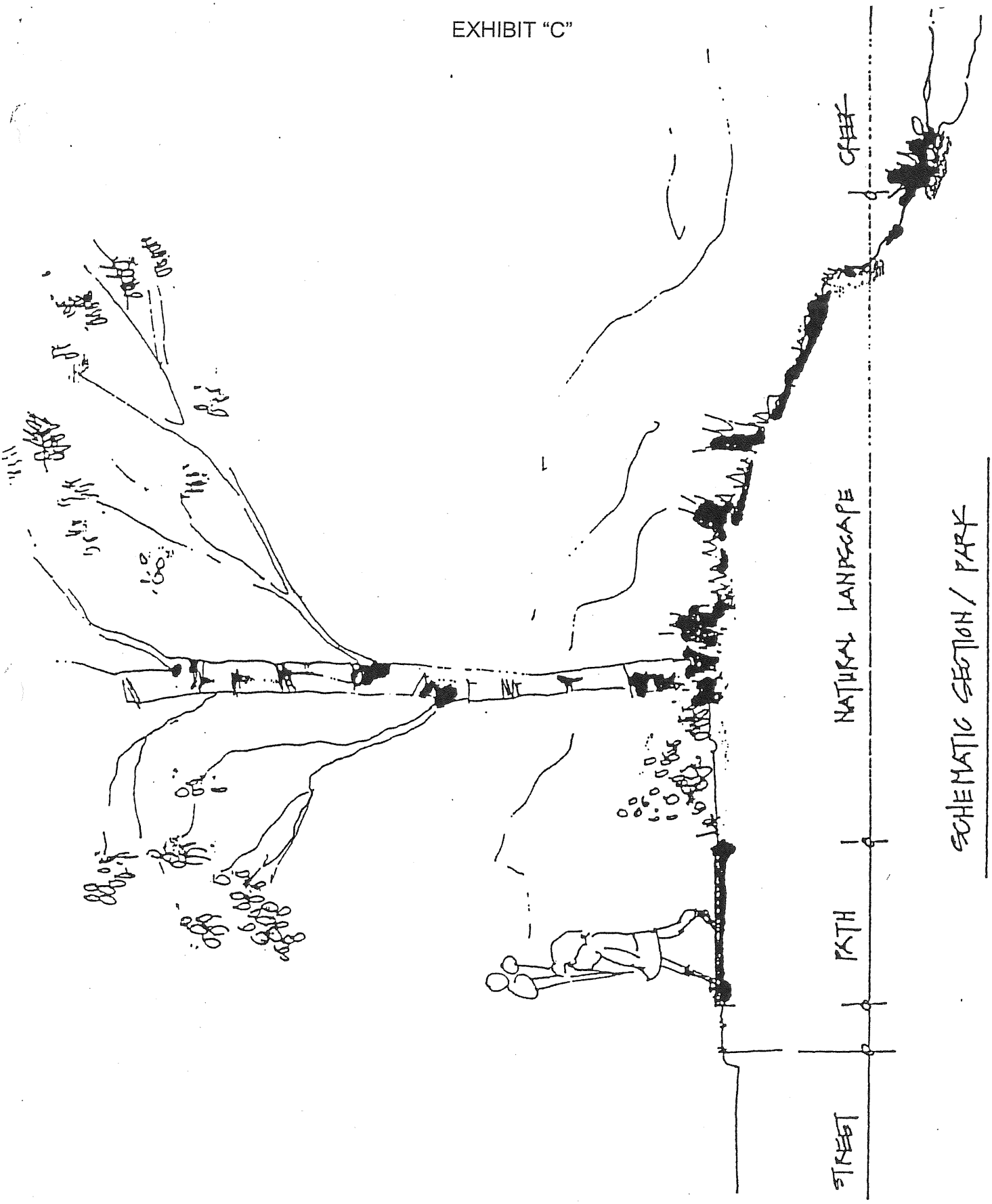
EXHIBIT "C"



SCHEMATIC SECTION / LAKESHORE

EXHIBIT "C"


LIVING SCREEN AND/OR
WROUGHT IRON FENCE
LOT
LANDSCAPE EASEMENT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION / ALAMO RD.



SCHEMATIC SECTION / PARK

PROJECT COMMENTS

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

DATE: 12/22/2020

PROJECT NUMBER:	Z2020-057	CASE MANAGER:	Ryan Miller
PROJECT NAME:	Zoning Change from SF-10 to PD-41	CASE MANAGER PHONE:	972-772-6441
SITE ADDRESS/LOCATIONS:	1940 N LAKESHORE DR, ROCKWALL, 75087	CASE MANAGER EMAIL:	rmiller@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a Zoning Change superseding Specific Use Permit No. 57 (S-57; Ordinance No. 08-39) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	12/22/2020	Approved w/ Comments

12/22/2020: Z2020-057; Zoning Change (SF-10 & PD-41 to PD-41)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change superseding Specific Use Permit No. 57 (S-57; Ordinance No. 08-39) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.
I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
M.3 For reference, include the case number (Z2020-057) in the lower right-hand corner of all pages on future submittals.
I.4 According to the OURHometown Vision 2040 Comprehensive Plan the subject property is located within the North Lakeshore District, and according to the Future Land Use Map the subject property is designated for Commercial/Retail land uses. The proposed zoning request appears to generally conform to the Commercial/Retail designation, and the zoning change is considered to be in conformance with the Land Use Plan.
I.5 The proposed layout of Lot 1 does not conform to the minimum standards for properties in a General Retail (GR) District. Specifically, a minimum lot depth of 100-feet is required. Currently, the lot is depicted as only being 83.17-feet in depth. This deficiency can be addressed in the Planned Development District ordinance; however, staff highly recommends that an off-setting compensatory measure (as defined in Section 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code [UDC]) be incorporated into the request.
I.6 According to Subsection 02.03, Minimum Standards for Non-Residential Planned Development Districts, of Article 10, Planned Development Regulations, of the Unified Development Code (UDC) "(u)nless otherwise specified in the Planned Development (PD) District ordinance, the minimum standards for all non-residential development shall conform to the minimum standards for overlay districts, which are outlined in Subsection 06.02, General Overlay District Standards, of Article 05, District Development Standards." Per this requirement staff has incorporated language from the General Overlay District Standards into the Planned Development District ordinance.
M.7 On the zoning exhibit please make the following changes:

(1) Change 'Parking Summery' to 'Parking Summary'.
(2) Change the parking calculations to the following:

Medical Office (1/250 SF @ 3,444 SF): 13.776 or 14 Parking Spaces

Office (1/300 SF @ 2,545 SF): 8.483 or 9 Parking Spaces
Day Care (1/300 SF @ 10,005 SF): 33.35 or 34 Parking Spaces
TOTAL: 57 Parking Spaces Required

(3) Please indicate how the parking deficiency will be addressed. In addition, a shared parking agreement will be required to be submitted and filed along with the mylars for the proposed replat.

M.8 Please review the attached Draft Ordinance prior to the December 29, 2020 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than January 5, 2021. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on January 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 12, 2021 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on December 29, 2020.
I.10 The projected City Council meeting dates for this case will be January 19, 2021 (1st Reading) and February 1, 2021 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	12/18/2020	Approved w/ Comments

12/18/2020: *+General Items:+*
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Ryan Miller	12/22/2020	N/A

No Comments

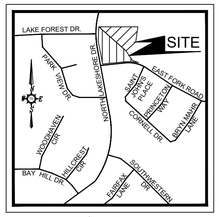
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	12/22/2020	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	12/22/2020	N/A

No Comments





VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

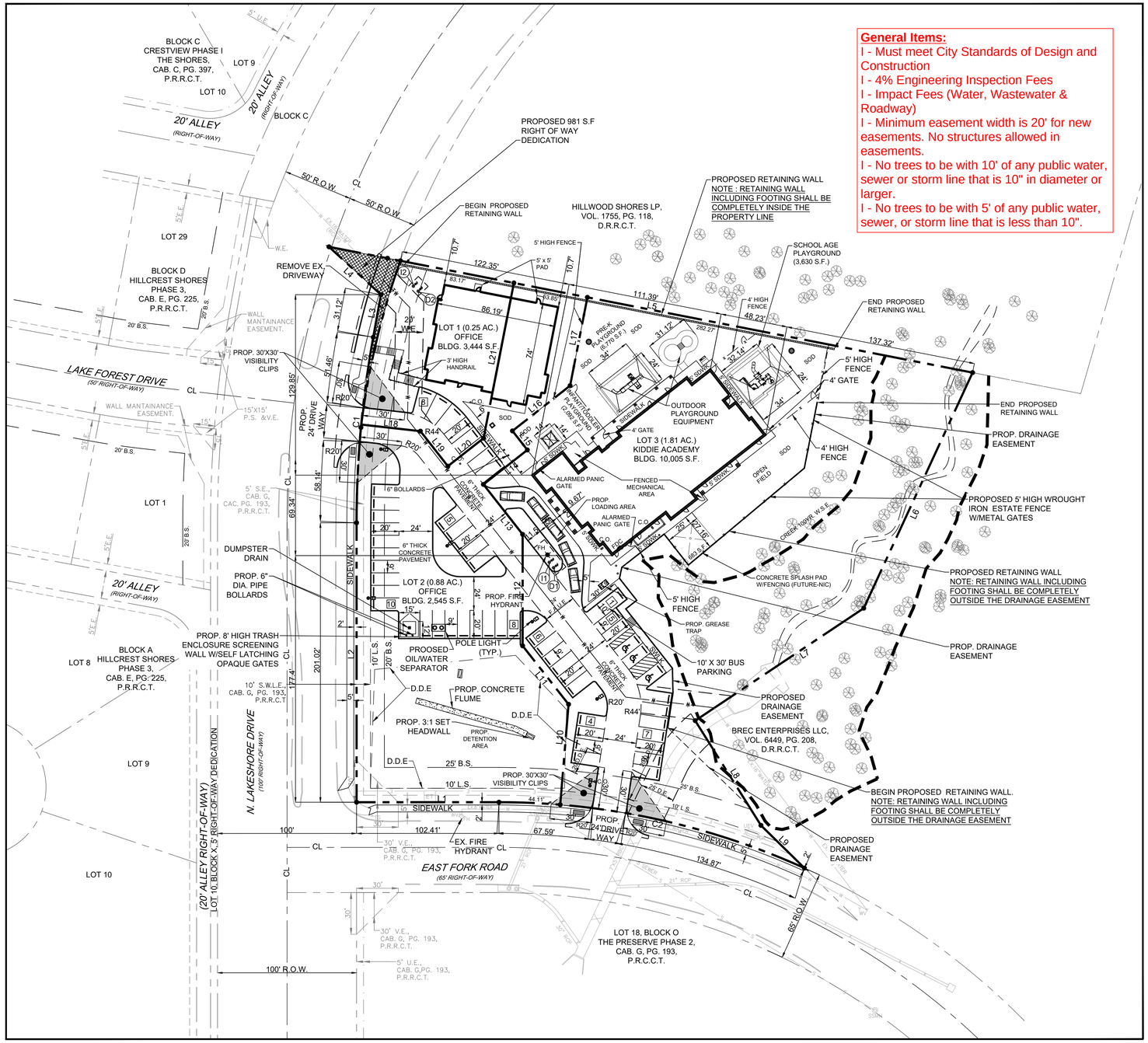
- PROPERTY LINE
- 12" WATER W — W — EXISTING WATER LANE
- 12" WATER W — W — PROPOSED WATER LINE
- EX. 10" S.S. S — S — EX.SANITARY SEWER LINE
- PROP. 8" S.S. S — S — PROP. SANITARY SEWER LINE
- PROPOSED STORM SEWER
- FH PROPOSED FIRE HYDRANT
- F.D.C. PROPOSED FIRE CONNECTION
- PROPOSED WATER METERS
- PROPOSED BACK FLOW PREVENTER
- P.S.&V.E. PEDESTERIAN SIGNT & VISIBILITY EASEMENT
- U.E. UTILITY EASEMENT
- W.E. WATER EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- F.A.W.E. FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
- V.E. VISIBILITY EASEMENT
- PROPOSED FIRE LANE
- B.S. FRONT SET BACK
- L.S. LANDSCAPE SET BACK
- BFR BARRIER FREE RAMP
- 21"RCP X X EXISTING STORM SEWER
- EXISTING PAVEMENT/CURB
- SSMH EXISTING SEWER MANHOLE
- PROPOSED HANDICAP PARKING SPACE
- PP EXISTING POWER POLE
- EXISTING STORM INLETS
- FH EXISTING FIRE HYDRANT
- TW.V. EXISTING WATER VALVE
- PROPOSED BOLLARDS
- PROPOSED CAR STACKING
- PROP.6' HIGH WROUGHT IRON FENCE
- EXISTING TREE
- ET TRANSFORMER
- F.A.U.E. FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- GREASE TRAP
- SAMPLING WELL
- C.O. SINGLE CLEAN OUT
- C.O. DOUBLE CLEAN OUT
- MONUMENT/POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.937 ACRES (127,962 S.F.)	
LOT 1	0.25 ACRES (10,842 S.F.)	
LOT 2	0.88 ACRES (38,268 S.F.)	
LOT 3	1.81 ACRES (78,852 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
TOTAL BLDG AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	54	55
TOTAL PARKING	54	55
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'



General Items:
I - Must meet City Standards of Design and Construction
I - 4% Engineering Inspection Fees
I - Impact Fees (Water, Wastewater & Roadway)
I - Minimum easement width is 20' for new easements. No structures allowed in easements.
I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767

AS-BUILT DRAWINGS:
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

NO.	DATE	DESCRIPTION	BY
1	12/15/2020	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
12/15/2020

CASE #
RECORD DRAWING

REDESIGNED SITE PLAN
KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

TX PE FIRM #11525

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[X] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	1940 N Lakeshore Dr				
Subdivision	North Lakeshore Daycare	Lot	1	Block	A
General Location	NW corner of East Fork and N Lakeshore				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	GR / PD-41 & R-12	Current Use	Daycare & land		
Proposed Zoning	GR / PD-41	Proposed Use	Daycare & office		
Acreage	1.13	Lots [Current]	1	Lots [Proposed]	3

[ ] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner		[ ] Applicant	Viaduct Development
Contact Person		Contact Person	Doug Galloway
Address		Address	2560 Technology Ste 100 Plano Tx 75074
City, State & Zip		City, State & Zip	
Phone		Phone	512-698-9494
E-Mail		E-Mail	doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

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

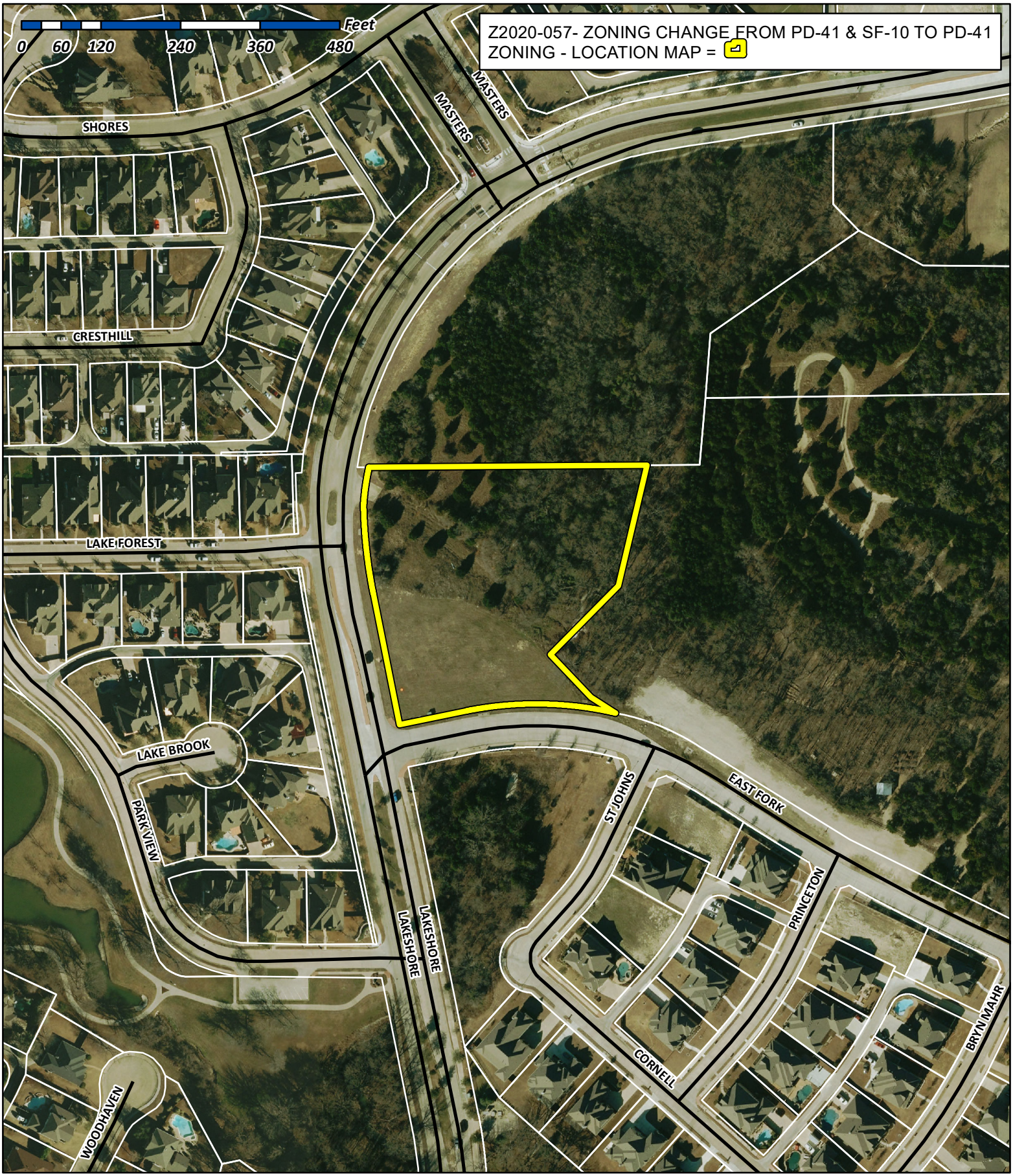
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ **244.40** *, to cover the cost of this application, has been paid to the City of Rockwall on this the* **18th** *day of* **December** *, 20* **20** *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 17th *day of* December, *20* 20

Owner's Signature [signature]

Notary Public in and for the State of Texas Scott M Schubert

NOTARY PUBLIC STATE OF TEXAS
SCOTT M. SCHUBERT
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 126027315
My Commission Expires



City of Rockwall

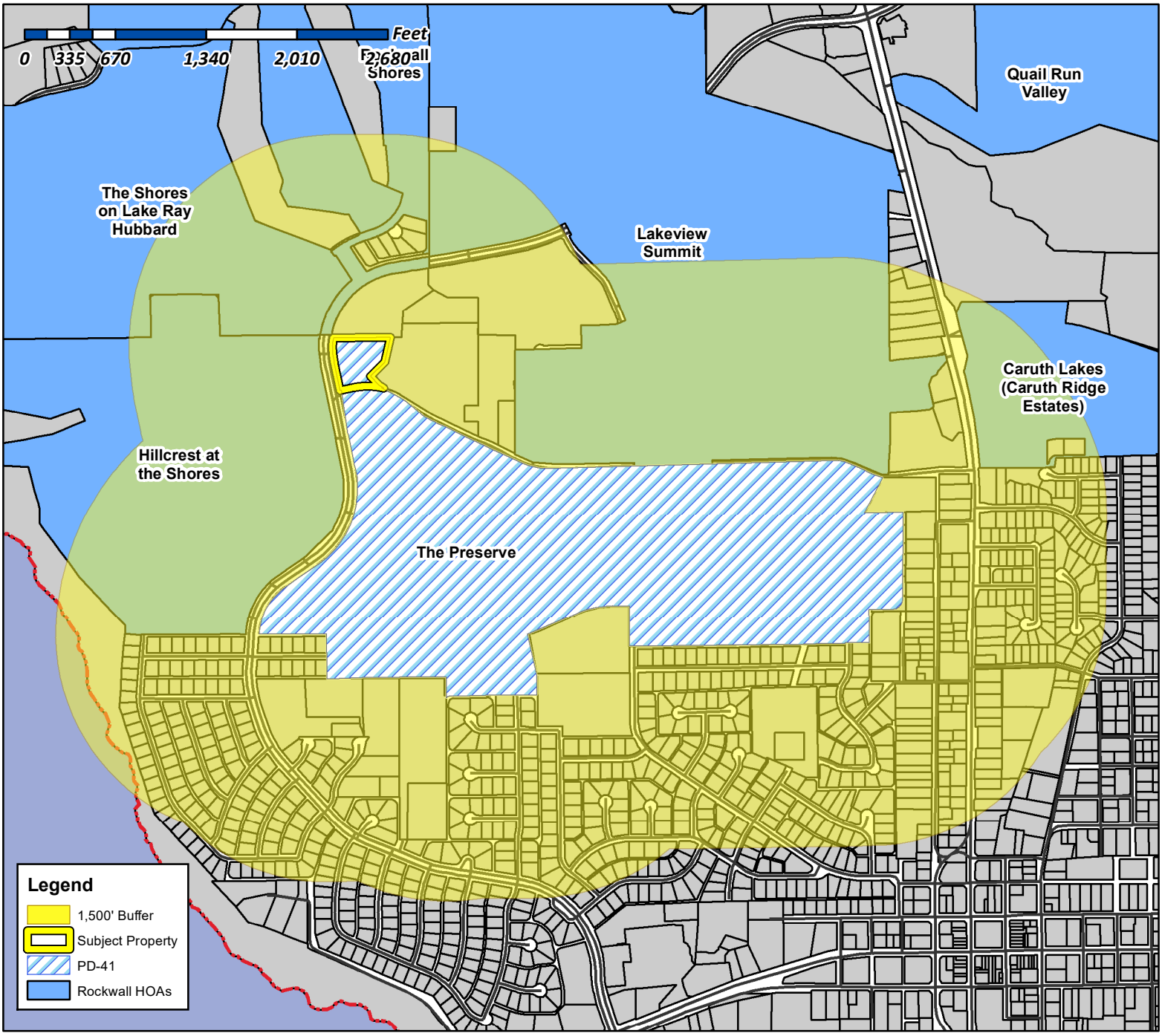
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

City of Rockwall

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Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-057]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-057 Zoning Change from SF-10 to PD-41
Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

Thank you,

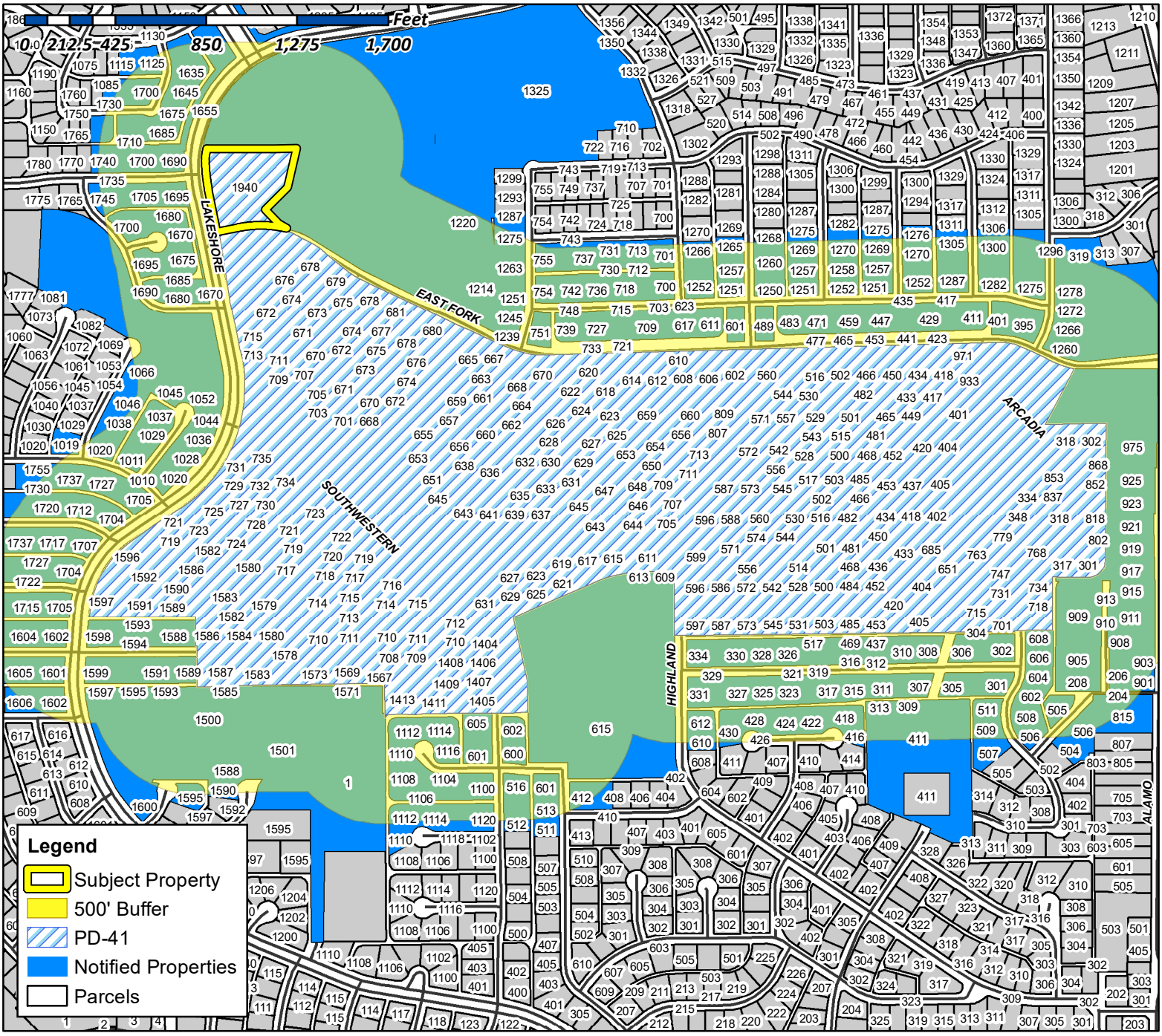
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

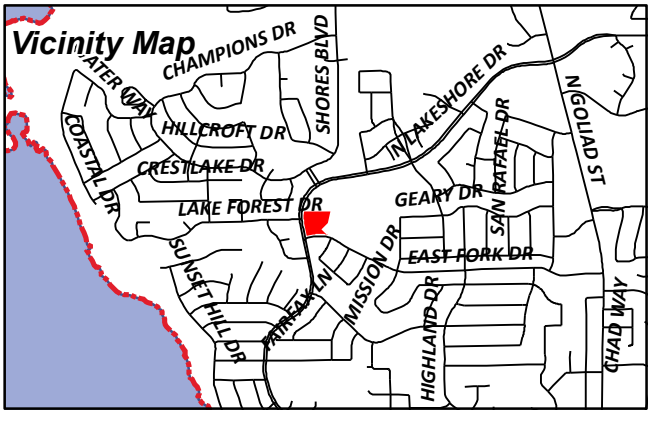
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



VIADUCT
Development

City of Rockwall
Planning & Development

Zoning Application - Letter of Intent

Lakeshore Office Building

To Whom It May Concern,

We are requesting approval to rezone our entire property to GR, in PD-41. This is in order to develop the pad site we created when developing the Kiddie Academy of Rockwall.

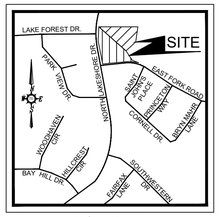
When we purchased the property there were two platted lots, one for the daycare with a SUP in place in PD-41, the other was R-12 outside of PD-41, which we graded and created a pad site.

Our intent is to separate the 2.9 ac parcel into the Kiddie Academy site, and two office sites.

Sincerely,

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

- PROPERTY LINE
- EXISTING WATER LANE (12" WATER W)
- PROPOSED WATER LINE (12" WATER W)
- EX.SANITARY SEWER LINE (EX. 10" S.S. S)
- PROP. SANITARY SEWER LINE (PROP. 8" S.S. S)
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE CONNECTION (F.D.C.)
- PROPOSED WATER METERS
- PROPOSED BACK FLOW PREVENTER
- P.S.&V.E. — PEDESTERIAN SIGNT & VISIBILITY EASEMENT
- U.E. — UTILITY EASEMENT
- W.E. — WATER EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- D.E. — DRAINAGE EASEMENT
- F.A.W.E. — FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
- V.E. — VISIBILITY EASEMENT
- PROPOSED FIRE LANE
- B.S. — FRONT SET BACK
- L.S. — LANDSCAPE SET BACK
- BFR — BARRIER FREE RAMP
- 21"RCP — EXISTING STORM SEWER
- EXISTING PAVEMENT/CURB
- SSMH — EXISTING SEWER MANHOLE
- PROPOSED HANDICAP PARKING SPACE
- PP — EXISTING POWER POLE
- EXISTING STORM INLETS
- FH — EXISTING FIRE HYDRANT
- TW.V. — EXISTING WATER VALVE
- PROPOSED BOLLARDS
- PROPOSED CAR STACKING
- PROP.6' HIGH WROUGHT IRON FENCE
- EXISTING TREE
- ET — TRANSFORMER
- F.A.U.E. — FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
- GREASE TRAP
- SAMPLING WELL
- C.O. — SINGLE CLEAN OUT
- C.O. — DOUBLE CLEAN OUT
- MONUMENT/POLE SIGN
- PROPOSED WHEEL STOP
- PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

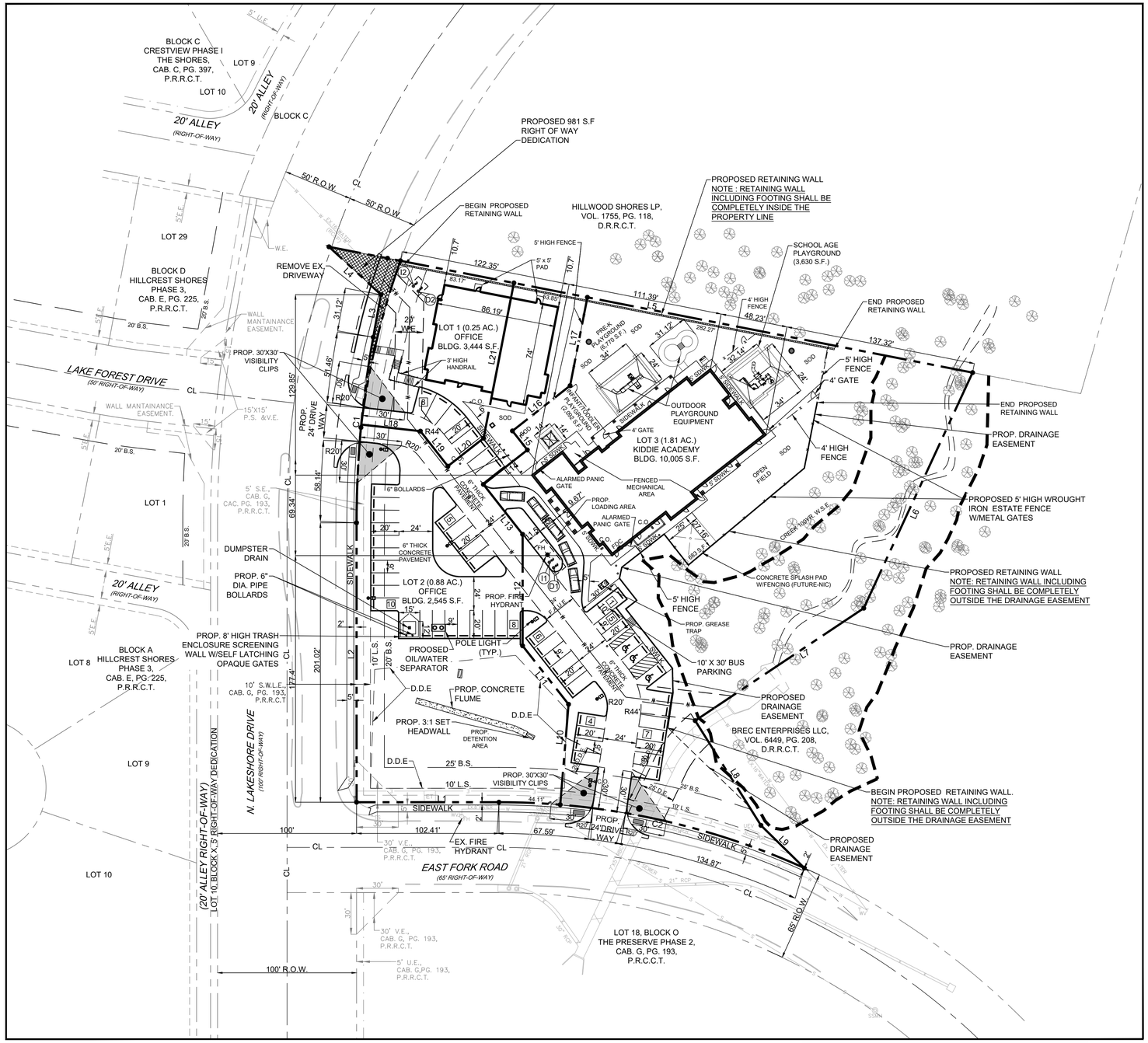
PHYSICAL ADDRESS	TO BE DETERMINED	
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)	
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)	
NET AREA	2.937 ACRES (127,962 S.F.)	
LOT 1	0.25 ACRES (10,842 S.F.)	
LOT 2	0.88 ACRES (38,268 S.F.)	
LOT 3	1.81 ACRES (78,852 S.F.)	
ZONING	PD-41	
CURRENT USE	VACANT	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)	
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)	
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)	
TOTAL BLDG AREA	15,994 S.F. (12.40%)	
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)	
PERVIOUS COVERAGE	78,497 S.F. (61.35%)	
PARKING SUMMERY		
PARKING REQUIREMENT	REQUIRED	PROVIDED
1 SPACE PER 300 GFA	54	55
TOTAL PARKING	54	55
BUILDING DATA		
NO. OF BUILDINGS	3	
PEAK HEIGHT	29'-0"	
TOTAL SQUARE FOOTAGE	15,994 S.F.	

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CASE #

RECORD DRAWING

AS-BUILT DRAWINGS:
TO THE BEST OF OUR KNOWLEDGE TRIANGLE ENGINEERING LLC., HEREBY STATES THAT THIS PLAN IS AS-BUILT. THE INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

KARTAVYA S. PATEL, P.E. NO. 97534

OWNER/DEVELOPER	DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590
ENGINEER	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271
SURVEYOR	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER,R.P.L.S. TEL: (972) 881-4975
ARCHITECT	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	12/15/2020	AS-BUILT RECORD DRAWINGS	KP

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER

12/15/2020

REDESIGNED SITE PLAN

KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

TX PE FIRM #11525

Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots Assuming no alleys	Approximately 55 units	19.6 Acres
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

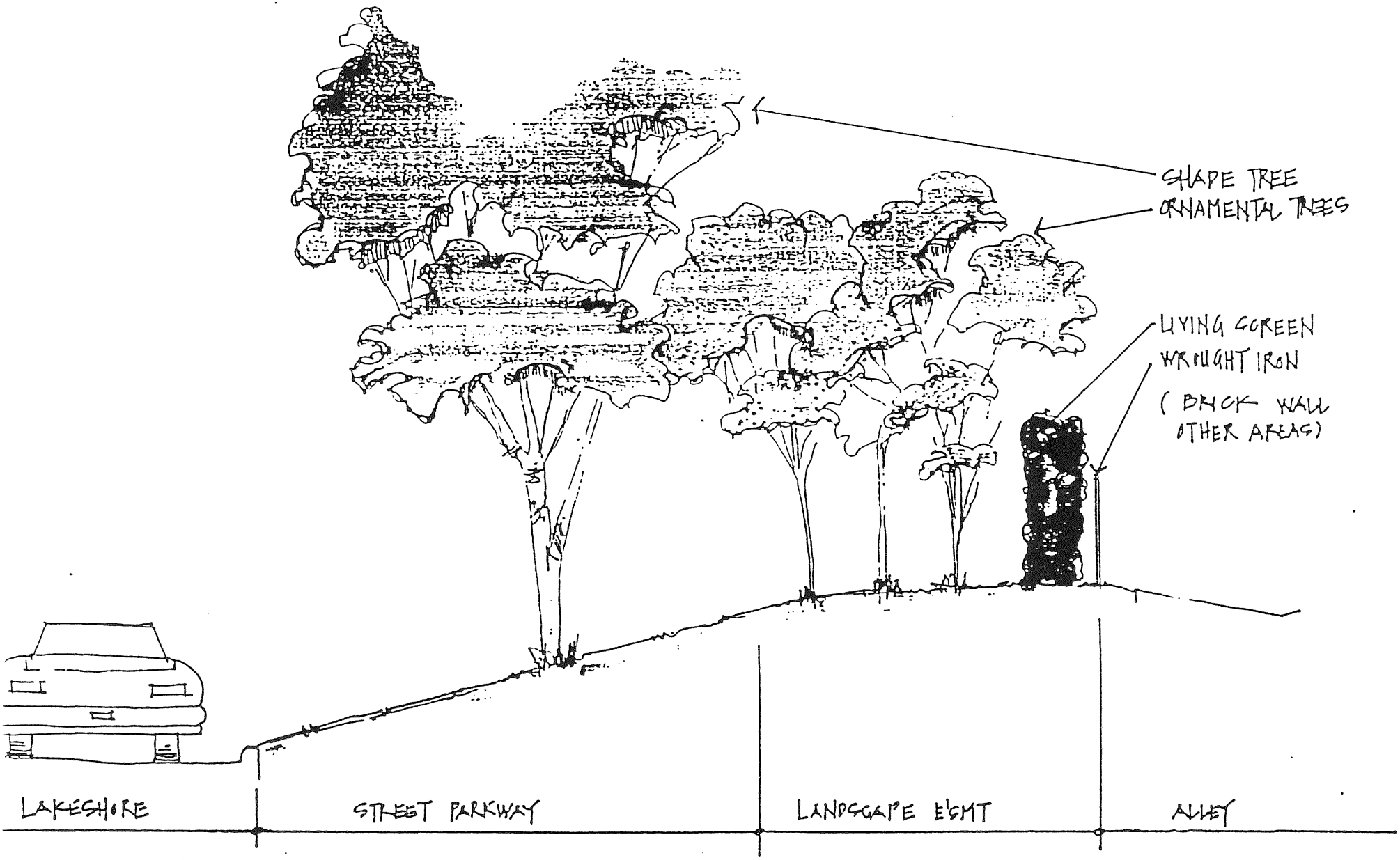
MIN LOT AREA
MIN LOT AREA
MIN LOT AREA
PARK
HILLCREST MEADOWS PD

HILLCREST MEADOWS

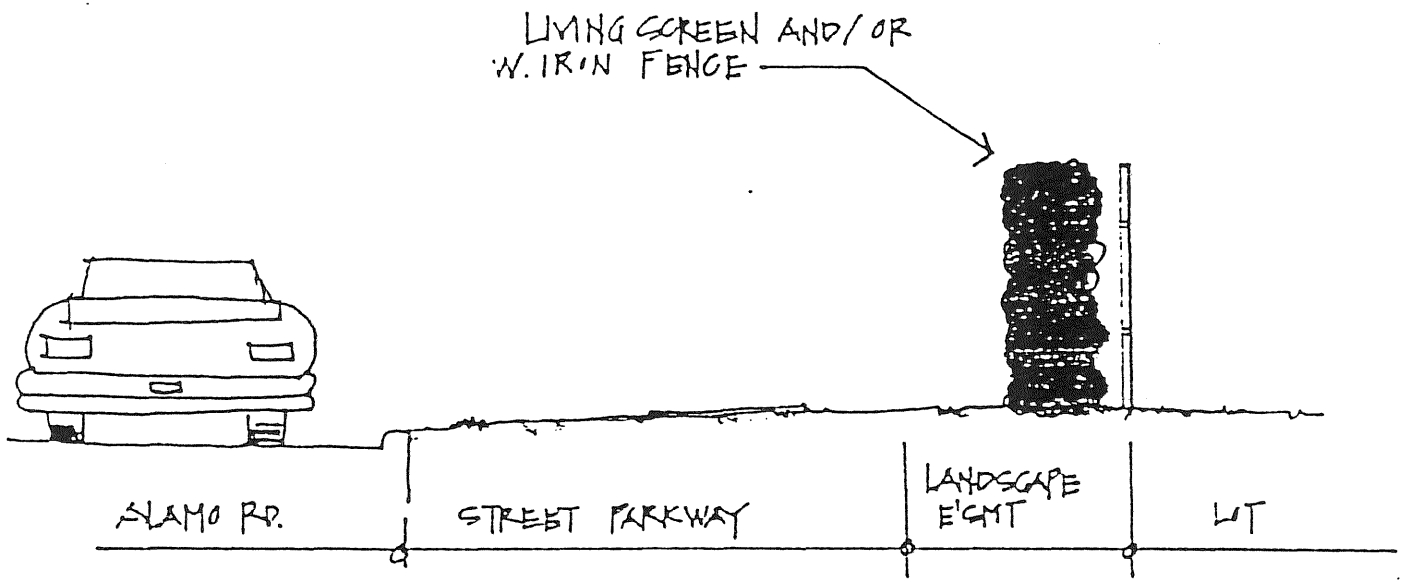
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AREA REQUIREMENTS - AREA FOUR

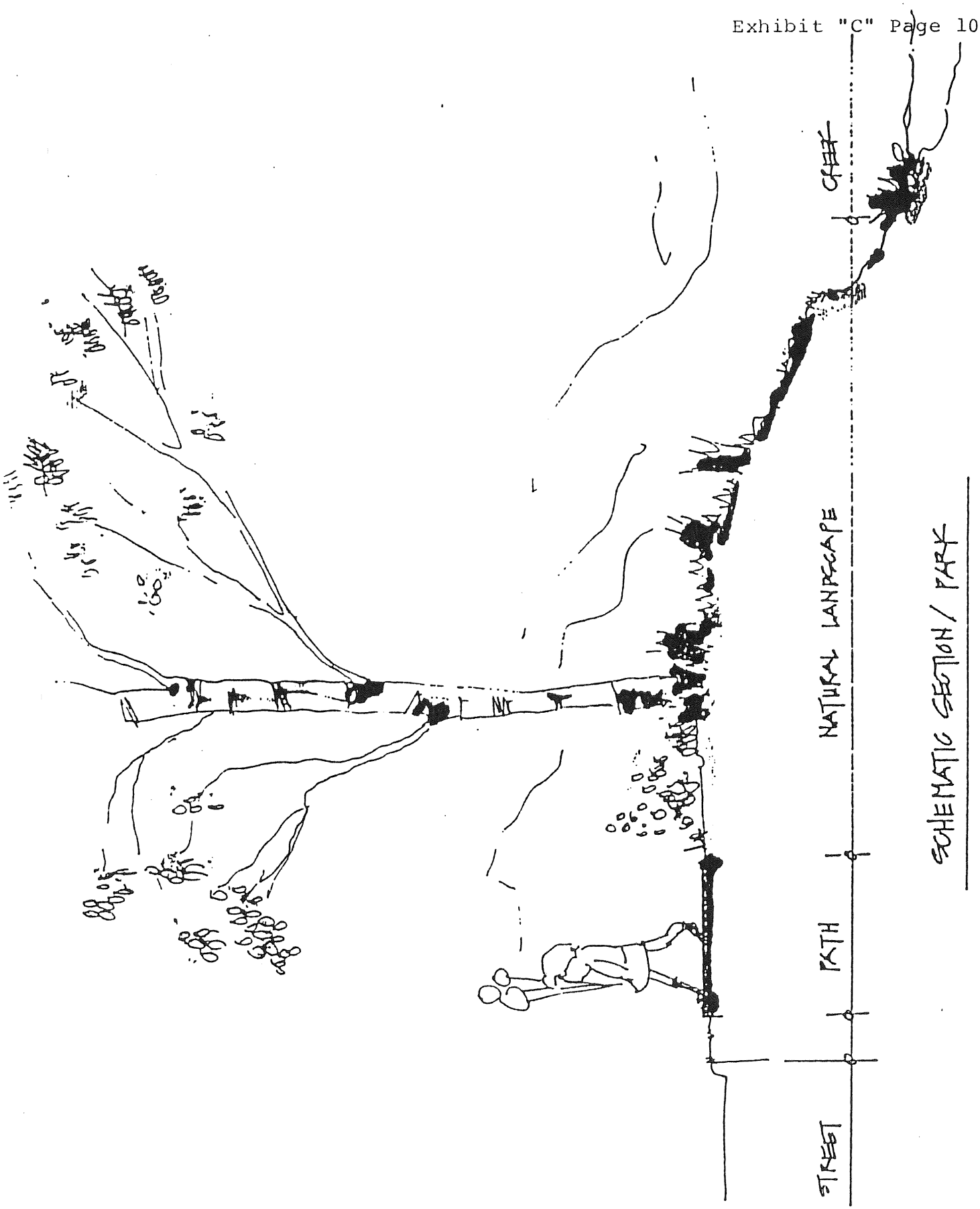
1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE

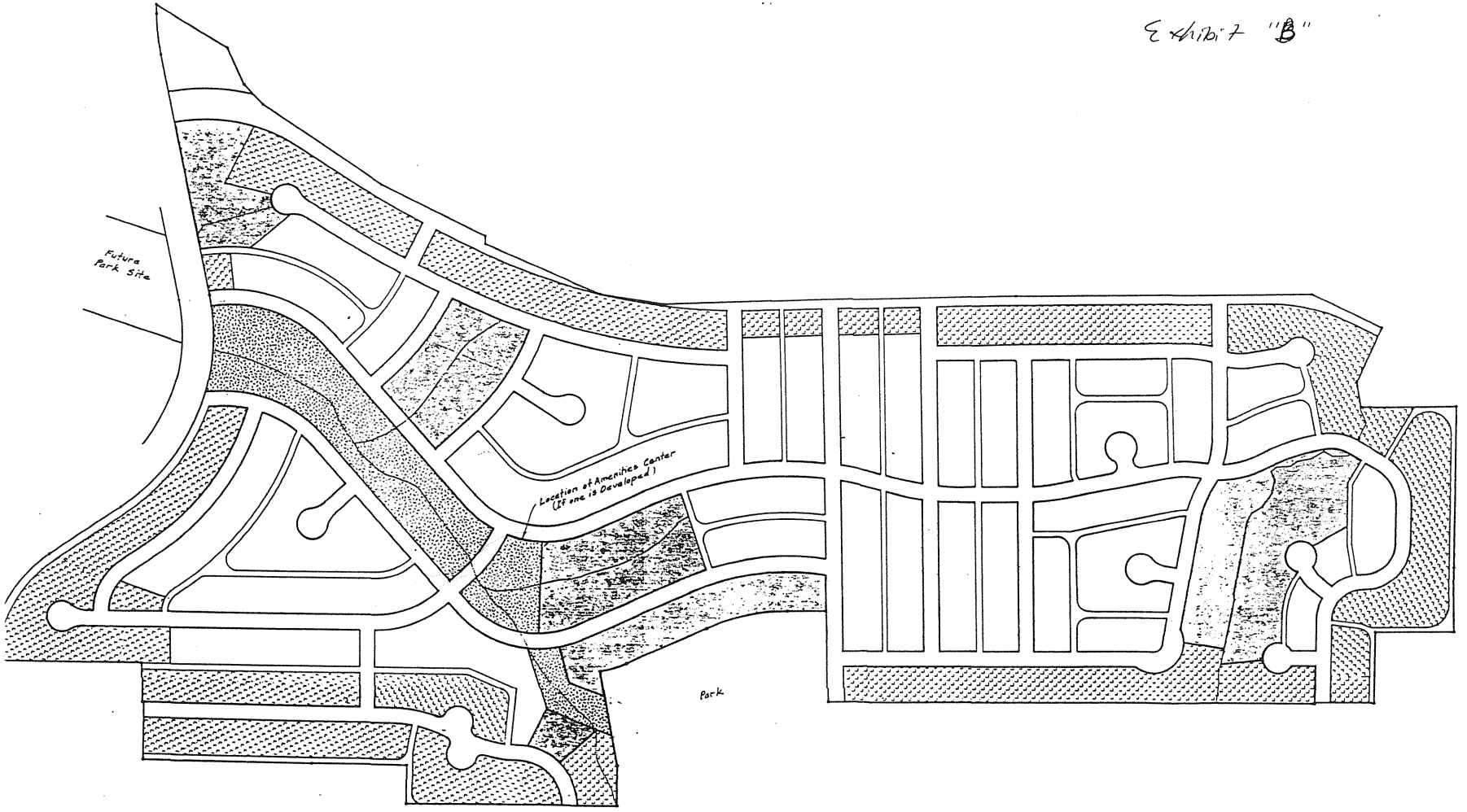


SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

46.1 ACRES- AREA ONE - MIN. LOT AREA= [illegible] SQ.FT. - 2,000 MIN. SQ.FT. PER DWELLING.

72.0 ACRES- AREA TWO - MIN. LOT AREA [illegible] SQ.FT. - 1,800 MIN. SQ.FT. PER DWELLING.

8 ACRES- AREA THREE - PARK / GREE[illegible]LT

19.6 ACRES- AREA FOUR - MIN. LOT AREA= 10000 SQ.FT - 1800 MIN. SQ.FT. PER DWELLING.

ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINAGEWAYS

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE | DATE | JOB NO

[illegible]NG

HILLCR[illegible] M

MAHR DEVELO[illegible]ENT

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".

3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt ib conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.

5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.

APPROVED

Belinda Page
ATTEST

CITY OF ROCKWALL TEXAS
SEAL

1st Reading 6-4-01

2nd Reading 6-18-01

EXHIBIT "A"

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO. 41

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

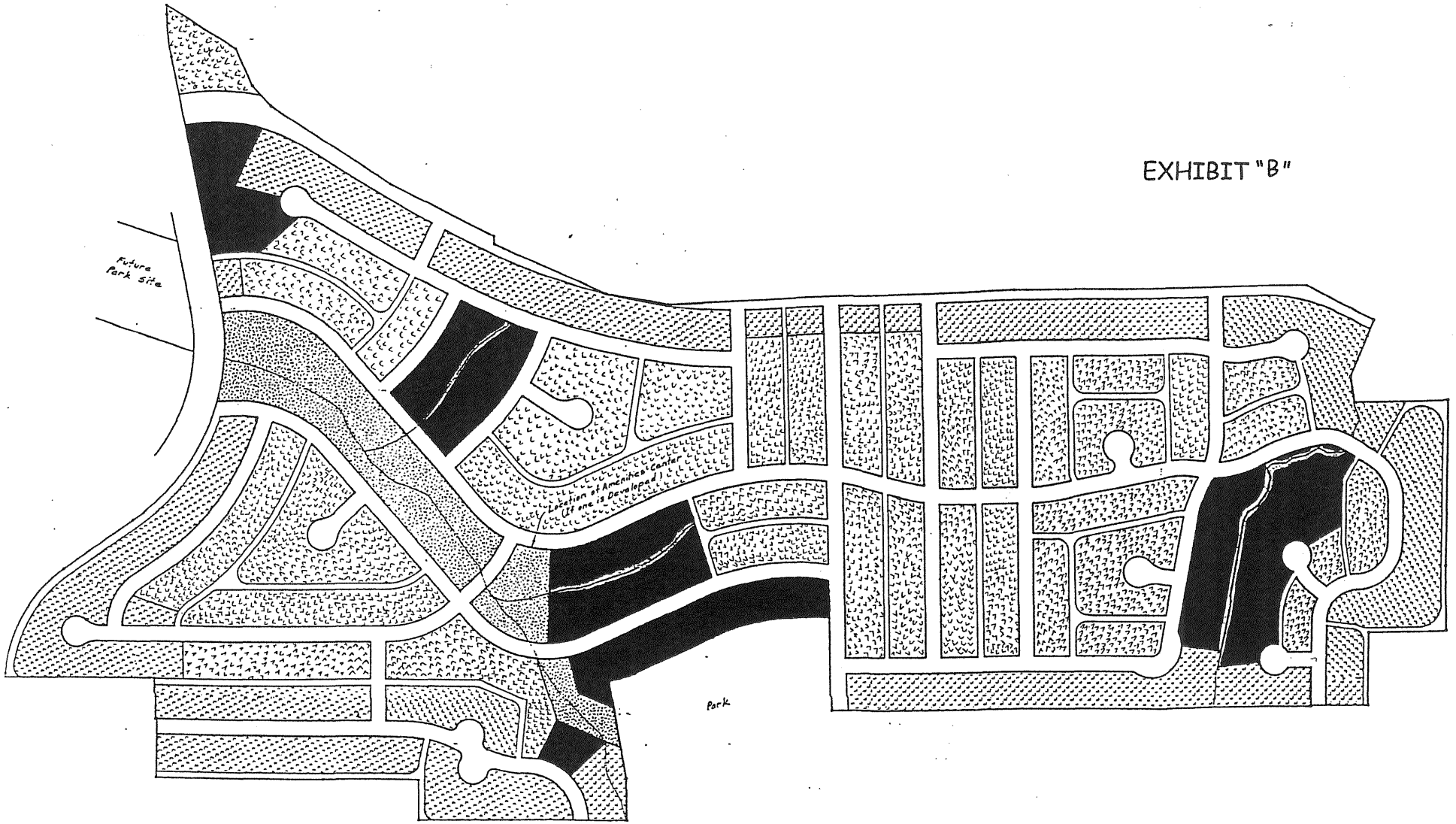
½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;
THENCE: South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;
THENCE: South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;
THENCE: South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;
THENCE: North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;
THENCE: South 01°10'53" West a distance of 522.77 feet with the East line od said Addition to a point for a corner;
THENCE: South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;
South 00°58'56" West a distance of 3.55 feet to a point for a corner;
South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;
THENCE: South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;
THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;
THENCE: South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;
THENCE: South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;
THENCE: South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;
THENCE: North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;
THENCE: North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP

HILLCREST MEADOWS

MAHR DEVELOPMENT CORP.

14755 Preston Road, Suite 830, Dallas, Texas 75240

REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

HILLCREST MEADOWS
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	349 units	137.7 Acres
Area Three - Park / Greenbelt		8.0 Acres
		145.7 Acres

The revised Concept Plan as reflected through this ordinance indicates the following percentages:

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

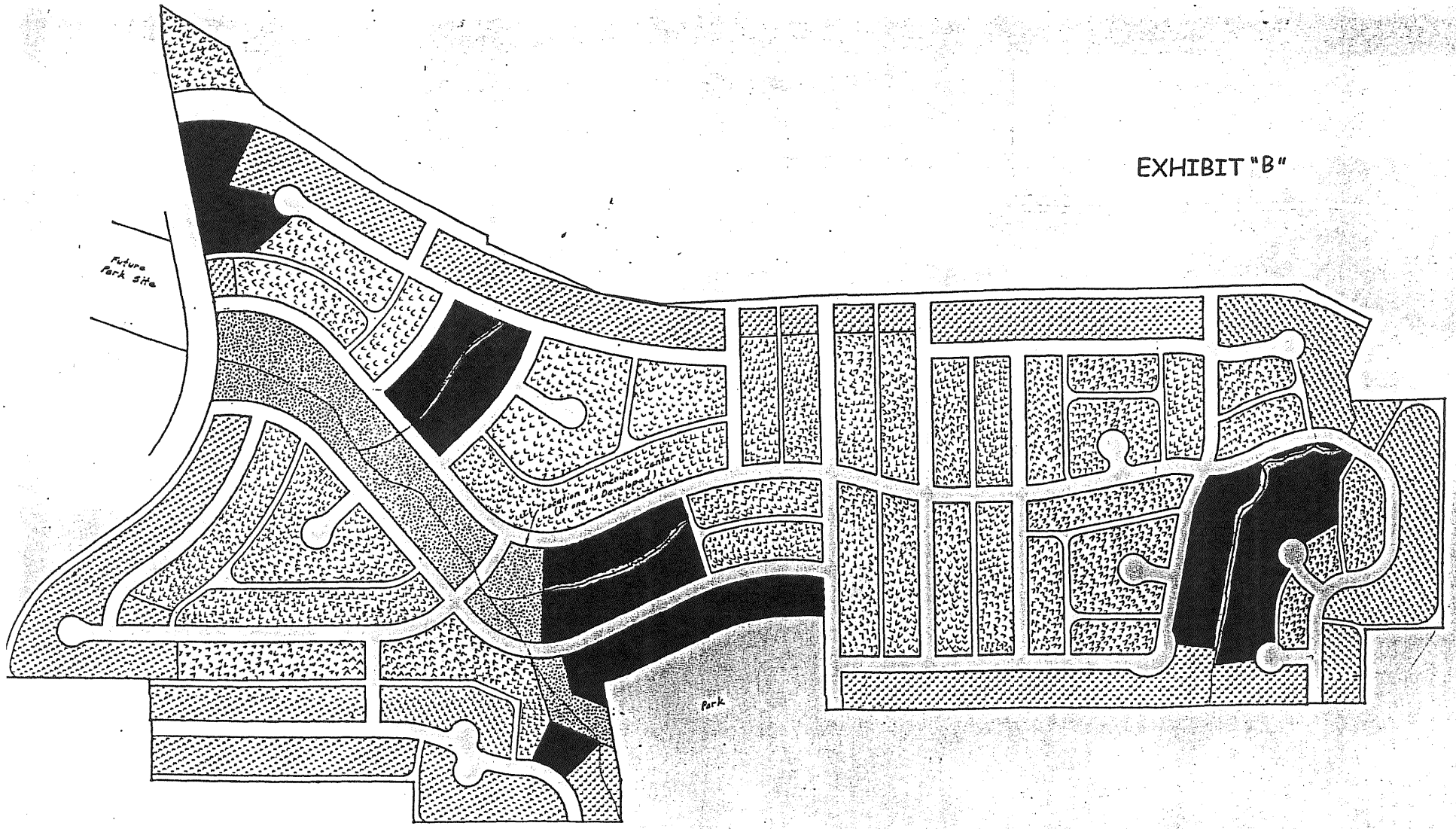
HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA ONE

1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA TWO

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

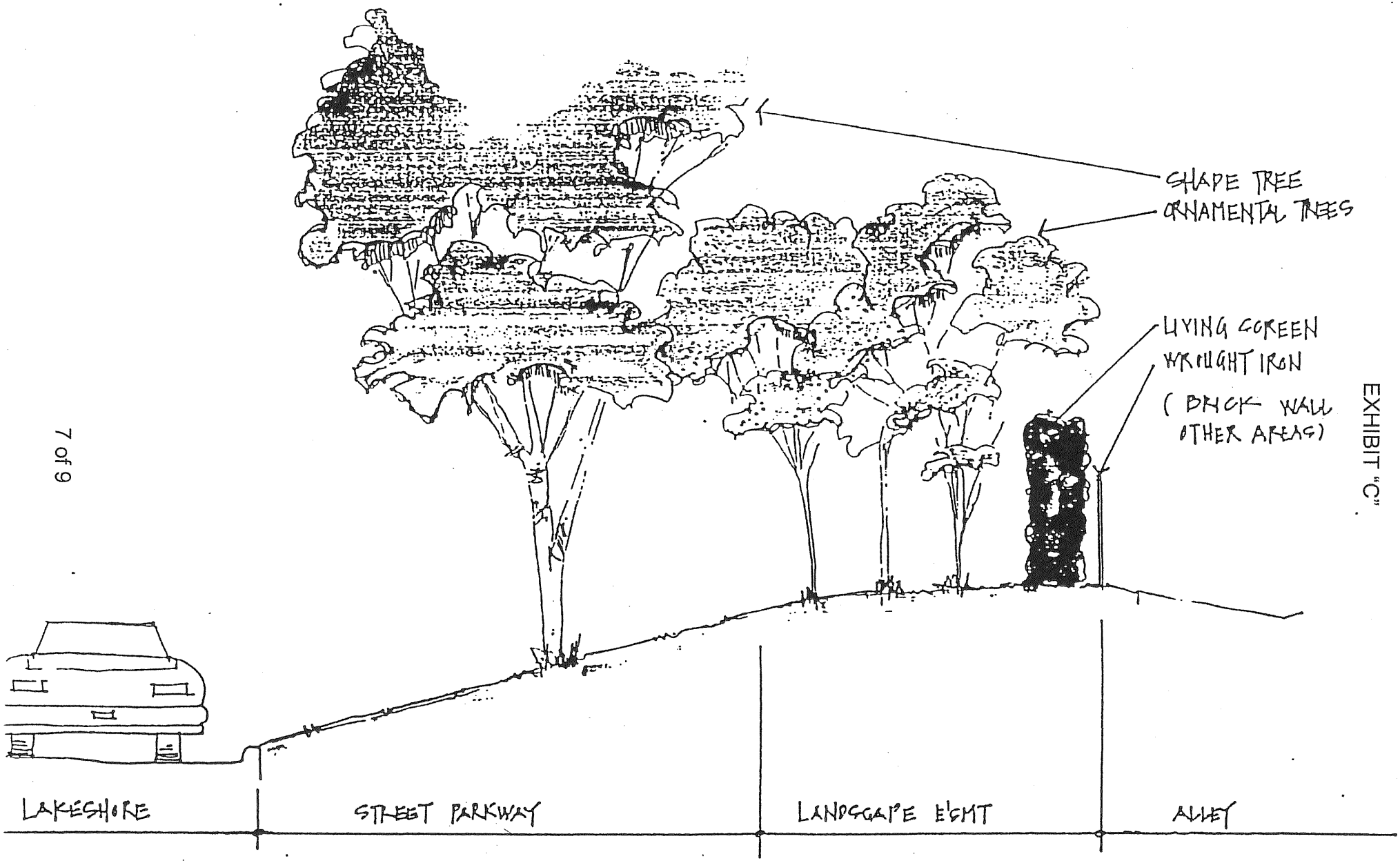
118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

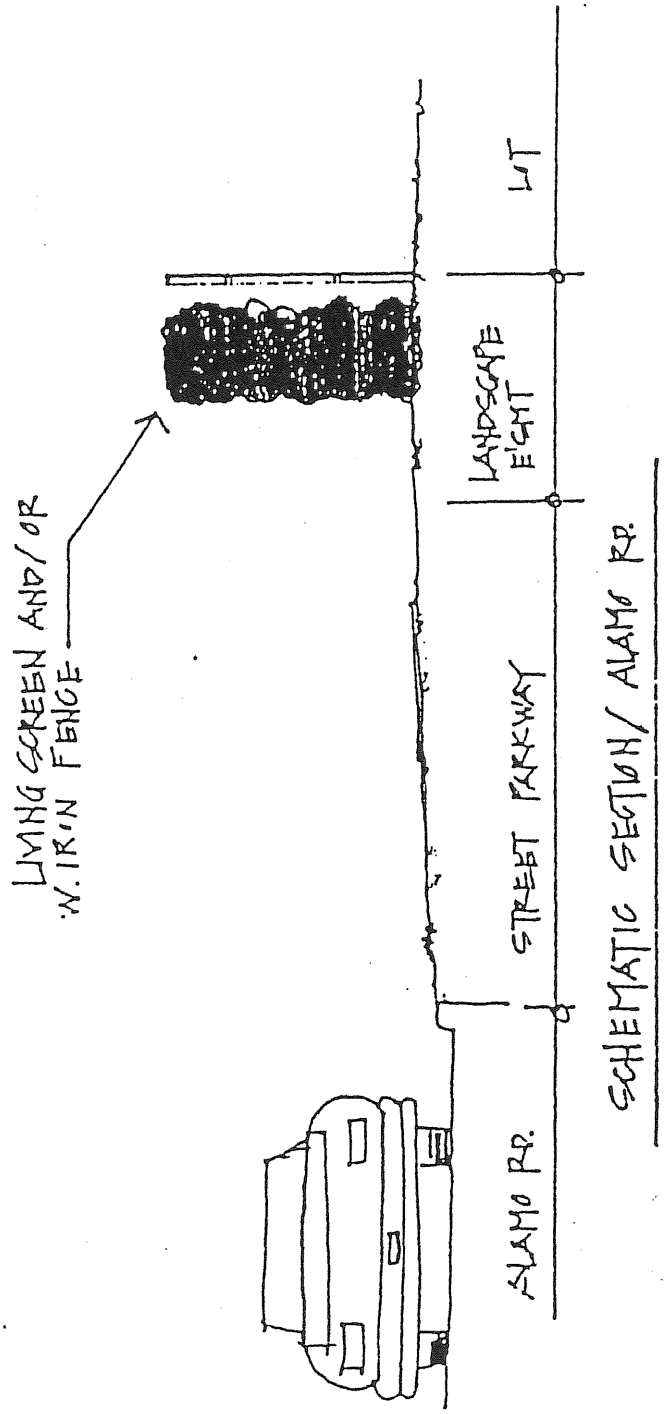
HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			ZONING MAP HILLCREST MEADOWS MAHR DEVELOPMENT CORP. 14755 Preston Road, Suite 830, Dallas, Texas 75240
SCALE	DATE	JOB NO.	
1"=200'	11-23-93	9323-A	

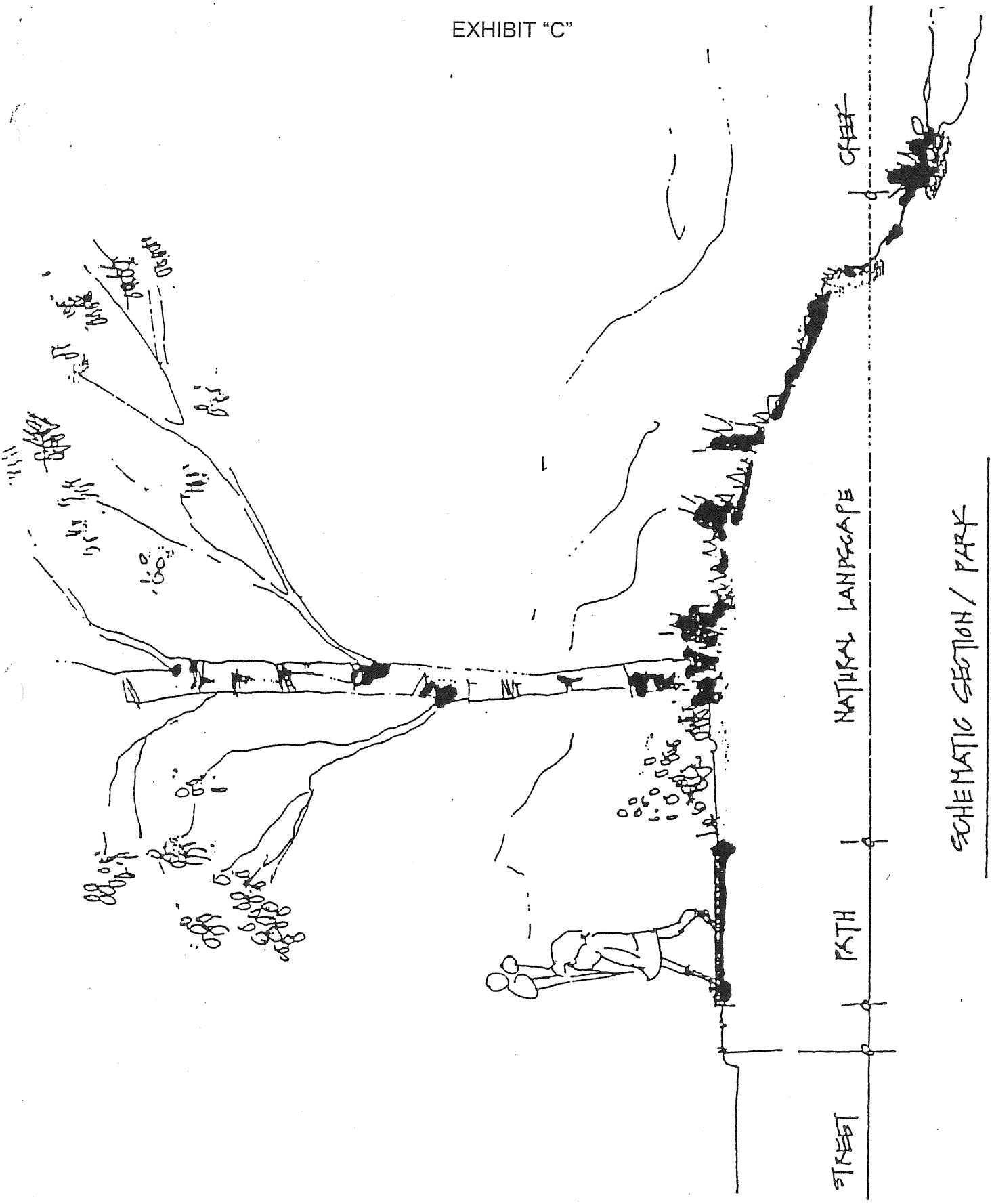
EXHIBIT "C"



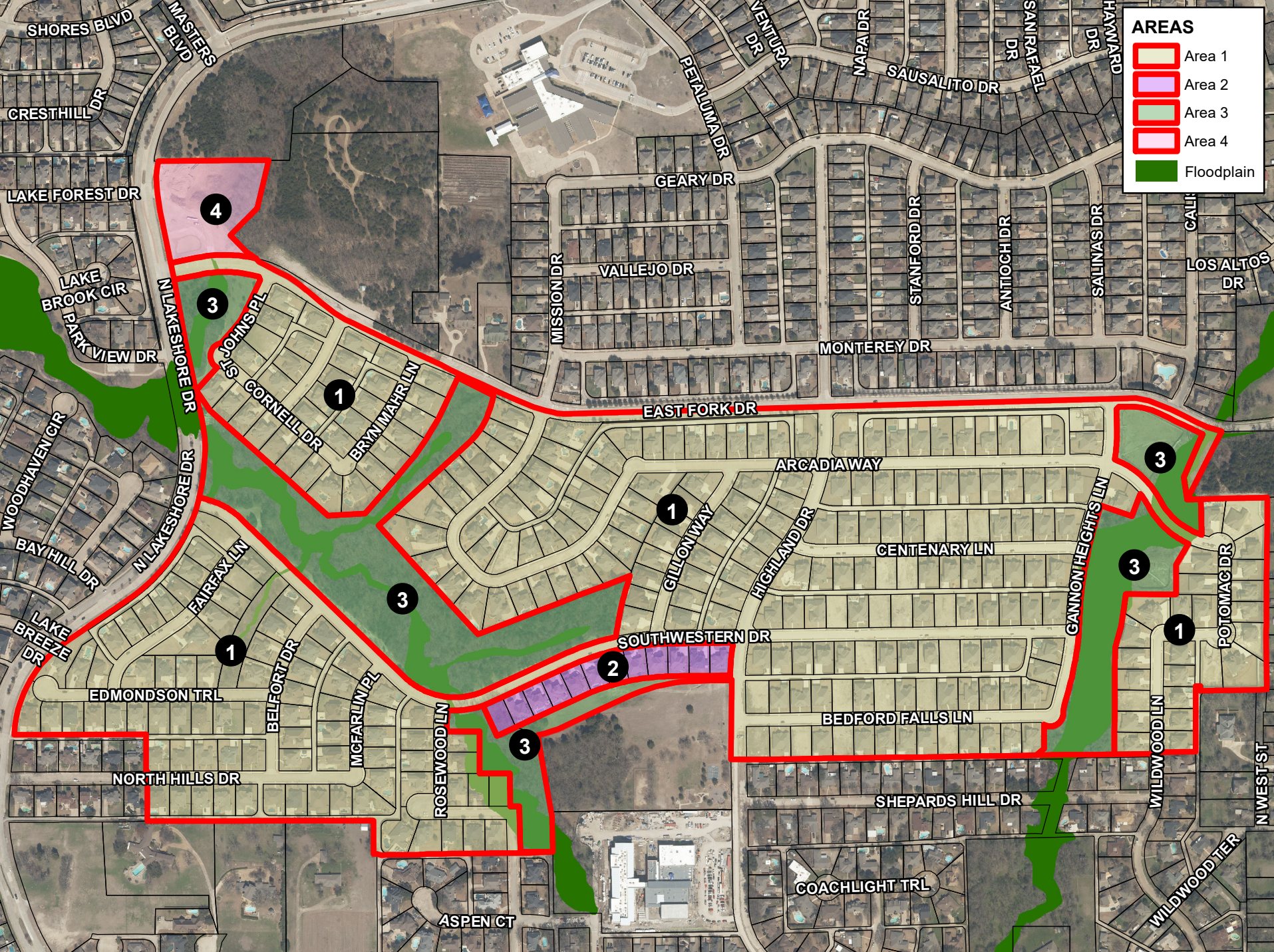
SCHEMATIC SECTION / LAKESHORE

EXHIBIT "C"


LIVING SCREEN AND/OR
WROUGHT IRON FENCE
LOT
LANDSCAPE EASEMENT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION / ALAMO RD.



SCHEMATIC SECTION / PARK


AREAS
Area 1
Area 2
Area 3
Area 4
Floodplain
SHORES BLVD
MASTERS BLVD
CRESTHILL DR
LAKE FOREST DR
LAKE BROOK CIR
PARK VIEW DR
N LAKESHORE DR
WOODHAVEN CIR
BAY HILL DR
LAKE BREEZE DR
PETALUMA DR
VENTURA DR
NAPA DR
SAUSALITO DR
SANRAFAEL DR
HAYWARD DR
GEARY DR
MISSION DR
VALLEJO DR
STANFORD DR
ANTIOCH DR
SALINAS DR
LOS ALTOS DR
MONTEREY DR
EAST FORK DR
ST JOHNS PL
CORNELL DR
BRYN MAHR LN
ARCADIA WAY
GILLON WAY
HIGHLAND DR
CENTENARY LN
GANNON HEIGHTS LN
POTOMAC DR
FAIRFAX LN
SOUTHWESTERN DR
EDMONDSON TRL
BELFORT DR
MCFARLIN PL
ROSEWOOD LN
BEDFORD FALLS LN
WILDWOOD LN
NORTH HILLS DR
SHEPARDS HILL DR
N WEST ST
COACHLIGHT TRL
WILDWOOD TER
ASPEN CT
1
2
3
4

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [*ORDINANCE NO.'S 94-15 & 01-27*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.437-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.437-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in *Exhibit 'A'* of this ordinance as *Tract 2*, and depicted in *Exhibit 'B'* of this ordinance as a portion of *Area 4*, which hereinafter the combine acreage of *Tracts 1 & 2* in *Exhibit 'A'* 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 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*], Specific Use Permit (SUP) No. S-057 [*Ordinance No. 08-39*], and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 94-15, 01-27 & 08-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 12-21-20

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *January 19, 2021*

2nd Reading: *February 1, 2021*

DRAFT ORDINANCE 12.22.20

EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324,* Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

*THENCE a*long the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;
South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;
South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;
South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;
South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;
South 81°00'39" East a distance of 206.91-feet;
North 88°14'11" East a distance of 1,150.00-feet;

DRAFT ORDINANCE 12.2.2020

North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line od said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an *"ell"* corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

*THENCE a*long said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for comer at the northeast comer of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

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THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;
North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;
North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

DRAFT ORDINANCE 12.22.2020

EXHIBIT 'B':
Concept Plan

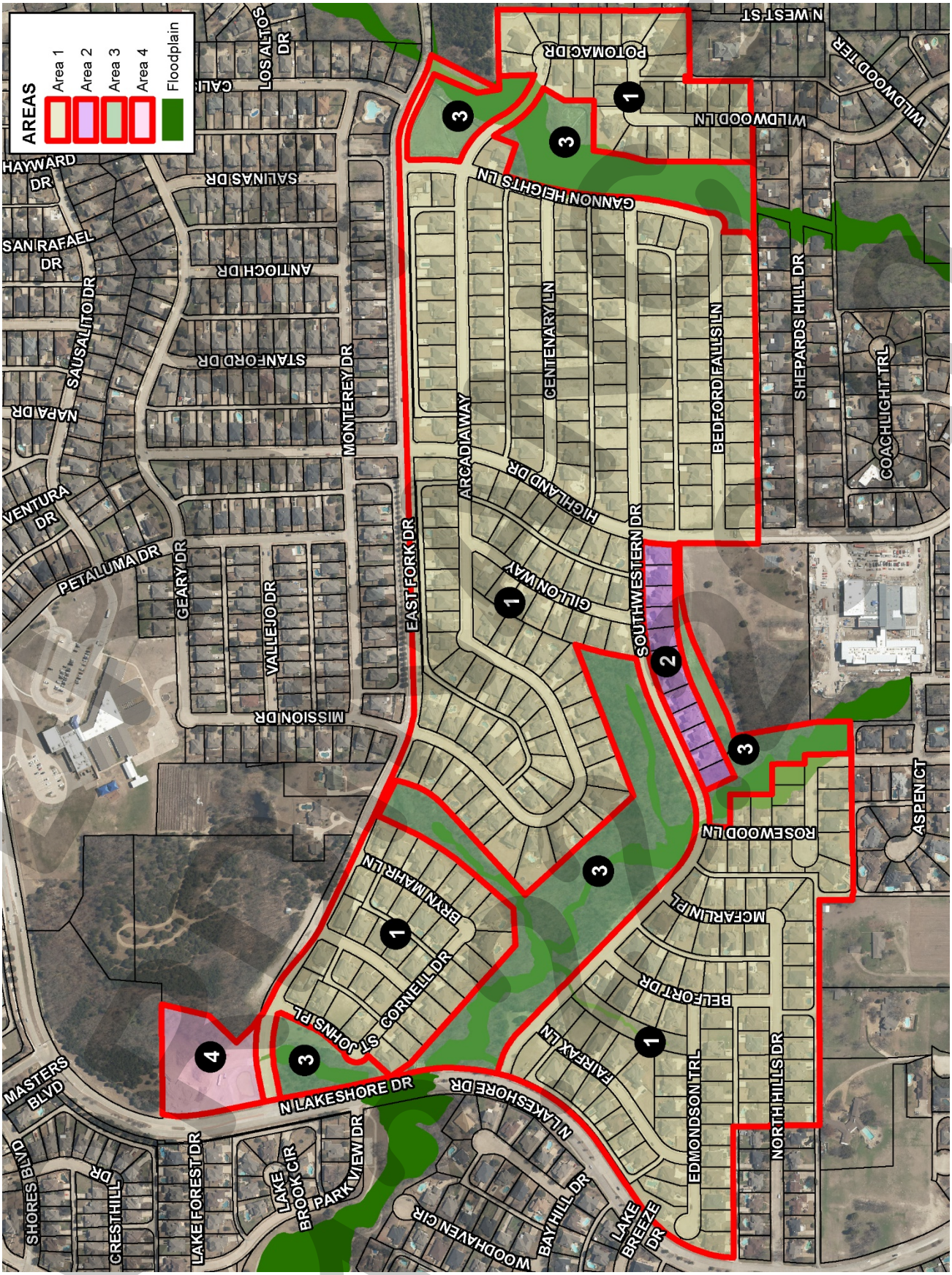


EXHIBIT 'C':
PD Development Standards

(A) *Purpose.*

(1) *Ordinance No. 94-15*. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.

(2) *Ordinance No. 01-27*. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (*Ordinance No. 83-23*).

(3) *Ordinance No. _*. The purpose of this request is to incorporate a _-acre tract of land into Planned Development District 41 (PD-41) and change the 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow General Retail (GR) District land uses and development standards.

(B) *Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]*: The area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(1) *Permitted Land Uses*. *Areas 1 & 2* shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Lot Composition*. The lot composition shall conform to the following:

Area	*Acreage*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Unit (%)*
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		*349*	*100.00%*

(3) *Density and Dimensional Requirements*. The following density and dimensional requirements are required for development on *Areas 1 & 2*:

Lot Type (see Concept Plan) ►	***AREA 1*** [1]	***AREA 2*** [1] & [2]
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Width at Front Building Setback	80'	80'
Minimum Lot Depth	100'	100'
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	6'	6'
Minimum Side Yard Setback (Adjacent to a Residential Street)	15'	15'
Minimum Rear Yard Setback (Adjacent to an Arterial Street)	20'	20'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	2,000 SF	2,000 SF
Minimum Distance Between Buildings	10'	10'
Maximum Lot Coverage	35%	35%
Maximum Height	36'	36'
Minimum Off-Street Parking Requirement [3]	2	2

General Notes:

[1]: Maximum number of single-family dwellings per lot is one (1).

[2]: Without alleyways.

[3]: Minimum two (2) car garage required.

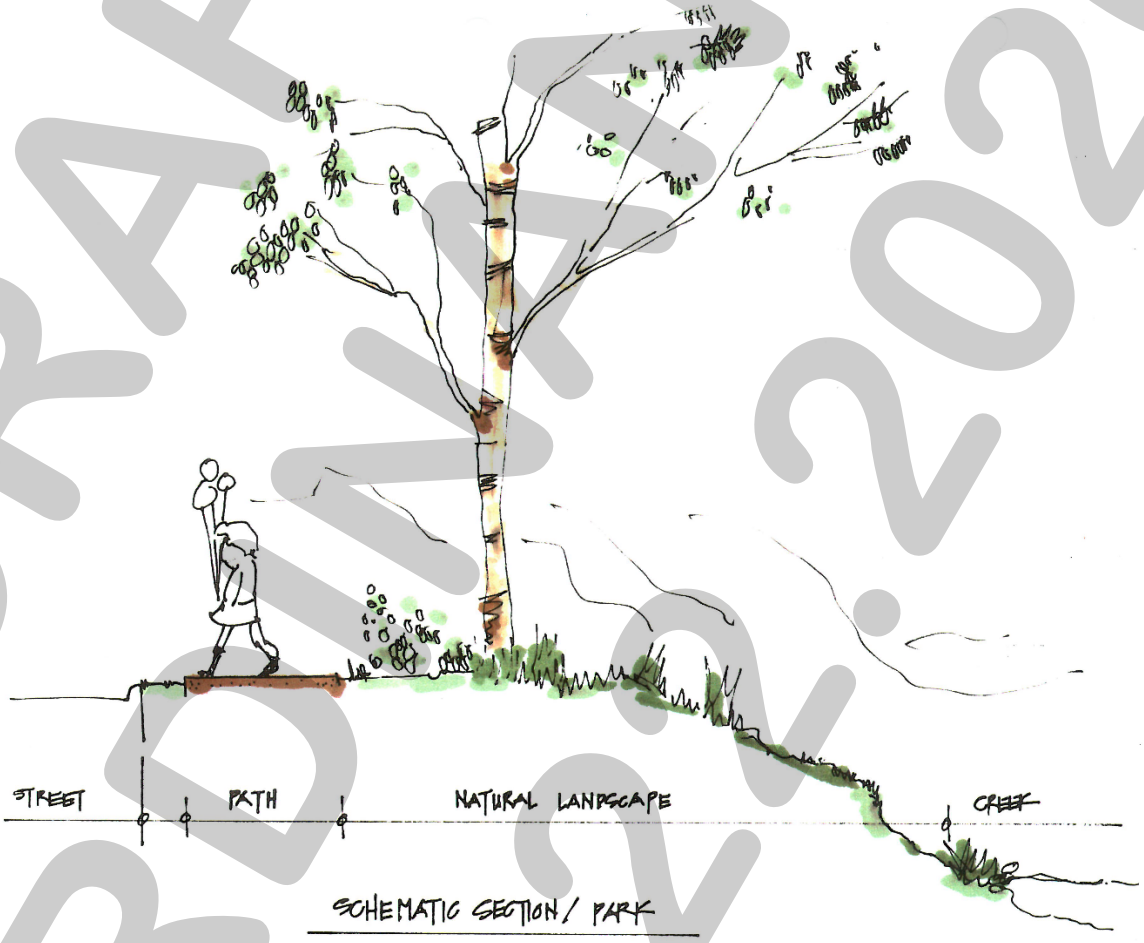
DRAFT 12.21.2020

(4) *Masonry Requirements*. Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

(5) *Garage Orientation*. On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (*i.e. oriented so that the garage doors do not face onto a public street*).

(6) *Schematic Sections*. All development within *Areas 1 & 2* shall maintain conformance with the following schematics:

Figure 1: Park and Trail



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Figure 2: Screening Along N. Lakeshore Drive

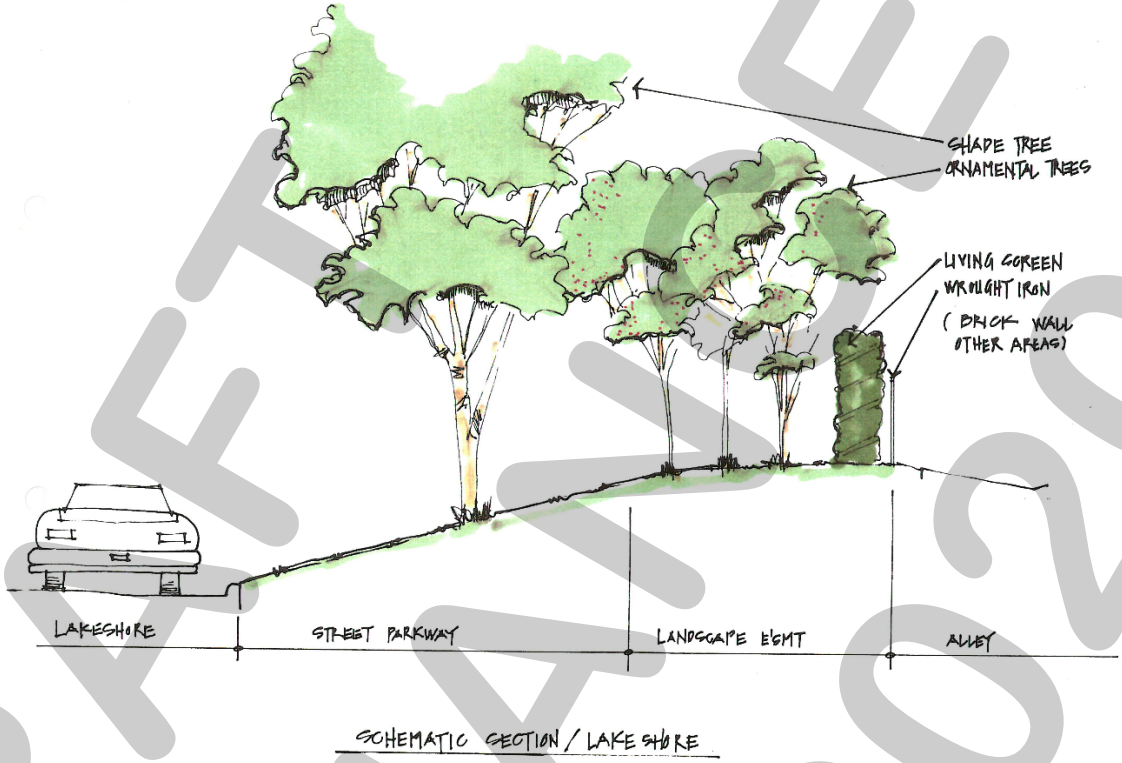
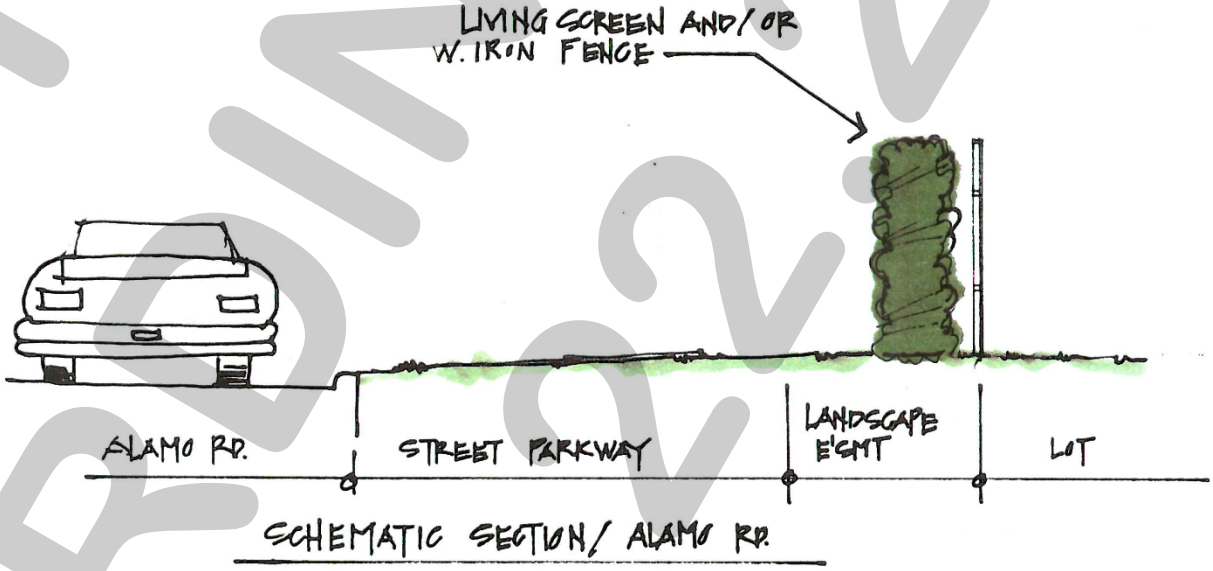


Figure 3: Screening Along Alamo Road



(C) *Area 3: 8.0-Acres [Greenbelt and Open Space]*: The area identified as *Area 3* in *Exhibit 'B'* of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance.

(D) *Area 4: 2.96-Acres [General Retail (GR) District]*: The area identified as *Area 4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

DRAFT ORDINANCE 12.2.2020

EXHIBIT 'C':
PD Development Standards

(1) *Permitted Land Uses*. *Area 4* shall be subject to the permitted land uses stipulated for a property in a General Retail (GR) District as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Density and Dimensional Requirements*. *Area 4* shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in *Area 4* shall be 83-feet.

(3) *General Overlay District Standards*. *Area 4* shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.

DRAFT ORDINANCE 12.22.2020

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	January 12, 2021
APPLICANT:	Doug Galloway; *Viaduct Development*
CASE NUMBER:	Z2020-057; *Zoning Change (PD-41 & SF-10 to PD-41)*

SUMMARY

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

BACKGROUND

The subject property was annex by the City Council on June 20, 1959 by *Ordinance No. 59-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the historic zoning maps from January 3, 1972, the subject property was zoned Single-Family 2 (SF-2) District and Multi-Family 1 (MF-1) District. This zoning map also showed the right-of-way for East Fork Road (*called out as N. Alamo Road at the time*) bisecting the subject property along the two (2) zoning designations (*see Figure 1 below*). On December 3, 1973, the City Council adopted *Ordinance No. 73-52*, which changed the southern portion of the subject property -- *the portion zoned Multi-Family 1 (MF-1) District* -- to Planned Development District 11 (PD-11) for single-family residential land uses. This portion of the subject property remained designated as Planned Development District 11 (PD-11) until April 4, 1994 when the City Council adopted *Ordinance No. 94-15* changing the zoning designation to Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses (*see Figure 2 below*). The remainder of the subject property appears to have changed zoning from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District prior to May 16, 1983 according to the historic zoning maps. The right-of-way for East Fork Road (*N. Alamo Road*) was depicted as bisecting the subject property up until the December 3, 2007 zoning map (*see Figure 3 below*) where it is shown in its present-day alignment.

FIGURE 1: JANUARY 3, 1972 ZONING MAP

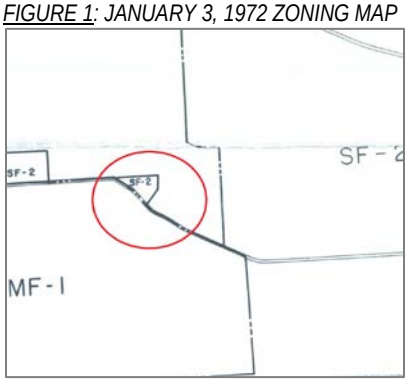


FIGURE 2: APRIL 5, 2005 ZONING MAP

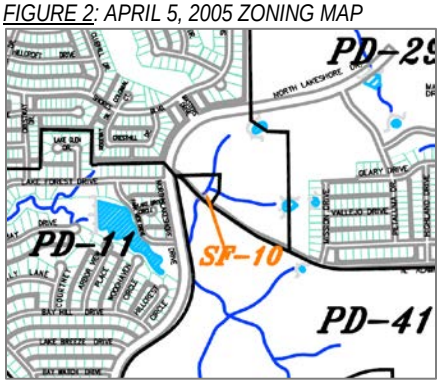
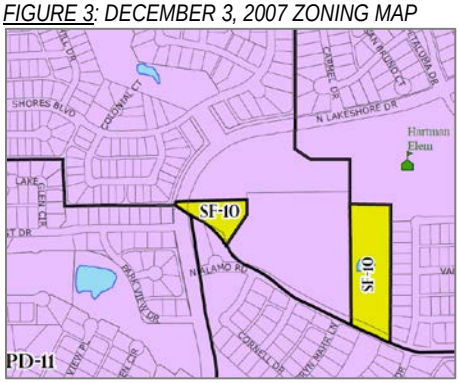


FIGURE 3: DECEMBER 3, 2007 ZONING MAP



RED CIRCLE = SUBJECT PROPERTY

On July 21, 2008, the City Council approved *Ordinance No. 08-39* [*Specific Use Permit No. S-57; Case No. Z2008-015*], which allowed a *Daycare Facility (with seven [7] or more children)* in a Single-Family 10 (SF-10) District. Despite this approval, the project remained inactive until 2016 when the present-day applicant submitted a site plan for a daycare facility [*Case No. SP2016-019*]. This site plan was approved on October 11, 2016. A subsequent site plan amendment [*Case No. SP2019-014*]

was approved on May 9, 2017, and a final plat of the property [*Case No. P2017-043*] was approved on September 5, 2017. Following these approvals, a building permit [*BLD2019-0378*] was approved and a Certificate of Occupancy (CO) [*CO2019-0118*] was issued for the daycare facility on January 30, 2020.

PURPOSE

On December 18, 2020, the applicant – *Doug Galloway of Viaduct Development* -- submitted an application requesting to change the zoning of the 2.96-acre subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses. In the applicant's letter, the applicant indicated the intent of the zoning change was to provide two (2) additional pad sites to allow the construction of two (2) office buildings.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1940 N. Lakeshore Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 5.006-acre tract of land (*i.e. Tract 11-2 of the N. Butler Survey, Abstract No. 21*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Crestview Subdivision, which consists of 38 single-family residential lots on 10.34-acres. This property is zoned Planned Development District 3 (PD-3) for single-family detached land uses.

South: Directly south of the subject property is East Fork Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Preserve Subdivision, which consists of 114 single-family residential lots on 60.21-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is a 9.623-acre tract of land (*i.e. Tract 11-3 of the A, Hanna Survey, Abstract No. 98*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. This property is currently being operated as an *Urban Farm* (*i.e. Blasé Family Farm*) under *Specific Use Permit No. S-088* [*Ordinance No. 11-44*]. Beyond this is a single-family home on a 5.37-acre parcel of land (*i.e. Lot 3, Block 1, Blasé Addition*), which is zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Hillcrest Shores Subdivision, which consists of 110 single-family residential lots on 37.40-acres. This property is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST

As stated above, the subject property is currently zoned both Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses. The division of these two (2) zoning designations on the subject property is the general location of the old alignment of East Fork Road (*i.e. N. Alamo Road on older maps*). When the City changed the alignment of the roadway, the zoning designations were not changed, and eventually a ~10,000 SF daycare facility was constructed on the subject property under a Specific Use Permit (SUP) [*Ordinance No. 08-39; S-57*]. This land use -- *a Daycare with Seven (7) or More Children* -- was permitted under both zoning designations by Specific Use Permit (SUP) and did not require the property owner to rezone the property at that time.

When the applicant approached staff about constructing two (2) office buildings on the subject property, staff explained to the applicant that the property needed to be rezoned and that there were two (2) options for the request: [*1*] remove the portion of the property within Planned Development District 41 (PD-41) and seek a simple General Retail (GR) District zoning classification (*this would represent the least restrictive path*), or [*2*] incorporate the 1.46-acres of land zoned Single-Family 10 (SF-10) District

into Planned Development District 41 (PD-41) and reclassifying the 2.96-acre subject property to allow General Retail (GR) District land uses (*this would represent the most restrictive option*). With either option Planned Development District 41 (PD-41) would have to be amended and all property owners within the Planned Development District would need to be notified. Ultimately, the applicant chose the more restrictive option (*i.e. to increase the boundaries of the Planned Development District*), and limit the permitted land uses allowed on the subject property to [*1*] an *Office Building*, [*2*] a *Medical Office Building*, and [*3*] a *Daycare with Seven (7) or More Children*.

In addition, the subject property would be subject to the density and dimensional standards permitted for the General Retail (GR) District, and which are as follows:

Density and Dimensional Requirements	*General Retail (GR) District*
Minimum Lot Area	6,000 SF
Minimum Lot Width at Front Building Setback	60-Feet
Minimum Lot Depth	83-Feet [(1)]
Minimum Front Yard Setback	15-Feet
Minimum Side Yard Setback without a Fire Rated Wall	10-Feet
Minimum Side Yard Setback with a Fire Rated Wall	0-Feet
Minimum Rear Yard Setback without a Fire Rated Wall	10-Feet
Minimum Rear Yard Setback with a Fire Rated Wall	0-Feet
Maximum Building Size	25,000 SF
Minimum Distance Between Buildings without a Fire Rated Wall	15-Feet
Minimum Distance Between Buildings with a Fire Rated Wall	0-Feet
Maximum Lot Coverage	40%
Maximum Height	36-Feet

Notes: [(1)] see the Conformance to the City's Codes section below.

The concept plan submitted by the applicant shows that two (2) additional office buildings will be added to the subject property west of the daycare facility and adjacent to N. Lakeshore Drive. These buildings are depicted as a 3,444 SF building and a 2,545 SF building that will share a common wall and property line. The parking areas, landscaping, and detention area will remain unchanged.

INFRASTRUCTURE

All public infrastructure required for the applicant's request as depicted on the submitted zoning exhibit was constructed with the adjacent daycare facility.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) in the following ways:

(1) *Minimum Lot Depth*. According to the Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum lot depth for properties in a General Retail (GR) District is 100-feet. Currently, the lot -- *identified as Lot 1 on the zoning exhibit* -- is 83.17-feet in depth.

Staff Response. Staff has included a provision in the proposed draft ordinance that would allow a lot configuration with a minimum depth of 83-feet; however, the approval of this request is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *North Lakeshore District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Based on the applicant's request, the *Commercial/Retail* designation is an appropriate designation for the subject property and

no changes to the Future Land Use Plan would be required (*i.e. the applicant's request conforms to the Future Land Use Plan designation*). In addition, according to the *District Strategies* for this district, "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal of allowing General Retail (GR) District land uses is an appropriate transition from the property zoned Commercial (C) District directly north of the subject property to the residential areas south of the subject property; however, this request is a discretionary call for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 19, 2020, staff mailed 756 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Shores on Lake Ray Hubbard, Lakeview Summit, Caruth Lakes, and the Hillcrest at the Shores Homeowner's Associations (HOA's), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) 16 property owner notifications, one (1) online *Zoning & Specific Use Permit Input Form*, and one (1) email from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request; however, staff should point out that several of these notices site an opposition a land use not being proposed with this case (*i.e. retail and multi-family*).
(2) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) stating no objection to the applicant's request.
(3) Two (2) emails and one (1) online *Zoning & Specific Use Permit Input Form* from property owners outside of the notification area (*i.e. outside of the 500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) to Single-Family 10 (SF-10) District to a Planned Development District for limited General Retail (GR) District land uses, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[X] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	1940 N Lakeshore Dr				
Subdivision	North Lakeshore Daycare	Lot	1	Block	A
General Location	NW corner of East Fork and N Lakeshore				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	GR / PD-41 & R-12	Current Use	Daycare & land		
Proposed Zoning	GR / PD-41	Proposed Use	Daycare & office		
Acreage	1.13	Lots [Current]	1	Lots [Proposed]	3

[ ] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner		[ ] Applicant	Viaduct Development
Contact Person		Contact Person	Doug Galloway
Address		Address	2560 Technology Ste 100 Plano Tx 75074
City, State & Zip		City, State & Zip	
Phone		Phone	512-698-9494
E-Mail		E-Mail	doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

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

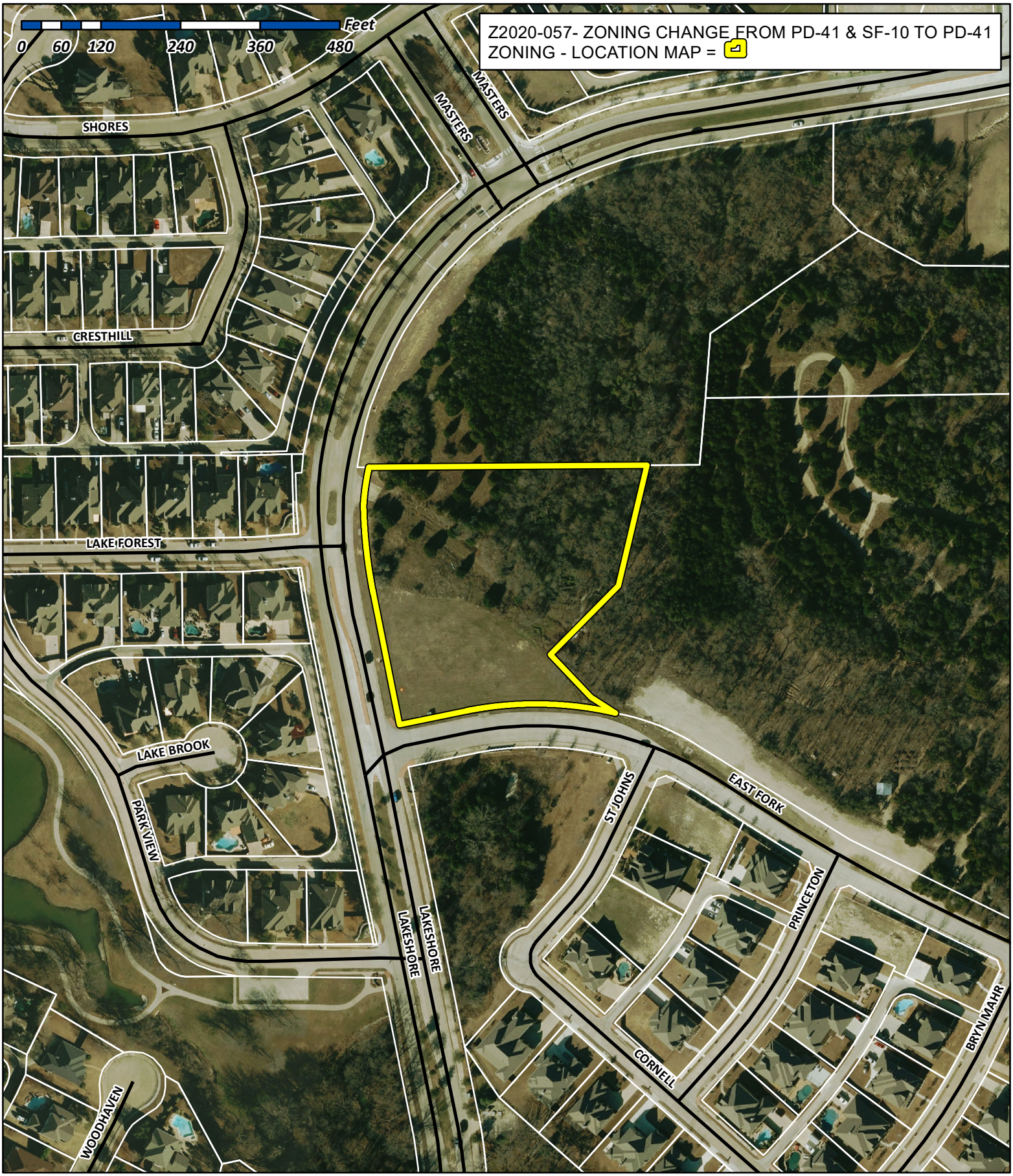
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ **244.40** *, to cover the cost of this application, has been paid to the City of Rockwall on this the* **18th** *day of* **December** *, 20* **20** *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 17th *day of* December, *20* 20

Owner's Signature [signature]

Notary Public in and for the State of Texas Scott M Schubert

NOTARY PUBLIC STATE OF TEXAS
SCOTT M. SCHUBERT
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 126027315
My Commission Expires



City of Rockwall

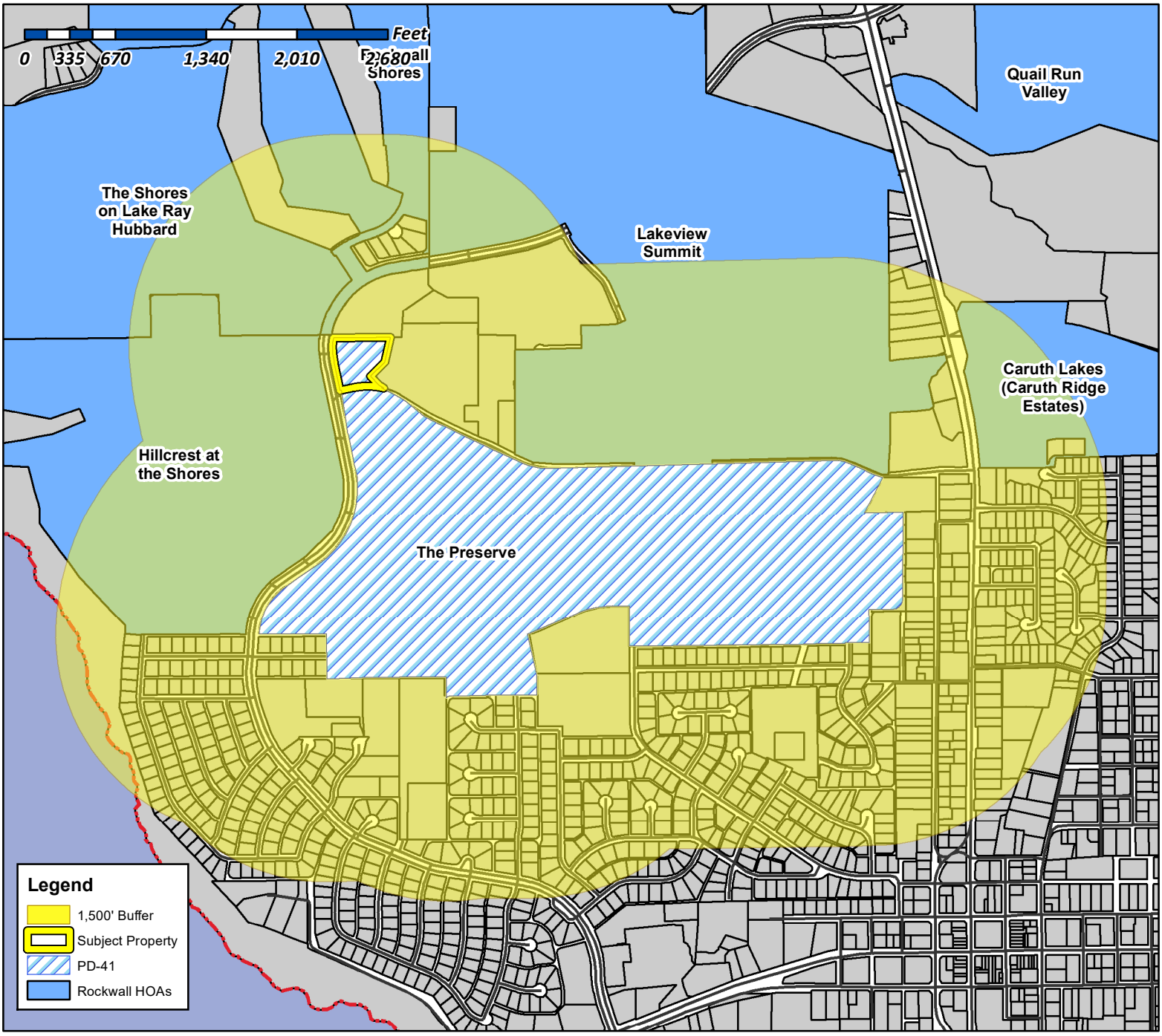
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-057]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-057 Zoning Change from SF-10 to PD-41
Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

Thank you,

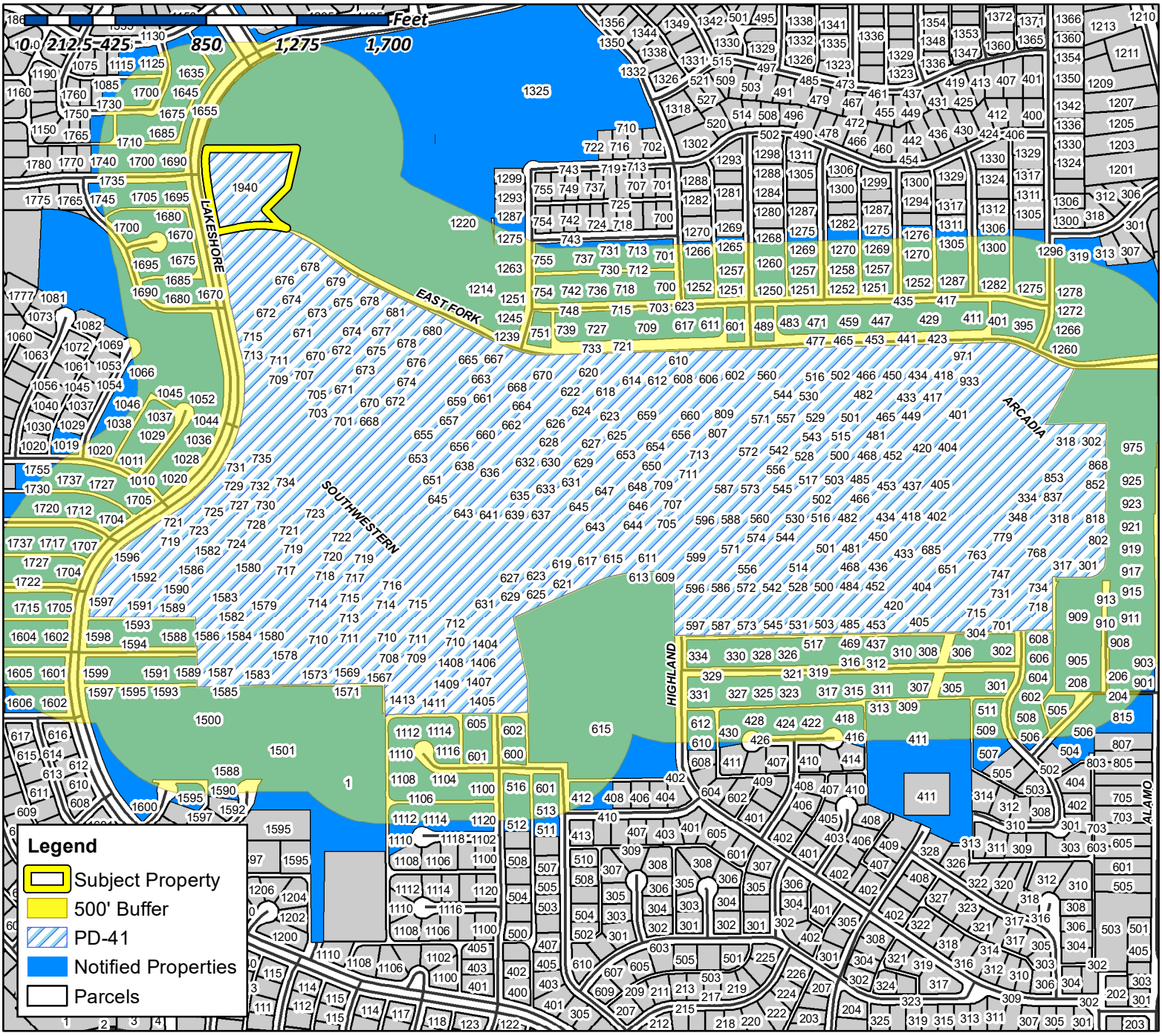
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

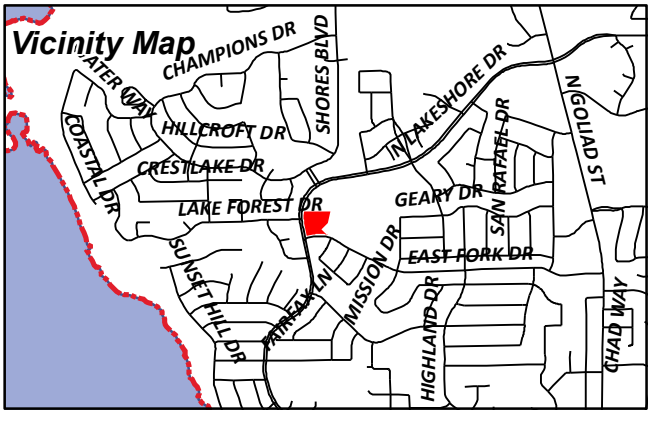
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



= RESPONSE RECIEVED

LOFLAND WILLIAM B
1 TOPSIDE LN
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
1001 N GOLIAD
ROCKWALL, TX 75087

SMITH DAVID W
1010 HILLCREST CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1011 HILLCREST CIR
ROCKWALL, TX 75087

BAUCHMAN NANCY
1019 WOODHAVEN CIR
ROCKWALL, TX 75087

SNEAD GENE T ETUX
102 WAGON WHEEL LN
WYLIE, TX 75098

HUDGINS JOHN E
1020 HILLCREST CIRCLE
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L
1020 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

FAGNER JOHN & EILEEN
1021 HILLCREST CIR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS CHACON
1028 HILLCREST CIR
ROCKWALL, TX 75087

WILLIAMS CHARLES & KRISTEN
1029 HILLCREST CIR
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE
1030 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

OLEARY KENNETH F & TERRI A
1036 HILLCREST CIR
ROCKWALL, TX 75087

HUMPHREY MICHAEL D & SAMANTHA
1037 HILLCREST CIR
ROCKWALL, TX 75087

GOCHINAS GREGORY F & MARY D
1038 WOODHAVEN CIR
ROCKWALL, TX 75087

PONCINIE ERIC AND TRACI
1044 HILLCREST CIR
ROCKWALL, TX 75087

SIMPSON NEIL
1045 HILLCREST CIR
ROCKWALL, TX 75087

WOOD KAREN
1046 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

KUPTZ PAUL
1052 HILLCREST CIR
ROCKWALL, TX 75087

RAMIREZ RAYNALDO J
1054 WOODHAVEN CIR
ROCKWALL, TX 75087

PYBURN WESTON & SUZANNE V
1066 WOODHAVEN CR
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

YOUNG JOHN M & BARBARA Y
1100 ASPEN CT
ROCKWALL, TX 75087

SMITH PEG PANNELL
1102 ASPEN CT
ROCKWALL, TX 75087

WEBER VERNA M
1104 ASPEN CT
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
1105 SHORES BLVD
ROCKWALL, TX 75087

MORRIS MORGAN L JR AND JANETT E
1106 ASPEN COURT
ROCKWALL, TX 75087

HOUSER GERALD M & SHERYL
1108 ASPEN CT
ROCKWALL, TX 75087

MILLICAN GARY & TINA
1110 ASPEN CT
ROCKWALL, TX 75087

PHILLIPS HUBERT SYVELLE & LOVIE E REV LIV TR
LOVIE E PHILLIPS TRUSTEE
1110 VAIL CT
ROCKWALL, TX 75087

DICKERSON RONALD O & SHERILYN M
1112 ASPEN CT
ROCKWALL, TX 75087

RAJICH MIKE AND GRETCHEN M
1112 VAIL CT
ROCKWALL, TX 75087

CARD KIMBERLY & JONATHAN
1114 ASPEN CT
ROCKWALL, TX 75087

MOORE GEORGE W II REVOCABLE TRUST AND
JEANNE A RICHESON
1114 VAIL COURT
ROCKWALL, TX 75087

SITES SANDRA
1115 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
1116 ASPEN CT
ROCKWALL, TX 75087

MOORE DAVID Y & BEVERLY J
1116 VAIL CT
ROCKWALL, TX 75087

AUTREY MARILYN E
1118 VAIL COURT
ROCKWALL, TX 75087

ALTAMAR LINA
1120 VAIL CT
ROCKWALL, TX 75087

TEAT SHANNON NEAL
1125 SHORES BLVD
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
1150 CRESTCOVE DR
ROCKWALL, TX 75087

TROMBINI SOLANGE L & ENRICO
1155 SHORES BOULEVARD
ROCKWALL, TX 75087

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

LU LISA YUMEI
1225 LADY DE VANCE LN
LEWISVILLE, TX 75056

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

PATMAN RALPH DON
1250 HIGHLAND DR
ROCKWALL, TX 75087

BOVENKERK JAMES E JR
1251 ANTIOCH DR
ROCKWALL, TX 75087

TALLEY BLANCA JESSENIA AND JACOB
1251 HIGHLAND DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

VINSON DON & GABRIEL
1251 STANFORD DR
ROCKWALL, TX 75087

ALFORD THOMAS & SUE
1252 ANTIOCH DR
ROCKWALL, TX 75087

HENDERSON CARLOS G AND LAURA K
1252 PETALUMA DRIVE
ROCKWALL, TX 75087

STANFORD DRIVE 1252 LAND TRUST
KATHRYN BALL TRUSTEE
1252 STANFORD DR
ROCKWALL, TX 75087

BRANKS JEREMY B & JENNIFER A
1256 HIGHLAND DR
ROCKWALL, TX 75087

PATTERSON DITALLIANNA & OLUGBEMILEKE SHITTU
1257 ANTIOCH DRIVE
ROCKWALL, TX 75087

WASLIEN A WAYNE & RHONDA D
1257 HIGHLAND DRIVE
ROCKWALL, TX 75087

PEREZ HUMBERTO
1257 MISSION DRIVE
ROCKWALL, TX 75087

PERKINS BLAKE JORDAN AND JAIME ADAIR
1257 STANFORD DR
ROCKWALL, TX 75087

ADAMS CHRISTOPHER H & JODY E
1258 ANTIOCH DR
ROCKWALL, TX 75087

SWIFT JEREMY DAVID
1258 PETALUMA DR
ROCKWALL, TX 75087

MILLER SHIRLEY C
1258 STANFORD DRIVE
ROCKWALL, TX 75087

PELLERIN DAVID P & JODY J
1260 CALISTOGA DRIVE
ROCKWALL, TX 75087

WILSON NICKE & CONROY CHRISTOPHER
1260 HIGHLAND DR
ROCKWALL, TX 75087

KIEU THERESA AND
DAT TIEN DINH
1261 HIGHLAND DRIVE
ROCKWALL, TX 75087

FLORES WILLIAM NELSON
1262 PETALUMA DRIVE
ROCKWALL, TX 75087

LU LISA YUMEI
1263 ANTIOCH DR
ROCKWALL, TX 75087

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC
1263 MISSION DR
ROCKWALL, TX 75087

KEES MATTHEW AND LYDIA
1263 STANFORD DRIVE
ROCKWALL, TX 75087

HAZAIMEH MAHMOUD OMAR
1264 ANTIOCH DR
ROCKWALL, TX 75087

COMRADD ROBERT AND DANA
1264 HIGHLAND DR
ROCKWALL, TX 75087

ACUNA ANTONIO JR & CAROLYN J
1264 STANFORD DR
ROCKWALL, TX 75087

HUTCHINSON RANDI F
1265 HIGHLAND DR
ROCKWALL, TX 75087

HARRIS CYNTHIA ANN
1266 CALISTOGA DR
ROCKWALL, TX 75087

OLAN ROD A & AMY C
1266 PETALUMA DR
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
1269 ANTIOCHDR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
1269 STANFORD DR
ROCKWALL, TX 75087

TINKLE JEFFREY H & TAMMY L
1270 ANTIOCH DR
ROCKWALL, TX 75087

POTTS JOSEPH & KELSEY
1270 STANFORD DRIVE
ROCKWALL, TX 75087

RWC HILLCREST SHORES THREE HOMEOWNERS ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
12700 PARK CENTRAL DRIVE, SUITE 600
DALLAS, TX 75251

FORBIS WILLIAM RUSSELL III & LYNN
1272 CALISTOGA DR
ROCKWALL, TX 75087

PHAM TONY T AND
IRENE M YEO
1275 ANTIOCH DR
ROCKWALL, TX 75087

JAMES DAVID AND SARAH A
1275 CALISTOGA DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1275 MISSION DR
ROCKWALL, TX 75087

FRENCH RENEE J
1275 STANFORD DR
ROCKWALL, TX 75087

DEDMAN ALICIA R
1276 ANTIOCH DR
ROCKWALL, TX 75087

REED BEVERLY
1276 STANFORD DR
ROCKWALL, TX 75087

SAMANTA SANTANU
1278 CALISTOGADR
ROCKWALL, TX 75087

TEMPLETON ROBERT WILLIAM AND MARILINE
ANDEME NGUA
128 SALINAS DRIVE
ROCKWALL, TX 75087

MARQUEZ IRMA AND
NIEVES MARQUEZ
1281 CALISTOGA DR
ROCKWALL, TX 75087

HOODENPYLE PAMELA JEAN
1281 MISSION DRIVE
ROCKWALL, TX 75087

JOHNSON RONALD C & DIXIE S
1282 SALINAS DR
ROCKWALL, TX 75087

MCCOY ELI
12838 W HEMINGWAY DR
SAN FERNANDO, CA 91340

ELLIOTT JAMES J & NANCY J
1284 CALISTOGA DRIVE
ROCKWALL, TX 75087

WATSON STEPHEN BROOKS & HARRIET S
1287 CALISTOGA DR
ROCKWALL, TX 75087

PRENSA MANUEL ALEJANDRO
1287 SALINAS DRIVE
ROCKWALL, TX 75087

TEMPLETON ROBERT WILLIAM AND MARILINE
ANDEME NGUA
1288 SALINASDR
ROCKWALL, TX 75087

HILL JAMES A & JANE M
1290 CALISTOGA DR
ROCKWALL, TX 75087

HAYES SHANE AND SARAH
1293 CALISTOGA DR
ROCKWALL, TX 75087

HUNT ROBERT
1293 SALINAS DR
ROCKWALL, TX 75087

HAYES LAKISHA
1294 SALINAS DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1296 CALISTOGA DR
ROCKWALL, TX 75087

MORTADA FOUAD A
HIBA ABDALLAH
1299 SALINAS DR
ROCKWALL, TX 75087

TUCKER PAUL A & KIM M
1300 SALINAS DR
ROCKWALL, TX 75087

SIVERTSON JAMES CHARLES & CHARLOTTE KAY
1305 SALINAS DR
ROCKWALL, TX 75087

ROCKWALL I S D
1325 PETALUMA DR
ROCKWALL, TX 75087

FREEDMAN GARY A & DEBRA L
1404 WILLOW LN
ROCKWALL, TX 75087

GREGORY GORDON L AND DEBRAH G
1405 WILLOW LN
ROCKWALL, TX 75087

ROHLF MICHAEL G AND BEVERLY J
1406 WILLOW LANE
ROCKWALL, TX 75087

MUNCY JILL S
1407 WILLOW LN
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

SCHMITT JEFF AND TAMMI
1408 WILLOW LN
ROCKWALL, TX 75087

DONOGHUE MICHAEL J AND DANA
1409 WILLOW LN
ROCKWALL, TX 75087

SUMRALL CYNTHIA A AND
DONNA L PRUNTY
1411 WILLOW LN
ROCKWALL, TX 75087

KOVACS NICOLLE A
1413 WILLOW LANE
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

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

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
1500 SUNSET HILLDR
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P
1501 SUNSET HILL DR
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1514 MALLARD HVN
SAN ANTONIO, TX 78260

REINHARDT DAVID WAYNE & ALYSON SUE
1567 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G
1569 NORTH HILLS DR
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA
1571 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN DAVE M AND COLLEEN M
1573 NORTH HILLS DR
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N
1575 NORTH HILLS DR
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM
1577 EDMONDSON TR
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA
1578 NORTH HILLS DR
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C
1579 EDMONDSON TR
ROCKWALL, TX 75087

MCCLENDON PAULA S
1579 N HILLS DRIVE
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE
1580 NORTH HILLS DR
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R
1581 EDMONDSON TRAIL
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE
1581 NORTH HILLS DR
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

BUCKNER GARY
1582 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WALDEN ALFRED F
1583 EDMONDSON TRL
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA
1583 N HILLS DR
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH
1584 NORTH HILLS DR
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN
1585 EDMONDSON TRL
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R
1585 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WILKOWSKI MATTHEW AND CATHERINE
1586 EDMONDSON TR
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL
1586 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY
1587 NORTH HILLS DR
ROCKWALL, TX 75087

BEAUBIEN ALAN AND
REVI MENASCHE
1588 NORTH HILLSDR
ROCKWALL, TX 75087

BANAN SAEED & SANDRE
1588 SUNSET HILL DR
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

ANDERSON JAMES R & E GAY
1589 N HILLS DR
ROCKWALL, TX 75087

MITCHELL HEIDI M AND AARON A
1590 EDMONDSON TR
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS
1590 N HILLS DR
ROCKWALL, TX 75087

ANDERSON JASON & KELLY
1590 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D
1591 EDMONDSON TRACE
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
1591 NORTH HILLS DR
ROCKWALL, TX 75087

BALLI EMILY & DAVID
1592 EDMONDSON TRAIL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI
1593 EDMONDSON TRL
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L
1595 HAVEN HILL CT
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA
1595 N HILLS DR
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN
VANWAGNER
1599 NORTH HILLS DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
1600 N COLLINS SUITE 1400
RICHARDSON, TX 75080

JONES JOHNNY DEWAYNE & MARTHA A
1600 N LAKESHORE DRIVE
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH
1601 N HILLS DR
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
1602 NORTH HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C
1604 N HILLS DR
ROCKWALL, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

WESLEY RANDALL & CYNTHIA
1645 CRESTHILL DR
ROCKWALL, TX 75087

FOSTER DAVID L AND VICKI H
1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

BELCEVIC DRAGOS & DENIE
1665 CRESTHILL DR
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID AND
MEGHAN HARRIS
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING
TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

MALCHEV CHARLES G & IVANKA
1685 CRESTHILL DRIVE
ROCKWALL, TX 75087

EFENEY W MICHAEL JR & AMY LYNN
1685 LAKE BROOK CIR
ROCKWALL, TX 75087

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

PRODAHL DALE A & KAREN S
1695 CRESTHILLDR
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
1695 LAKE BROOKCIR
ROCKWALL, TX 75087

LOY COURTNEY
1695 LAKE FOREST DR
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
1700 CRESTHILL DRIVE
ROCKWALL, TX 75087

BOYNE DAVID ROBERT & DEBORAH K
1700 LAKE BROOK CIR
ROCKWALL, TX 75087

HURST RICK & KIM
1700 LAKE FOREST DR
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

SIMS DAVID E AND ANITA L
1704 LAKE BREEZE DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA
1705 BAYHILL DR
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
1705 CRESTHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

REPMAN MARK &
MICHELLE BASTIDAS
1715 BAYHILL DR
ROCKWALL, TX 75087

COTTON JAMES THOMAS AND AMYE LYN
1715 CRESTHILL DRIVE
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L
1725 BAY WATCH DR
ROCKWALL, TX 75087

BENS MARK S & JOANNA N
1725 CRESTHILL DRIVE
ROCKWALL, TX 75087

NORRIS TRENT & MARY K
1725 LAKE FOREST DR
ROCKWALL, TX 75087

VILLARREAL GLORIA M & JOSE C
1727 BAY HILLDR
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S
1727 LAKE BREEZE DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
1730 CRESTHILL DR
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND
AMANDA JO BURT HIGGINS
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCHDR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

MARTIN DONALD
1745 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

LOWNDES ROBERT
1763 BAYHILL DR
ROCKWALL, TX 75087

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

BLALOCK DAVID PAUL
1859 KELLY LN
ROCKWALL, TX 75087

SAMANTA SANTANU
18610 SHANGRI LA DR
CANYON COUNTRY, CA 91351

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
1940 N LAKESHORE RD
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

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

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
204 W HEATH ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
207 EAST RUSK
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
2221 E LAMAR BLVD STE 840
ARLINGTON, TX 76006

MASTER DEVELOPERS-SNB LLC
2400 DALLAS PARKWAY SUITE 560
PLANO, TX 75093

BEAUBIEN ALAN AND
REVI MENASCHE
2438 ADAMS STREET
HOLLYWOOD, FL 33020

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

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

CHU CHUNHSIN AND KOYI CHOU CHU
2678 TREVOR PKWY
PLEASANTON, CA 94588

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

JONES WILLIAM P AND DEBRA L STODDARD-
JONES
301 SHEPARDS HILL DR
ROCKWALL, TX 75087

BANKS-KNIGHTEN STACY RENEE &
CLARENCE EDWARD JR
302 ARCADIA WAY
ROCKWALL, TX 75087

VICK JOHN C AND ANDREA E
302 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

SMITH PEG PANNELL
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

SNEAD GENE T ETUX
303 SHEPARDS HILL DR
ROCKWALL, TX 75087

WHITE PAULA LYNN
304 SHEPHARDS HILL
ROCKWALL, TX 75087

DOOLEY MORRIS D. & CAROL
305 SHEPARDS HILL DR
ROCKWALL, TX 75087

HINCKLEY NANCY L
306 SHEPARDS HILL DR
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

SCHUENEMAN ZACHARI
307 SHEPARDS HILL DR
ROCKWALL, TX 75087

GREENLEE PEGGY BARRON
308 SHEPARDS HILL DR
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L
309 ROOKERY CT
MARCO ISLAND, FL 34145

TENNER COLLEEN
309 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

WILLIAMSON KIRBY E & KASIE L
310 SHEPARDS HILL DR
ROCKWALL, TX 75087

HARROD JAMES G
311 SHEPARDS HILL DR
ROCKWALL, TX 75087

STOKES HAROLD W JR
312 SHEPARDS HILL DR
ROCKWALL, TX 75087

MCAFEE TED N/GAYLE B
313 SHEPARDS HILL DR
ROCKWALL, TX 75087

BAKER JAY HENRY
314 SHEPARDS HILLDR
ROCKWALL, TX 75087

BUMELIS ANTHONY A & MELISSA L
315 SHEPARDS HILL DR
ROCKWALL, TX 75087

BLALOCK DAVID PAUL
316 SHEPARDS HILLDR
ROCKWALL, TX 75087

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

FUEHRER RICHARD W & LISA
317 SHEPARDS HILL DR
ROCKWALL, TX 75087

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

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

STEINBERG JANELLE LORRAINE
318 SHEPARDS HILL DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
319 LOS ALTOS DR
ROCKWALL, TX 75087

LOSEKE GREGORY
319 SHEPARDS HILL DR
ROCKWALL, TX 75087

BURNS TOMMY AND DOREEN
320 SHEPARDS HILL DR
ROCKWALL, TX 75087

HAYDEN ROBERT M ET UX
321 SHEPARDS HILL DR
ROCKWALL, TX 75087

COLVIN ANDREW CODY
322 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

JOHNSON CHARLES AND STEPHANIE
323 SHEPARDS HILL DR
ROCKWALL, TX 75087

PESTA DAVID M AND LYNDA M
324 SHEPARDS HILLDR
ROCKWALL, TX 75087

GRAVES JILL J AND WILLIAM J
325 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

GREEN SUSAN MELANIE & KYLE B
326 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

WARD MATTHEW D AND KARI N
327 SHEPARDS HILL DR
ROCKWALL, TX 75087

BROWN AILEEN S
328 SHEPARDS HILL DR
ROCKWALL, TX 75087

RILEY TERRI L
329 SHEPARDS HILL DR
ROCKWALL, TX 75087

VALENZUELA LINETTA
330 SHEPARDS HILL DR
ROCKWALL, TX 75087

LENSCH ELIZABETH
331 SHEPARDS HILL DR
ROCKWALL, TX 75087

ARROYAVE INES M
332 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

PESTA DAVID M AND LYNDA M
334 SHEPARDS HILL DR
ROCKWALL, TX 75087

PESTA DAVID & LYNDA
334 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
348 COOPER CT
ROCKWALL, TX 75087

PARANJAPE SHARADCHANDRA V AND SUSHAMA
S
3630 VANOUVER DR
DALLAS, TX 75229

DONAHOE JOHN M & KATHRINE E
38 DEWEY PLACER DR
BRECKENRIDGE, CO 80424

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
395 MONTERREYDR
ROCKWALL, TX 75087

LINGAMANENI LAKSHIMIKALA
401 ARCADIA WAY
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
401 MONTERREYDR
ROCKWALL, TX 75087

STRONG ASHTON MARIE AND JEFFREY BRIAN
402 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

STRIFLER SHERRI AND DONALD
404 BEDFORD FALLS LANE
ROCKWALL, TX 75087

ERSKINE HUGH DWIGHT AND DIANNE
ELIZABETH
404 CENTENARY LN
ROCKWALL, TX 75087

RHIESE ENTERPRISES LLC
405 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BULLOCK HAROLD AND HEATHER
405 CENTENARY LANE
ROCKWALL, TX 75087

MCCREARY LYN
410 DRIFTWOOD ST
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS ASSOCIATION
C/O VCM, INC.
411 MONTERREY DR
ROCKWALL, TX 75087

WILLIAMS HORACE LEE JR
411 VALLEY DR
ROCKWALL, TX 75087

ADAMSON CHRISTOPHER D & DANA
412 DRIFTWOOD ST
ROCKWALL, TX 75087

SCHAIBLY CURTIS
416 E COACHLIGHT TRAIL
ROCKWALL, TX 75087

GWELLEM VALENTINE AND FELICITAS
417 ARCADIA WAY
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS ASSOCIATION
C/O VCM, INC.
417 MONTERREYDR
ROCKWALL, TX 75087

GAMARA JEFFREY AND ERIN
418 ARCADIA WAY
ROCKWALL, TX 75087

MORRIS CHERYL A
418 E COACHLIGHT TRL
ROCKWALL, TX 75087

TRAINER JOSEPH CARTER III AND MELISSA ANN
418 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

MORENO WILFRED AND VENUS D
420 BEDFORD FALLS LANE
ROCKWALL, TX 75087

SAUNDERS ROBERT C
420 CENTENARY LANE
ROCKWALL, TX 75087

DYER LELA A
420 E COACHLIGHT TRL
ROCKWALL, TX 75087

CANNON CORY A AND EVA M
421 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HILLTOP SUNRISE REVOCABLE LIVING TRUST
KRYSTLE JOI REYNOLDS & DAVID SUTHERLAND REYNOLDS CO-TRUSTEES
421 CENTENARY LANE
ROCKWALL, TX 75087

HOLMSTROM JAMES CHRISTIAN AND LAUREN MAY
422 E COACHLIGHT TRAIL
ROCKWALL, TX 75087

MAUVAIS CLIFFORD AND JACQUELINE
423 MONTEREY DRIVE
ROCKWALL, TX 75087

TERMIN JACOB E & ALEXANDRA M
424 COACHLIGHT TRAIL
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 426 COACHLIGHT TRAIL
426 COACHLIGHTTRL
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
428 COACHLIGHT TRL
ROCKWALL, TX 75087

SHAFER DAVID L & BETH A
429 MONTEREY DR
ROCKWALL, TX 75087

REININGER DAVID W & ELLEN
430 COACHLIGHTTRL
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
4309 WASKOM DR
PLANO, TX 75024

WHITE JASON AND CATHRINE
433 ARCADIA WAY
ROCKWALL, TX 75087

LIFE SPRING CHURCH
433 SOUTHWESTERN
ROCKWALL, TX 75087

COALTER JEREMY
434 ARCADIA WAY
ROCKWALL, TX 75087

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

LEWIS PETRINA AND JAMES V
434 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LITTLE THOMAS R & KIMBERLY A
435 MONTEREY DR
ROCKWALL, TX 75087

CASTRO BRANDON T AND KRISTINA
436 BEDFORD FALLS LANE
ROCKWALL, TX 75087

FOSTER EUGENE AND CAROLYN
436 CENTENARY LANE
ROCKWALL, TX 75087

CACERES HECTOR U AND MERICYL D
437 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HINKLE PAULA JEAN AND JAMES DOUGLAS
437 CENTENARY LANE
ROCKWALL, TX 75087

MOELLER DEBORAH & MARK C
441 MONTEREY DR
ROCKWALL, TX 75087

HENRY MATTHEW C
447 MONTEREYDR
ROCKWALL, TX 75087

WILLS SUZANNE ALLANE AND MICHAEL R ROYCE
449 ARCADIA WAY
ROCKWALL, TX 75087

GASHI VALON & VLORA GLLAREVA
449 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

FOOTE RUSSELL KIRK
LINDSAY POW THORPE
450 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
450 GEARS RD
HOUSTON, TX 77067

PATTERSON KYLE WESTON AND SHILOH
450 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

CUPITO ALISON AND CHRISTOPHER K
452 BEDFORD FALLS LANE
ROCKWALL, TX 75087

KIM JUSTIN
452 CENTENARY LANE
ROCKWALL, TX 75087

RHIESE ANDREAS
453 BEDFORD FALLS LANE
ROCKWALL, TX 75087

GARZA GARYL L AND TRACY H
453 CENTENARY LANE
ROCKWALL, TX 75087

MARES MICHAEL T & DEBBIE R
453 MONTEREY DR
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

ARCENEAUX HOWARD & SALLY
459 MONTEREY DR
ROCKWALL, TX 75087

LEWIS CORAL SUE
465 ARCADIA WAY
ROCKWALL, TX 75087

NICHOLSON DRUE E III & NANCY R
465 MONTEREY DR
ROCKWALL, TX 75087

WYNNE MATTHEW & SAMANTHA
465 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

GARCIA CRAIG R & LORENA
466 ARCADIA WAY
ROCKWALL, TX 75087

MORROW JEFFREY SCOTT & CHRISTY DAWN
466 SOUTHWESTERN DRIVE
ROCKWALL, TX 75089

OCONNOR ROBERT AND KERRI
468 BEDFORD FALLS
ROCKWALL, TX 75087

CLAYTON DAMEON AND TYRA
468 CENTENARY LANE
ROCKWALL, TX 75087

COX FAMILY TRUST
WENDELL J COX AND SHANA BECTON COX-TRUSTEES
469 BEDFORD FALLS LANE
ROCKWALL, TX 75087

PARANJAPE SHARADCHANDRA V AND SUSHAMA S
469 CENTENARYLN
ROCKWALL, TX 75087

SWAN DANIEL AND CAMILLE
471 MONTEREY DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 426
COACHLIGHT TRAIL
474 KEYSTONE BEND
HEATH, TX 75032

TRAN HOA T AND
HAI M PHAM
477 MONTEREY DR
ROCKWALL, TX 75087

HODGES PATRICK LEE AND TERESA ANN
481 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
481 SOUTHWESTERNDR
ROCKWALL, TX 75087

PARMAR ANKIT & TRUPTI HULE
482 ARCADIA WAY
ROCKWALL, TX 75087

RASCO MICHAEL TODD & BECKY ANDRA
482 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

KIM JAMES I & MELISSA E
483 MONTEREY DR
ROCKWALL, TX 75087

TOLMAN STEPHEN JAY & JAN
484 BEDFORD FALLS
ROCKWALL, TX 75087

ZIEMINSKI MICHAEL GARRETT AND SHELBY ERIN
484 CENTENARY LANE
ROCKWALL, TX 75087

PATEL YOGESH AND MITALBEN Y
485 BEDFORD FALLS LANE
ROCKWALL, TX 75087

FLANDER GRANT P AND NICOLE L
485 CENTENARY LANE
ROCKWALL, TX 75087

HINOJOSA GLADYS
489 MONTEREY DRIVE
ROCKWALL, TX 75087

VILLARREAL GLORIA M & JOSE C
4914 W 106TH ST
OAK LAWN, IL 60453

HENDERSON GRANT D AND NGAN T LY
500 BEDFORD FALLS LN
ROCKWALL, TX 75087

DORN DANIEL LAWRENCE AND
LOURDES MARIA BUSH
500 CENTENARY LANE
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
500 CRESCENT COURT SUITE 350
DALLAS, TX 75201

BOHANNAN CLARENCE WILLIAM AND LAVONNE
LYNNETTE
501 ARCADIA WAY
ROCKWALL, TX 75087

ONEAL LARRY B AND TRACIE
501 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

NERGER JONATHAN JEFFREY AND SARA
ELIZABETH
502 ARCADIA WAY
ROCKWALL, TX 75087

MCANGUS JODIE AND ROBERT
502 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LASTER STEVEN D AND CYNTHIS G RICHARDSON
503 BEDFORD FALLS LN
ROCKWALL, TX 75087

PARRA-LOZA JOSE IGNACIO
503 CENTENARY LANE
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

HOWELL RONALD & MICHELE
505 WILDWOODTERRACE
ROCKWALL, TX 75087

HLADKY LAUREN ASHLEY AND CALEB DALTON
506 WILDWOOD LN
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

DURAN SAMUEL T & LINDA M
507 WILDWOOD LN
ROCKWALL, TX 75087

ALLEN TRACY
508 WILDWOOD LANE
ROCKWALL, TX 75087

CONFIDENTIAL
509 WILDWOOD LN
ROCKWALL, TX 75087

BIFFLE SUZANNE M
511 CARRIAGE TR
ROCKWALL, TX 75087

PELANDER FAMILY TRUST
CHARLOTTE D PELANDER- TRUSTEE
511 WILDWOODLN
ROCKWALL, TX 75087

HAM JOSHUA L
512 HIGHVIEW LANE
ROCKWALL, TX 75087

CONFIDENTIAL
512 HIGHVIEW LN
ROCKWALL, TX 75087

FITZGERALD PATRICK & NICOLE
513 CARRIAGE TRAIL
ROCKWALL, TX 75087

MILLER BENJAMIN MICHAEL AND SHANNA
514 BEDFORD FALLS LN
ROCKWALL, TX 75087

EDET ROSE
514 CENTENARY LANE
ROCKWALL, TX 75087

SHANNON SETH R
514 HIGHVIEW LN
ROCKWALL, TX 75087

BENSON TODD EVAN JR AND ANSLEY ELIZABETH
515 ARCADIA WAY
ROCKWALL, TX 75087

PATEL AMAR C AND HETAL AMAR
515 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

SHERARD SCOTT THOMAS AND CATHERINE ANN
516 ARCADIA WAY
ROCKWALL, TX 75087

BASSELIN TIMOTHY J & ROBIN M
516 HIGHVIEW LANE
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
516 SOUTHWESTERNDR
ROCKWALL, TX 75087

GASHI EMRUSH AND MIRADIJE
517 BEDFORD FALLS LANE
ROCKWALL, TX 75087

CHHABRA MANOHAR AND NEELAM
517 CENTENARY LANE
ROCKWALL, TX 75087

JONES LAVITA DIANNE
528 BEDFORD FALLS LANE
ROCKWALL, TX 75087

DUNLAP BRIAN AND MICHELLE
528 CENTENARY LANE
ROCKWALL, TX 75087

HICKS NICOLE AND WILLIE
529 ARCADIA WAY
ROCKWALL, TX 75087

GEORGEI REHAM N AND
EHAB YOUSSEF
529 SOUTHWESTERN DR
ROCKWALL, TX 75087

STEWART MATTHEW C AND KIMBERLY KAY
530 ARCADIA WAY
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
530 SOUTHWESTERN DR
ROCKWALL, TX 75087

DENNARD STACEY AND DARREN
531 BEDFORD FALLS LANE
ROCKWALL, TX 75087

SHEPARD ALVIN K AND JENNIFER A
531 CENTENARY LANE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
542 BEDFORD FALLS LN
ROCKWALL, TX 75087

MASON ATOYA L AND LONDON JERMAINE
542 CENTENARY LANE
ROCKWALL, TX 75087

WILLIAMS BRANDON B AND TERRI L
543 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
543 SOUTHWESTERN DR
ROCKWALL, TX 75087

RAMIREZ RAY AND VALERIE
544 ARCADIA WAY
ROCKWALL, TX 75087

FAKHRI MOHAMMED F
544 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

KONIECZNY MICHAEL EDWARD AND CARINE
RICE-KONIECZNY
545 BEDFORD FALLS LANE
ROCKWALL, TX 75087

MCDERMOTT JOHN MICHAEL AND KAREN
MURRAY
545 CENTENARY LN
ROCKWALL, TX 75087

ANDERSON STEVEN K AND HEATHER
556 BEDFORD FALLS LANE
ROCKWALL, TX 75087

MAULADAD MUNAL AND
NICHOLA WATTS
556 CENTENARY LANE
ROCKWALL, TX 75087

WOMACK LAWRENCE JAMES AND SHIRLEY ANN
557 ARCADIA WAY
ROCKWALL, TX 75087

SAMPLE CRAIG ALLEN AND MISTY MICHELLE
557 SOUTHWESTERN DR
ROCKWALL, TX 75087

HENDRICKS JAMES AND BRENDA
559 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BODIN CHARLOTTE WILSON
559 CENTENARYLN
ROCKWALL, TX 75087

PAYNE TIMOTHY D
560 ARCADIA WAY
ROCKWALL, TX 75087

WICH PAUL HENRY AND LAINE QUENBY
STRUSIS-WICH
560 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

HUTCHINSON RANDI F
5605 JAMES GUNNELL LANE
ALEXANDRIA, VA 22301

MCLEROY JIMMY D AND AMY W
571 ARCADIA WAY
ROCKWALL, TX 75087

CAIN ZACHARY D AND ANGELA
571 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

JOHNSON JOHN P & DEBORAH G, TRUSTEES
JOHN & DEBORAH REVOCABLE TRUST
572 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BROCK CHRISTOPHER JOHN AND LEASHA KAROL
572 CENTENARY LANE
ROCKWALL, TX 75087

GASHI VALON AND
VLORA GLLAREVA
573 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HODGES GREGORY C AND KELLIANNE B
573 CENTENARY LANE
ROCKWALL, TX 75087

JOHNSON SEAN AND BRITTNEY
574 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
5757 ALPHA ROAD SUITE 680
DALLAS, TX 75240

FORD TINA OSVALD AND ERIC THOMAS
585 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

SHUBAT LEE-MING AND THEODORE
586 BEDFORD FALLS LANE
ROCKWALL, TX 75087

ROHLF DAVID E
587 BEDFORD FALLS LANE
ROCKWALL, TX 75087

PADRON-WELLS PATRICIA
587 CENTENARY LANE
ROCKWALL, TX 75087

HASTON JAMES C AND KATHRYN G
588 SOUTHWESTERN DR
ROCKWALL, TX 75087

HEFNER STEPHEN MARK
593 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LONGRUN HOLDINGS LLC SERIES C
5941 GLENDOWER LANE
PLANO, TX 75093

RIDDLE STEPHEN & DANIELLE
596 BEDFORD FALLS LN
ROCKWALL, TX 75087

MARTINEZ AMY J AND GILBERT
596 SOUTHWESTERN DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
597 BEDFORD FALLSLN
ROCKWALL, TX 75087

SUMMERS JEFFREY TODD AND EDEN LYNN
599 SOUTHWESTERN DR
ROCKWALL, TX 75087

CAMACHO ADAM J AND MARIA S
600 HIGHVIEW LN
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

LAUREA PETER A AND BRENDA M
601 HIGHVIEW LANE
ROCKWALL, TX 75087

TIREVOLD TODD R & SHARI L
601 MONTEREY DR
ROCKWALL, TX 75087

HARLESS TY & SHELLY
602 ARCADIA WAY
ROCKWALL, TX 75087

SMILEY THOMAS S & LYDIA DENISE
602 HIGHVIEW
ROCKWALL, TX 75087

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

HEAD ACE AND LOIS
603 HIGHVIEW LN
ROCKWALL, TX 75087

KENDALL DANIEL & JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

ROONEY CATHERINE
605 HIGHVIEW LN
ROCKWALL, TX 75087

SCHMIDT CARA D AND JUSTIN C
606 ARCADIA WAY
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

HARRIS ROBERT G AND JANICE L
608 ARCADIA WAY
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H
608 WILDWOOD LN
ROCKWALL, TX 75087

NOLAN KRISTIN N
609 SOUTHWESTERN DR
ROCKWALL, TX 75087

OLORTEGUI CLAUDIA MARINA
610 ARCADIA WAY
ROCKWALL, TX 75087

JONES DONALD R & JANE YOUNG JONES
610 HIGHLAND DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
6109 WINSTEAD DR
PLANO, TX 75024

SENS GREGORY B AND
MILTON A SENS
611 MONTEREY DR
ROCKWALL, TX 75087

HOAG TRUST
BRIAN A & MICHELE D HOAG TRUSTEES
611 SOUTHWESTERN DR
ROCKWALL, TX 75087

SULLIVAN JAMIE LEANNE
612 ARCADIA WAY
ROCKWALL, TX 75087

BEKDASH HANI & MARITZA
612 HIGHLAND DR
ROCKWALL, TX 75087

BLAKELY JAMES H AND TRACY E
613 SOUTHWESTERN
ROCKWALL, TX 75087

SANBORN MARK D & STEHANIE N
614 ARCADIA WAY
ROCKWALL, TX 75087

BAKER JAY HENRY
614 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKWALL I S D
615 HIGHLANDDR
ROCKWALL, TX 75087

SHERIDAN EDMUND M & ALYSE L
615 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

GARLAND PAMELA M & MARK
616 ARCADIA WAY
ROCKWALL, TX 75087

EDSALL PATRICK J & SUSAN E
617 MONTEREY DR
ROCKWALL, TX 75087

LEE SEUNG WON AND HEE YEON RHEE
617 SOUTHWESTERN DR
ROCKWALL, TX 75087

DRAPER CASEY AND LINDSAY
618 ARCADIA WAY
ROCKWALL, TX 75087

DICKINSON SHANE & SARA
619 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

JOHNSTON LYENDA
620 ARCADIA WAY
ROCKWALL, TX 75087

LANGLEY RONALD AND SHERI TILLMAN
621 SOUTHWESTERN DR
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

KLEINHEKSEL TERRY A & BETSY A
623 ARCADIA WAY
ROCKWALL, TX 75087

MOORE RICHARD C & MICHELLE A
623 MONTEREY DR
ROCKWALL, TX 75087

SCHALK LUCAS STOWELL AND LINDSEY FOOTE
623 SOUTHWESTERN DR
ROCKWALL, TX 75087

HERRERA JOSE G & ASHLEIGH R
624 ARCADIA WAY
ROCKWALL, TX 75087

NICHOLL JONATHAN CHRISTOPHER AND SUSAN FRANCE
625 ARCADIA WAY
ROCKWALL, TX 75087

SHAW JASON & JAMIE
625 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

GROENING WAYNE LEWIS & JANET LYNN
627 ARCADIA WAY
ROCKWALL, TX 75087

HOWARD JOHN MICHAEL AND JULIE ANN
627 SOUTHWESTERN DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY 2012 REVOCABLE LIVING TRUST
629 ARCADIA WAY
ROCKWALL, TX 75087

LINDENMEYER DOUGLAS L AND CYNTHIA A
629 SOUTHWESTERN DR
ROCKWALL, TX 75087

HENDERSON LEONARD S II & ANA
630 ARCADIA WAY
ROCKWALL, TX 75087

FITHIAN GRANT AND ALLISON
631 ARACADIA WAY
ROCKWALL, TX 75087

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
631 SOUTHWESTERNDR
ROCKWALL, TX 75087

DEVILLIER JENNIFER L AND BARCY C
632 ARACADIA WAY
ROCKWALL, TX 75087

GLASS STEVEN R AND KRISTINE E
633 ARCADIA WAY
ROCKWALL, TX 75087

BOCKEY PATRICK AND CHELSEY
634 ARCADIA WAY
ROCKWALL, TX 75087

HODGES SEAN AND STEPHANIE
635 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
636 ARCADIAWAY
ROCKWALL, TX 75087

WRIGHT CHARLES A AND LAURA K
637 ARCADIA WAY
ROCKWALL, TX 75087

KNACK DANIEL ROBERT AND ASHLEE NICOLE
638 ARCADIA WAY
ROCKWALL, TX 75087

THOMPSON BRUCE DEAN AND ARDIS ELIZABETH
639 ARCADIA WAY
ROCKWALL, TX 75087

MARX WAYNE M & KALYN L STEELE
641 ARCADIA WAY
ROCKWALL, TX 75087

ANDERSON MARK D & TONYA R
643 ARCADIA WAY
ROCKWALL, TX 75087

CHAW GLORY AND TIMOTHY AULBAUGH
643 GILLON WAY
ROCKWALL, TX 75087

SYRIOS DAVID J AND ABIGAYLE R
644 GILLON WAY
ROCKWALL, TX 75087

SMITH DOUGLAS S & ROBYN R
645 ARCADIA WAY
ROCKWALL, TX 75087

HUDSON GINA AND HERMAN L JR
645 GILLON WAY
ROCKWALL, TX 75087

SOUDERS BRANDON ROBERT AND ASHLIE ELIZABETH
646 GILLON WAY
ROCKWALL, TX 75087

RAMOS ALFREDO
647 GILLON WAY
ROCKWALL, TX 75087

ROBERTS ERICA AND TASLOW D
648 GILLON WAY
ROCKWALL, TX 75087

WHITE CATHY M AND ROBERT L
649 GILLON WAY
ROCKWALL, TX 75087

GRAVES CASEY AND STACY
650 GILLON WAY
ROCKWALL, TX 75087

CHALAMBAGA ALMA DELIA AND DAVID
651 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

GIBBS AMY
651 GILLON WAY
ROCKWALL, TX 75087

MOELLER DEBORAH & MARK C
651 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
651 MISSION DR
ROCKWALL, TX 75087

BREDY RHETT AND ROXANNE BREDY
652 GILLON WAY
ROCKWALL, TX 75087

MARKEE STEVEN JAMES AND JENNIFER LYNN
653 GILLON WAY
ROCKWALL, TX 75087

FITHIAN BEVERLY & REX
653 MISSION DR
ROCKWALL, TX 75087

DWORSHAK DANIEL AND JANICA D BECKSTRAND
654 GILLON WAY
ROCKWALL, TX 75087

JONES TYLER & LAUREN
655 GILLON WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

ROBBINS CHARLES STEPHEN & DIANE ELIZABETH
656 GILLION WAY
ROCKWALL, TX 75087

JANAK JENNIFER L AND JOHN P
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

LATHAM REY AND JEWELLYN
659 GILLON WAY
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

ELLIS NATHAN & KACIE J
660 GILLON WAY
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

REININGER DAVID W & ELLEN
6601 BANDALIA DR
ROWLETT, TX 75089

BREEN ROBERT AND LAURA
661 JUSTIN RD
ROCKWALL, TX 75087

CUMMINGS TERRENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

GROVES JOSEPH M & MARIE E
668 BRYN MAHR LN
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

STUDENNIKOV VITALY AND
VLADIMIR STUDENNIKOV AND MARINA
STUDENNIKOVA
670 BRYN MAHR LN
ROCKWALL, TX 75087

DAVIS AARON F & AMANDA M
670 MISSION DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
670 PRINCETON WAY
ROCKWALL, TX 75087

COBB STEPHEN L & MELANIE E
671 BRYN MAHR
ROCKWALL, TX 75087

BYRNES KATHRYN AND
KENNETH BYRNES
671 PRINCETON WAY
ROCKWALL, TX 75087

SCHWERTNER RAY & SHEILA
672 BRYN MAHR LANE
ROCKWALL, TX 75087

CARTER CALVIN DALE AND EMILY KATHRYN
672 PRINCETON WAY
ROCKWALL, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

BURKHOLDER DANIEL AND JENNIFER
673 PRINCETON WAY
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE
DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT FAMILY LIVING TRUST
MARK A FLYNT AND JOAN L FLYNT- TRUSTEES
674 PRINCETON WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
674 ST JOHNS PLACE
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

SMITH STUART C AND MICHELLE
676 BRYN MAHR LN
ROCKWALL, TX 75087

KARRETT JAMES M JR AND RAFFAELA
676 PRINCETON WAY
ROCKWALL, TX 75087

NIELSEN MATTHEW GRIFFITH
676 SAINT JOHNS PL
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

CHAPMAN LIVIA AND
PATRICK MELTON
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

COX CHADWICK JEREMY AND ANGELA M
685 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

RIST CHARLES E JR AND AUDREY N
700 MONTEREY DR
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

MORTON GEORGE P & DARLENE
701 VALLEJO DR
ROCKWALL, TX 75087

EIZELDIN SAM AND RAZITA
701 WILDWOOD LANE
ROCKWALL, TX 75087

FRANK RYAN ANDREW AND WHITNEY JANE
702 WILDWOOD LANE
ROCKWALL, TX 75087

WILLIAMS HORACE LEE JR
7020 CREEK BEND RD
DALLAS, TX 75252

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

COOPER BRADY & DIANE J
703 MONTEREYDR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

DAVIS KRISTOFER & HOLLY LEANNE
705 HIGHLAND DRIVE
ROCKWALL, TX 75087

WORKS PAUL D AND JENNIFER K
706 MONTERREY DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

REUSINK JARED AND ASHLEE
707 HIGHLAND DRIVE
ROCKWALL, TX 75087

DAVIS PHYLLIS ELAINE
707 VALLEJO DR
ROCKWALL, TX 75087

VALENTINE DERICK TYRON AND
AMI PATEL
708 MCFARLIN PLACE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

JOHNSON CRAIG A AND THERESA J
709 HIGHLAND DRIVE
ROCKWALL, TX 75087

ADCOCK REVOCABLE LIVING TRUST
MARY LOU ADCOCK TRUSTEE
709 MONTEREY DR
ROCKWALL, TX 75087

DAVIS JAMES NICHOLAS & JANA LADAWN
709 ROSEWOOD LANE
ROCKWALL, TX 75087

DOLAS TAMARA AND DALIBOR
710 BELFORT DR
ROCKWALL, TX 75087

MORRISON BRETT & SUSAN
710 MCFARLIN PLACE
ROCKWALL, TX 75087

DALE MICHAEL & LYNNE
710 ROSEWOOD LANE
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NICKLES TAMESHA D & JOE L NICHLES JR
711 HIGHLAND DRIVE
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH
711 MCFARLIN PL
ROCKWALL, TX 75087

HARRELL JOHN W AND JENNIFER
711 ROSEWOOD LN
ROCKWALL, TX 75087

ANDERSON STEPHEN R & CHRISTINE R
712 BELFORT DRIVE
ROCKWALL, TX 75087

MERCER JEFF L & HEIDI E
712 MCFARLIN PLACE
ROCKWALL, TX 75087

LONGRUN HOLDINGS LLC SERIES C
712 MONTEREY DR
ROCKWALL, TX 75087

LIESVELD ALLAN T
712 ROSEWOOD LN
ROCKWALL, TX 75087

AKHTAR USMAN AND AQSA MAHMOOD
713 CORNELL DR
ROCKWALL, TX 75087

CALHOUN GARY AND TANDRA CALHOUN
713 HIGHLAND DRIVE
ROCKWALL, TX 75087

THOMPSON BENJAMIN
713 MCFARLIN PLACE
ROCKWALL, TX 75087

MORRIS ALBERT & CATHERINE
713 ROSEWOOD LANE
ROCKWALL, TX 75087

REID SHANNON L & JASON J
713 VALLEJO DRIVE
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST
714 BELFORT DR
ROCKWALL, TX 75087

GAISER NICOLE
714 MCFARLIN PLACE
ROCKWALL, TX 75087

TRAN KELLY H
715 CORNELL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL PAUL & JACQUELINE
715 MCFARLIN PL
ROCKWALL, TX 75087

WEINBERG ARI & TARA
715 MONTEREY DRIVE
ROCKWALL, TX 75087

MAPEL JOHN J
715 ROSEWOOD LN
ROCKWALL, TX 75087

ROSENBARGER PERRY D & MARY LEHRMANN
715 WILDWOOD LANE
ROCKWALL, TX 75087

RENEE BETTE REVOCABLE TRUST
RENEE BETTE WORKINGS AS TRUSTEE
716 BELFORT DRIVE
ROCKWALL, TX 75087

FUHLER JOZEF AND MARGARET
716 MCFARLIN PL
ROCKWALL, TX 75087

HIGHFILL NANCY JOLENE
717 BELFORT DRIVE
ROCKWALL, TX 75087

RILEY JOHN ALEXANDER & CAROLYN DIXON
717 MCFARLIN PLACE
ROCKWALL, TX 75087

WELCH MATTHEW D AND TARA W
718 BELFORT DR
ROCKWALL, TX 75087

NYGHT BRADFORD AND DANIELLE
718 MONTEREY DRIVE
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORT DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

ALBA JOHN ARTHUR AND TRICIA
719 MCFARLIN PL
ROCKWALL, TX 75087

SHANNONHOUSE VALERIE RENEE AND JORDAN THOMAS SHANNONHOUSE
719 VALLEJO DR
ROCKWALL, TX 75087

COLEMAN DANIEL G AND MARIA
720 BELFORT DR
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORT DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

STOCKING MARLON S & CHONG J
721 MONTEREY DR
ROCKWALL, TX 75087

PHILIP ROSHAN SIM AND JISSY RACHEL
722 BELFORT DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORT DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

BURRESS RACHEL E AND ERIC N
724 MONTEREY DRIVE
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

CORLETTO GABRIELA &
CARSON EDWARD BROOKS
725 VALLEJO DR
ROCKWALL, TX 75087

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
727 FAIRFAXLN
ROCKWALL, TX 75087

FROHMADER RICARDO AND SHELBY HEBERT
727 MONTEREY DR
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

ZUVER KENNETH R & MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
731 FAIRFAXLN
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
731 WILDWOOD LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
732 FAIRFAX LN
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
734 FAIRFAX LN
ROCKWALL, TX 75087

FLITCRAFT CHRISTOPHER BERNARD AND NANCY
MARGO
734 WILDWOOD LANE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
735 FAIRFAX LN
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
736 MONTEREYDR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

COOPER BRADY & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

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

BUCHANAN DONALD BLAKE AND CHRISTINA
MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

CRAWFORD KIMBERLY K & HAROLD E JR
763 WILDWOODLN
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOODLN
ROCKWALL, TX 75087

MATTINGLY MICHAEL ANTHONY AND EMILY P
779 WILDWOOD LANE
ROCKWALL, TX 75087

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

FOURTE DARRYL E AND WYVONIA
805 HIGHLAND DR
ROCKWALL, TX 75087

JOHNSON CHAD RYAN
807 HIGHLAND DR
ROCKWALL, TX 75087

BAKER JEFFREY SCOTT AND JENNIFER D
809 HIGHLAND DR
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

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

CULLINANE JOHN AND BRENNA
834 POTOMAC DRIVE
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE
837 POTOMAC DRIVE
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MILLER CAROLYN FAYE AND ROBERT FRANKLIN III
853 POTOMAC DRIVE
ROCKWALL, TX 75087

HENRY MATTHEW C
8530 FOREST HILLS BLVD
DALLAS, TX 75218

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

HURLEY C I
901 N ALAMO ROAD
ROCKWALL, TX 75087

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

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO ST
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA LWILLIAMS WILKERSON
905 N GOLIAD
ROCKWALL, TX 75087

PEOPLES DOSVILLE
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA LWILLIAMS WILKERSON
906 N ALAMO RD
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
907 N GOLIAD ST
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

DICKINSON SHARON
909 N ALAMO ROAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
909 N GOLIAD
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

WHITE TIMOTHY E
913 N ALAMO RD
ROCKWALL, TX 75087

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

ADAMS JAMES & DEBBIE
915 N GOLIAD
ROCKWALL, TX 75087

BARNETT JOSEPH RODNEY & LADONNA
917 N ALAMO
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 5 LLC
918 N ALAMO
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BELANGER CORKY AND ALFRED
921 NORTH ALAMO ROAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

MONK MARCELLE A LAZARE & PAUL
924 N ALAMO RD
ROCKWALL, TX 75087

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

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TURNER JASON C AND SUSAN L LIDE
933 GANNON HEIGHTS
ROCKWALL, TX 75087

EISAMAN KELLY J
971 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

STANFORD DRIVE 1252 LAND TRUST
KATHRYN BALL TRUSTEE
P O BOX 1088
ROCKWALL, TX 75087

SAMPLE CRAIG ALLEN AND MISTY MICHELLE
P. O. BOX 2094
ROCKWALL, TX 75087

BODIN CHARLOTTE WILSON
P. O. BOX 109
ROWLETT, TX 75030

CRAWFORD KIMBERLY K & HAROLD E JR
PO BOX 1651
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

PHILLIPS HUBERT SYVELLE & LOVIE E REV LIV TR
LOVIE E PHILLIPS TRUSTEE
PO BOX 627
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
PO BOX 671288
DALLAS, TX 75367

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO BOX 894578
MILILANI, HI 76789

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075

PUBLIC NOTICE

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

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Tuesday, January 19, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

WE NEED RETAIL DOWNTOWN NOT THERE.
IT WILL CREATE A TRAFFIC HAZARD

Name:

Address:



Alvio Estrada
748 Monterey Dr
Rockwall, TX 75087-6639

Tex. Loc. Gov. C… …ndary is protested in accordance with this subsection, the proposed change must receive, in order to take effe… …f the governing body. The protest must be written and signed by the owners of at least 20 percent of either: …; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and exte…

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Adding Retail in the middle of Single Family Homes will "hurt" - "Lower" the value of Homes around & surrounding areas.

Note: City should buy the Land & make it a "Park"

Name: Debra & Gary FREEDMAN

Address: 1404 Willow Lane

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

I do not want more businesses or anything other than single family development within the established single family developed areas of our city.

Name: Janelle Steinberg

Address: 318 Shepards Hill Dr, Rockwall TX 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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. Traffic increase Loss of privacy, Dis Ruption to Nieghborhood, Damage to Lakeshore ect... Loss of trees, This area Residential not Commercial want to keep Residential Zone No benefit to homeowners

Name: John Hudgins

Address: 1020 Hillcrest Circle, Rockwall 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

There is no benefit to the surrounding neighbors. We enjoyed a neighborhood strictly residential until the day care center was allowed. Lakeshore Dr has become heavily trafficked with the addition of D.R. Horton homes & expansion of Preserves. Residents in north Rockwall use Lakeshore in lieu of Goliad. It's become difficult to cross in peak hours. Retail space would bring even more non-neighborhood traffic & people here.

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.

Loss of more trees, loss of privacy to homeowners.

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Signed: Marilyn Autrey, 1118 Vail Ct. 75087

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

WE DO NOT NEED RETAIL AND/OR OFFICE USES IN AN AREA THAT IS 99% RESIDENTIAL (SINGLE FAMILY RESIDENTIAL). I AM STRONGLY AGAINST THIS ZONING CHANGE.

Name: MARK FLYNT

Address: 674 PRINCETON WAY, ROCKWALL, 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Do not want apartments in my neighborhood or the traffic and congestion they would bring.

Name: Peggy Greenlee

Address: 308 Shepards Hill Drive 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 in favor of the request for the reasons listed below.

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

NO! NO MORE SELF STORAGE / RETAIL IN ROCKWALL. — SICK OF LOOKING @ THAT TYPE BLDG.

Name: JOSHUA HAM

Address: 512 HIGHVIEW LN. ROCKWALL, 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

We do Not need Another strip shopping Center.

Name: M. Don & Kelly Ham

Address: 512 Highview Lane Rockwall, 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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. and our area has already to much traffic to be safer.

Lake Shore drive goes right by my home at 1680 Park View Dr. and the traffic is bad, but it has become a steady stream of racing cars at rush hours in the morning and afternoon as people going to and from work use LakeShore as a shortcut to 205 and Quail Run and speed limits are not observed and infrequently enforced. Therefore the increase in the number of speeding vehicles and the danger of trying to get on Lake Shore is increasing to the max and more commercial building will only make that worse. It is hazardous to try to get on this street already Plus dont make it worse. We moved here sixteen years ago to live in a quieter neighborhood, but it has now become to busy.

Name: James N. Catlett & Patricia A Catlett

Address: 1680 Park View Dr. 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Near our residential neighborhood, we don't need more:
- commercial development (e.g. strip shopping, apartments)
- traffic (e.g. noise, congestion, safety of two elementary school's children)

Why remove SF-10 from the whole Preserve? What is hidden agenda?

Name: John Mark and Barbara Young

Address: 1100 Aspen Ct., Rockwall, 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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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.

East Fork is a four lane road that reduces to two lanes when it intersects Goliad. Additional retail on Lakeshore Drive will increase traffic on East Fork. The remedy for this would be a traffic light at the Goliad intersection and completion of the East Fork four lane expansion to Goliad.

Tony Acuna Jr.

1264 Stanford Drive, Rockwall, TX 75087

change and extending 200 feet from that area.

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

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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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: Charlotte D. Pelander

Address: 511 Wildwood Ln. Rockwall, 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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Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Negative impact on property values for properties adjacent to or in the vicinity of subject property

Name: Kimberlyn B + Carolyn M. Stewart

Address: 672 St Johns Pl Rockwall 75087-6016

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. Z2020-057: Zoning Change from SF-10 to PD-41

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.

(1) Increased traffic on an already congested cross street (Lakeshore / East Fork)
(2) Property value erosion - any office over 1 story is an eyesore in this residential area
(3) Safety - more activity / cars in parking lot is a potential danger to daycare children

Name: Susan Thomas

Address: 703 Cornell Drive, Rockwall 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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1715 BAYHILL DRIVE (HILLCREST SHORES) - WITHIN THE NOTIFICATION AREA OF PD-41

Miller, Ryan

From: [redacted]
Sent: Monday, December 28, 2020 5:26 PM
To: Planning
Subject: Case No Z2020-057: Zoning Change from SF-10 tp PD-41

Michelle Bastidas & Mark Repman - home owners @ 1715 BayHill Drive Rockwall Texas

Both vote NO. We are opposed to the zoning change.
Reason: We do not support this zoning change as we do not want any more retail establishments encroaching on our neighborhood.

Thank you,

Michel & Mark

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1102 ASPEN COURT (PINNACLE, PHASE 1) - WITHIN THE NOTIFICATION AREA OF PD-41

Miller, Ryan

From: peg@pegpannellsmith.com
Sent: Sunday, January 3, 2021 3:34 PM
To: Planning
Subject: Z2020-057 Zoning Change from SF-10 to PD-41 - 1940 N Lakeshore Dr - Comments

Please consider this email my official response to the above zoning change matter…

Peg Pannell Smith
1102 Aspen Court
Rockwall TX 75087

I personally do not have an objection to this IF AT&T would be required to add an additional cell phone tower in this area.

Multitudes of us along Lakeshore area must use a Microcell to get phone service. AT&T performed a survey of all the microcells in this area with red dots for each microcell… looked like the measles on paper.

My home is positioned in between the two existing cell phone towers just far enough away to not obtain coverage from either one of them. I was told when more development comes to justify a third, they would do so.

And, now, I hear microcell's are no longer being installed so when they go out, we won't have any phone service. When the microcell goes out temporarily, nothing works. As it is, when workmen and guests arrive at my house, they cannot get a signal. Everyone has to walk outside and get away from my house. I had better coverage living in Old Town in a nearly 100 year old house than the Pinnacle subdivision.

With new development, I am hopeful this could be rectified because those new businesses would need cell phone service and may just be lying in the same no-cell zone crack as me.

I believe it's worth looking into and the developer certainly needs to know.
Thanks.

TEXAS LAW REQUIRES ALL LICENSE HOLDERS TO PROVIDE THE INFORMATION ABOUT BROKERAGE SERVICES FORM TO PROSPECTIVE CLIENTS

Best regards,
Peg

PEGPANNELLSMITH, CCIM
CCIM, REALTOR®, RSPS, GRI, SRS
TOP PRODUCER

CONSUMER PROTECTION NOTICE

PEGPANNELLSMITH GROUP

COMMERCIAL REAL ESTATE SALES & LEASING
3018 Ridge Road, #130 | Rockwall Texas 75032
peg@pegpannellsmith.com | pegpannellsmith.com
CELL 972.489.0788 OFC 972.772.1579 FAX 972.771.7493







NRT

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2045 HILLCROFT DRIVE (HILLSIDE, PH 2) - OUTSIDE OF NOTIFICATION AREA OF PD-41

Miller, Ryan

From: kimlex woodul <kimlexbills@gmail.com>
Sent: Thursday, January 7, 2021 11:35 AM
To: Miller, Ryan
Subject: Ref zoning number Z2020-057 and P2020-052.

Follow Up Flag: FollowUp
Flag Status: Flagged

HI Ryan -
On behalf of my friends and neighbors in The Shores, I would like to voice my opinion on the planning & zoning change that is perhaps underway in area. We strongly feel that this should be left as a green space. Other than Squabble Creek (which is frequently washed out from drainage from over development in this area already), this is literally the ONLY green space on all of Lakeshore Drive. Rockwall a a BEAUTIFUL Lakeside community - and we are destroying its beauty popping up developments in every square inch of the town. There has to be some margin remaining to keep its natural beauty.
We absolutely do not need another office building, medical building. At the corner of Goliad and Lakeshore - there are vacant buildings in place there without tenants already. Please consider this when discussing at the P&Z meeting coming up 1/12.
Thank you,
Kim & Lex Woodul

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1970 LAKE FOREST DRIVE (HILLCREST SHORES, PH 3) - OUTSIDE OF NOTIFICATION AREA OF PD-41

Miller, Ryan

From: Shawn Menefee <scmenefee@outlook.com>
Sent: Thursday, January 7, 2021 8:34 AM
To: Miller, Ryan
Subject: Zoning number Z2020-057 and P2020-052

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan,

I would like to express concerns for the proposed zoning changes on N Lakeshore Drive (Zoning number Z2020-057 and P2020-052).

As a newer resident to Rockwall, I'm excited to see economic progress and businesses expanding in our local community. However, in this situation, I call the appropriateness of the location in question. Besides the aesthetic reasons and loss of greenbelt land, my concern is with the additional traffic that will be generated in a clearly "residential" area.

I reside at 1970 Lake Forest and obviously frequent the intersection of Lakeshore / Lake Forest several times a day. The addition of the Day Care center has brought additional traffic and challenges navigating that intersection. Adding additional retail/commercial traffic will further compound this.

I will be unable to attend the January 12th meeting. Please take these concerns into consideration.

Sincerely,

Shawn Menefee
1970 Lake Forest
Rockwall, TX 75087
316-208-6725

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2040 LAKE FOREST DRIVE (HILLCREST SHORES) - OUTSIDE OF NOTIFICATION AREA OF PD-41

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Build business in downtown Rockwall vs in a residential neighborhood!!!

Respondent Information

Please provide your information.

First Name *

Steve

Last Name *

Swinford

Address *

2040 Lake Forest Drive

City *

Rockwall

State *

TX

Zip Code *

75087-3346

Email Address *

swinfordfam3@yahoo.com

Phone Number

214-673-9325

/

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: HOA email

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/

1675 LAKE BROOK CIRCLE (HILLCREST SHORE, PH 3) - WITHIN THE NOTIFICATION AREA OF PD-41

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not agree with making that corner into business friendly. We would like to keep it trees or even just for families. There is businesses not even a mile down each direction. We can travel a little more for whatever is gonna be put there.

Respondent Information

Please provide your information.

First Name *

Meghan

Last Name *

Harris

Address *

1675 lake brook circle

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

msmeghan@aol.com

Phone Number

214-906-2477

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

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- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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VIADUCT
Development

1.5.21

City of Rockwall
Planning & Development

Zoning Application Z2020-057 - 1st Comment Response Letter

Lakeshore Office Building

Mr Miller,

In response to the comments received on 12.22.20 please find the attached updated site plan, as well as exhibit outlining our project in further detail. We are under contract to develop this site for Dr Eva, who currently offices on 205 just north of downtown Rockwall. The second lot (adjoining building) sole use will be an office or medical office building.

As we outlined previously, when we purchased the property there were two platted lots, one for the daycare with a SUP in place in PD-41, the other was R-12 outside of PD-41, which we graded and created the pad sites.

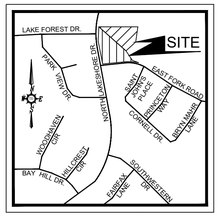
We have also agreed to limit the ordinance language to the uses Ive outlined in this letter, office and medical office.

Lastly, as part of the comments provided we have updated our parking calculations conforming to office and medical use, as such we will be creating a shared parking agreement for 3 parking spaces and will be submitting that with out plat re-submittal.

Sincerely,

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

PROPERTY LINE	
12" WATER W — W	EXISTING WATER LANE
PROP. 12" W — W	PROPOSED WATER LINE
EX. 10" S.S. S — S	EX.SANITARY SEWER LINE
PROP. 8" S.S. S — S	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTERIAN SIGNT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
BFR	BARRIER FREE RAMP
21"RCP	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
PP	EXISTING POWER POLE
	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP.6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)
NET AREA	2.937 ACRES (127,962 S.F.)
LOT 1	0.25 ACRES (10,842 S.F.)
LOT 2	0.88 ACRES (38,268 S.F.)
LOT 3	1.81 ACRES (78,852 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	DAYCARE

LOT COVERAGE DATA	
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)
TOTAL BLDG AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)

PARKING SUMMARY

PARKING REQUIREMENTS	REQUIRED	PROVIDED
MEDICAL OFFICE @ 3,444 S.F. 1 PER 250 S.F. / 3,444 S.F. OR	14 SPACES	14 SPACES
OFFICE @ 2,545 S.F. 1 PER 300 S.F. / 2,545 S.F. OR	9 SPACES	9 SPACES
DAY CARE @ 10,005 S.F. 1 PER 300 S.F. / 10,005 S.F. OR	34 SPACES	31 SPACES
TOTAL PARKING	57 SPACES	54 SPACES

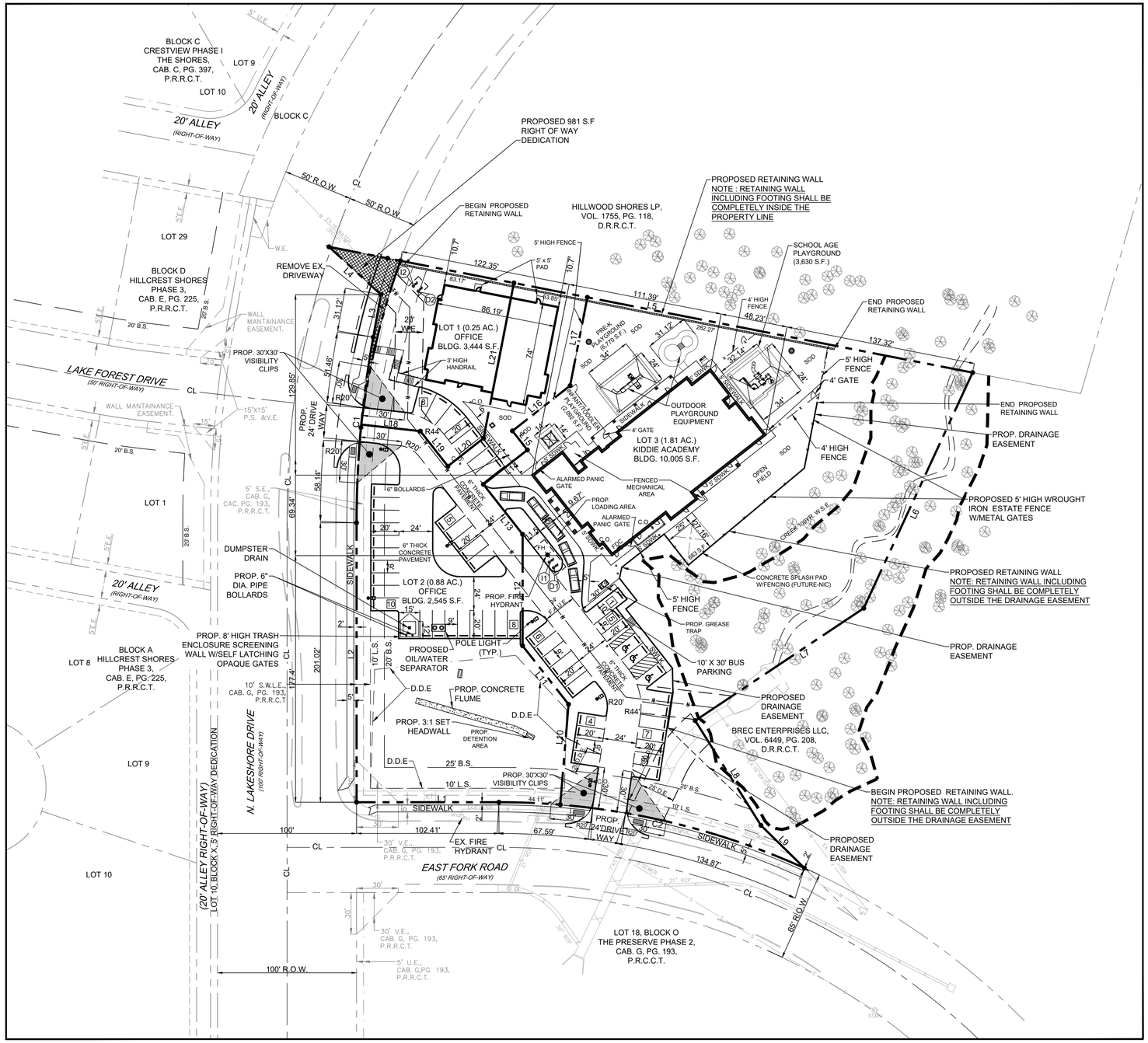
BUILDING DATA	
NO. OF BUILDINGS	3
PEAK HEIGHT	29'-0"
TOTAL SQUARE FOOTAGE	15,994 S.F.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

BOUNDARY CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CASE #

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	12/29/2020	PER CITY COMMENTS	KP

STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER

12/29/2020

SITE PLAN

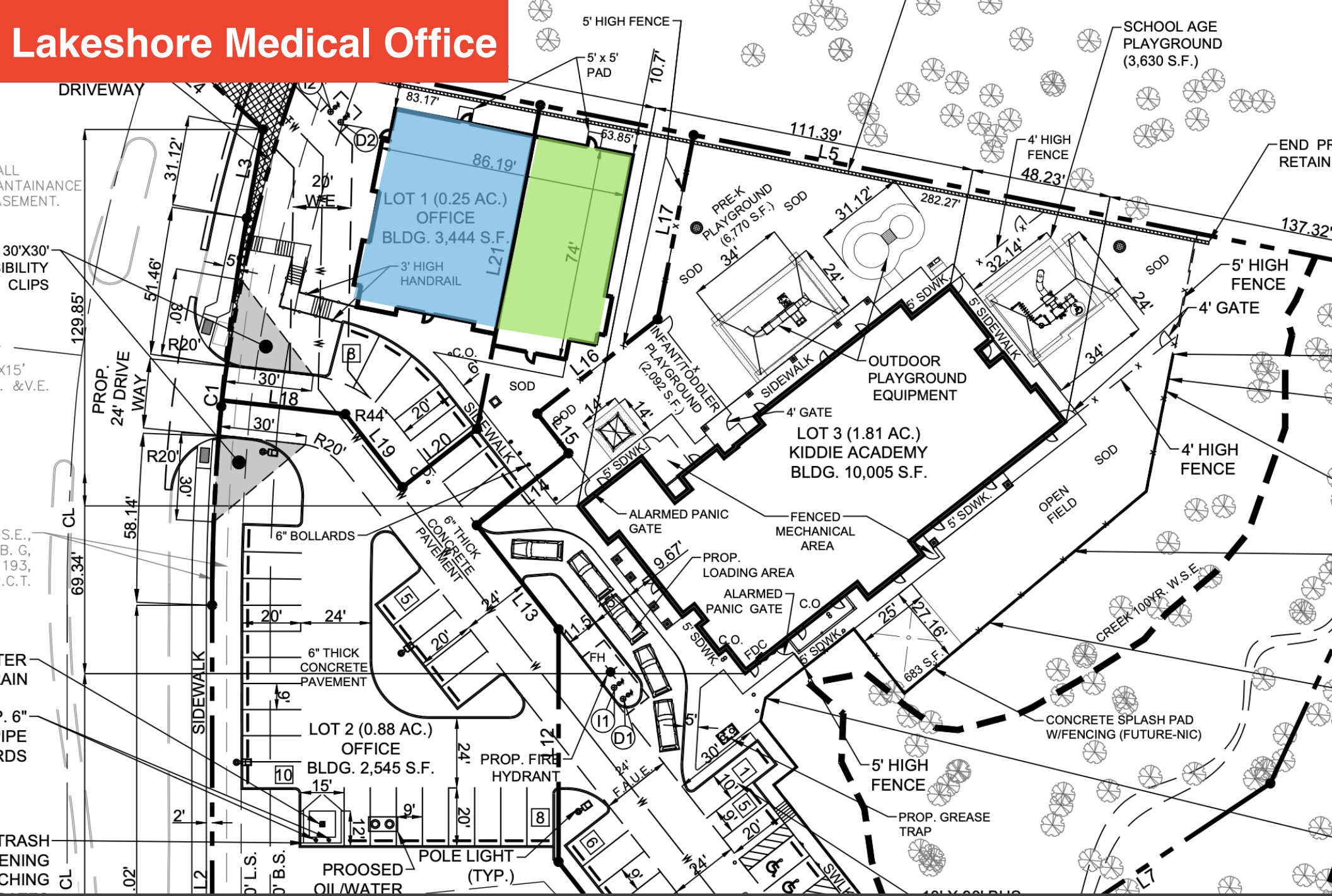
KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

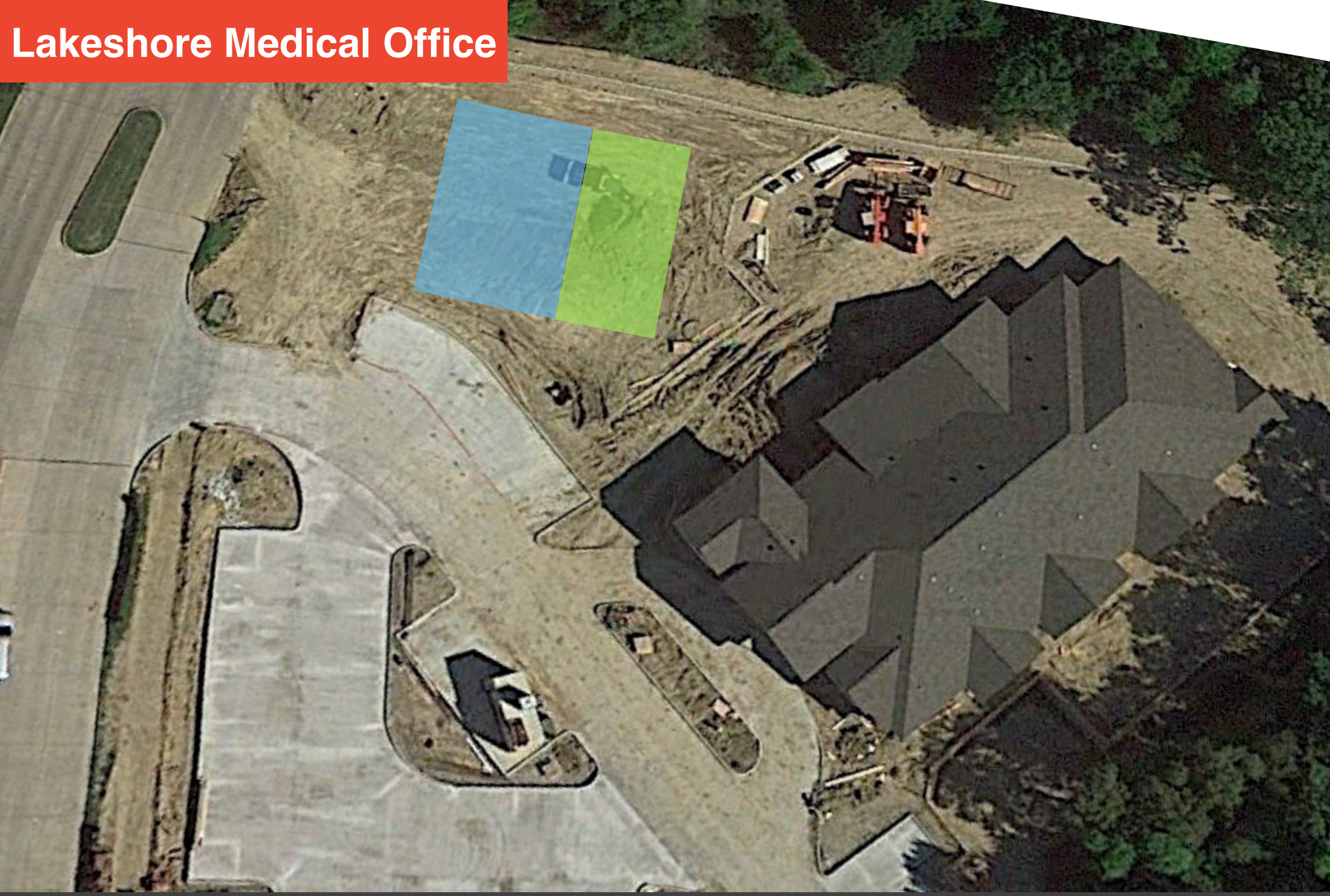
TX PE FIRM #11525

Lakeshore Medical Office



VIADUCT Development

Lakeshore Medical Office



VIADUCT
Development

Lakeshore Medical Office



VIADUCT Development

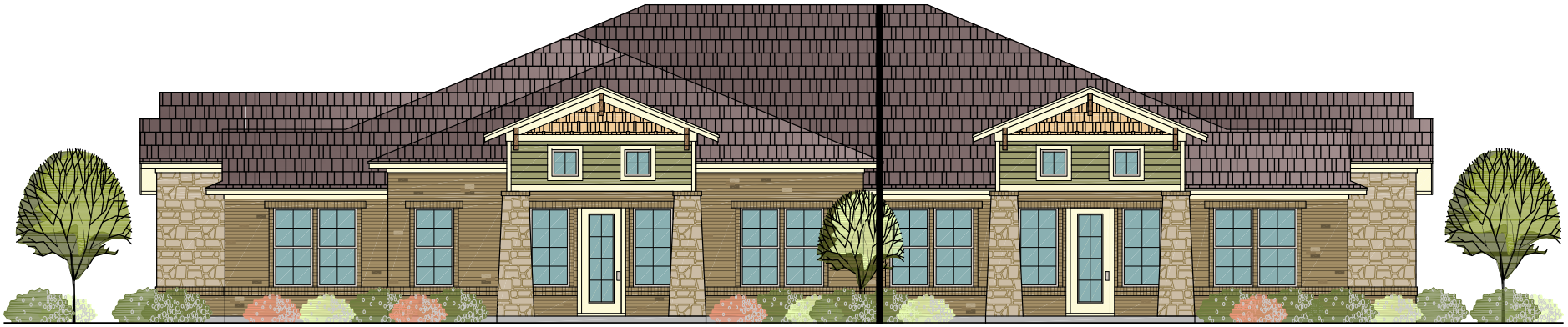
Lakeshore Medical Office



VIADUCT Development

Lakeshore Medical Office





VIADUCT Development

Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots Assuming no alleys	Approximately 55 units	19.6 Acres
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

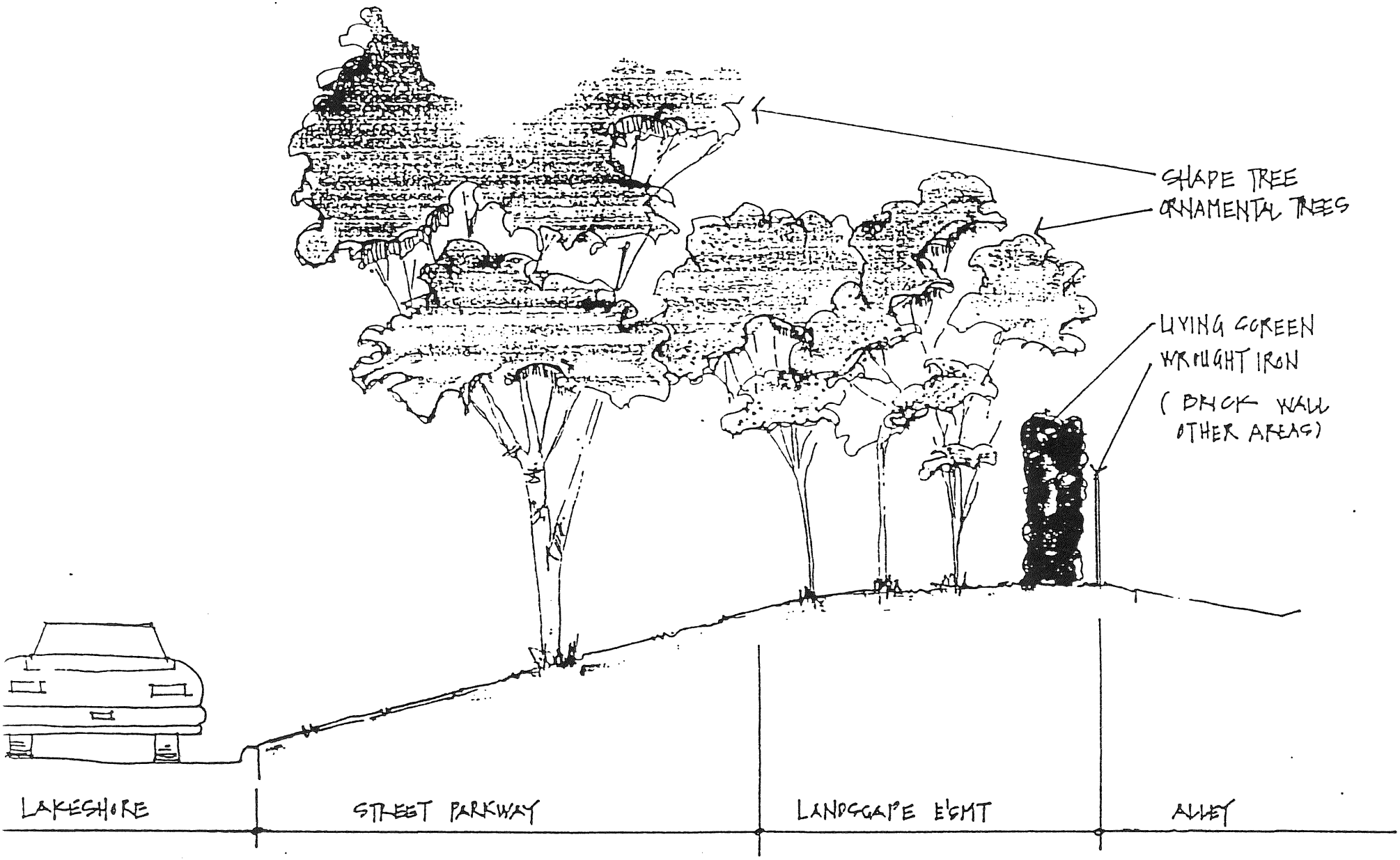
MIN LOT AREA
MIN LOT AREA
MIN LOT AREA
PARK
HILLCREST MEADOWS PD

HILLCREST MEADOWS

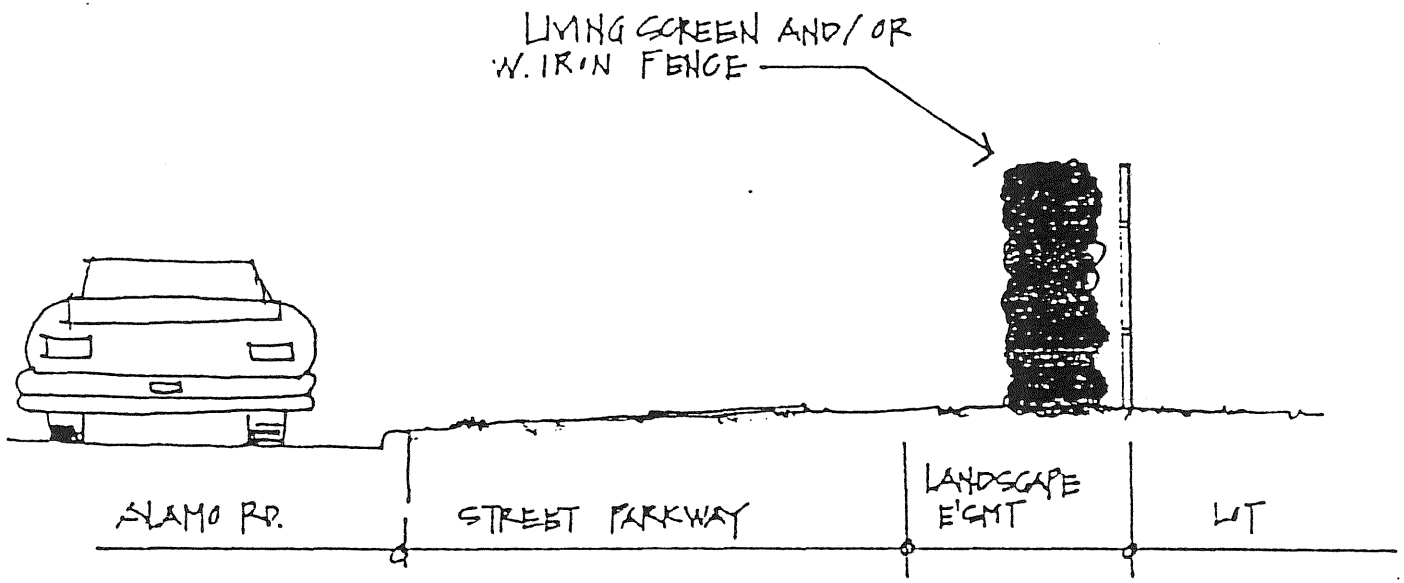
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AREA REQUIREMENTS - AREA FOUR

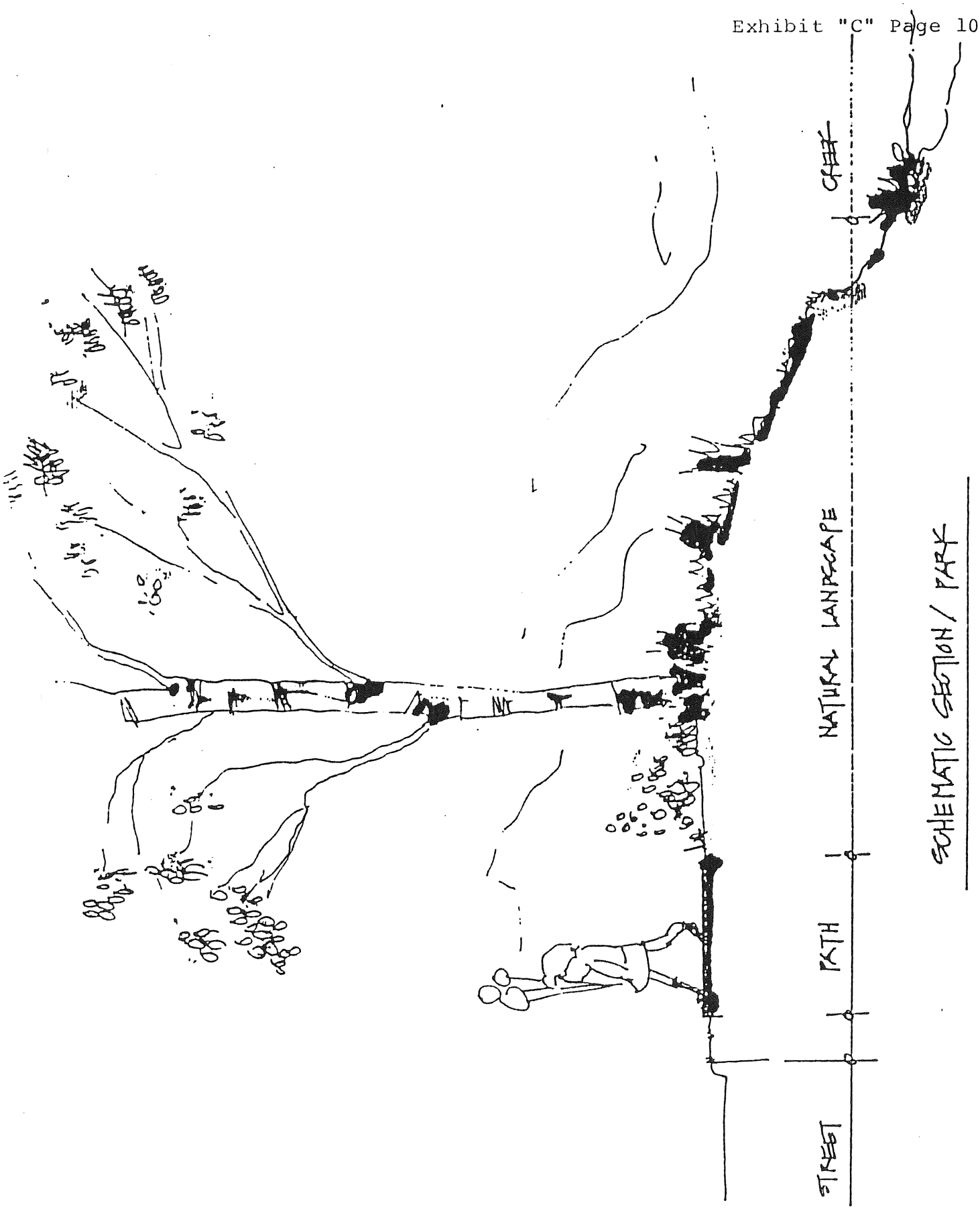
1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE

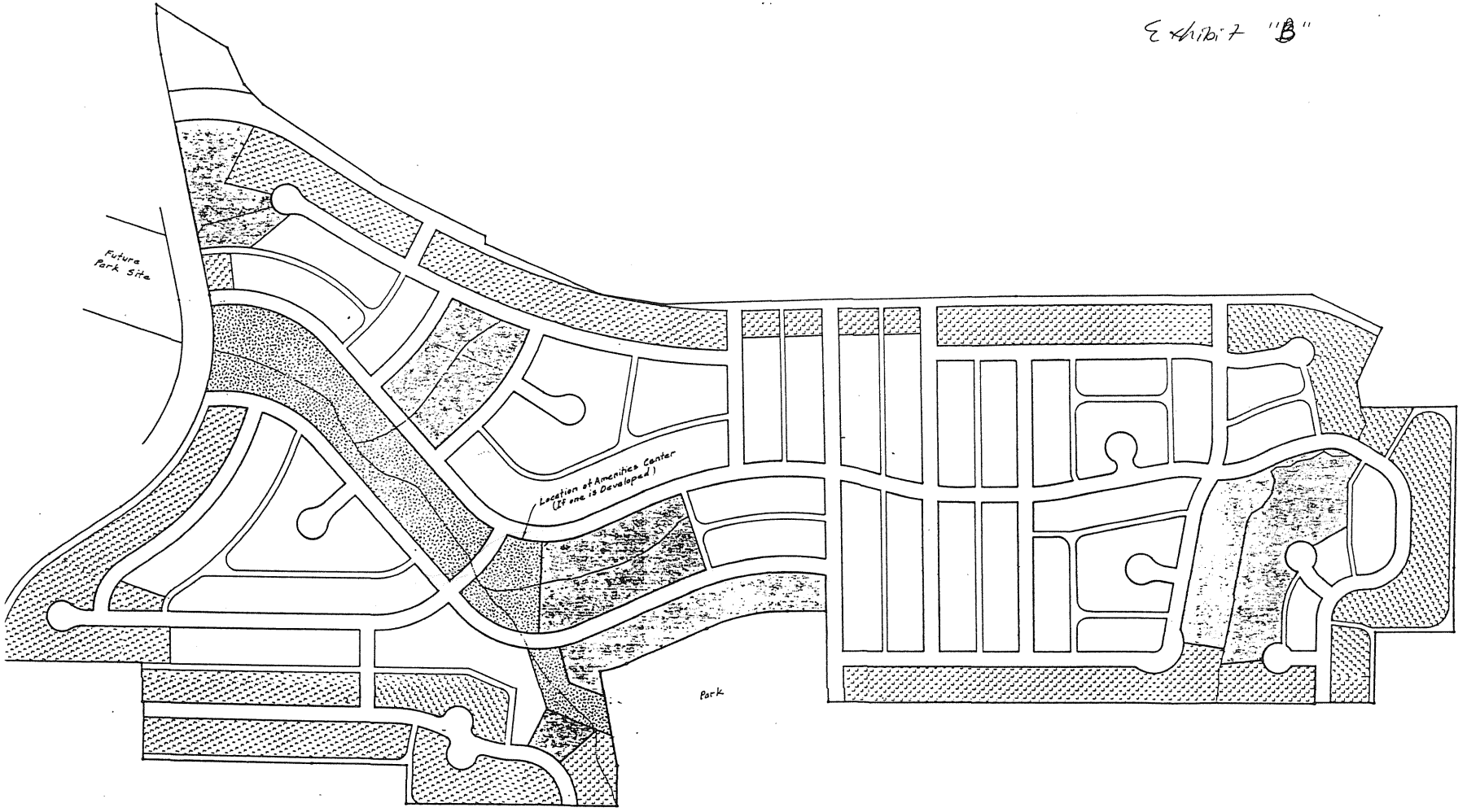


SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

46.1 ACRES- AREA ONE - MIN. LOT AREA= [illegible] SQ.FT. - 2,000 MIN. SQ.FT. PER DWELLING.

72.0 ACRES- AREA TWO - MIN. LOT AREA [illegible] SQ.FT. - 1,800 MIN. SQ.FT. PER DWELLING.

8 ACRES- AREA THREE - PARK / GREE[illegible]LT

19.6 ACRES- AREA FOUR - MIN. LOT AREA= 10000 SQ.FT - 1800 MIN. SQ.FT. PER DWELLING.

ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINAGEWAYS

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE | DATE | JOB NO

[illegible]NG

HILLCR[illegible] M

MAHR DEVELO[illegible]ENT

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".

3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt ib conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.

5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.

APPROVED

Belinda Page
ATTEST

CITY OF ROCKWALL TEXAS
SEAL

1st Reading 6-4-01

2nd Reading 6-18-01

EXHIBIT "A"

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO. 41

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

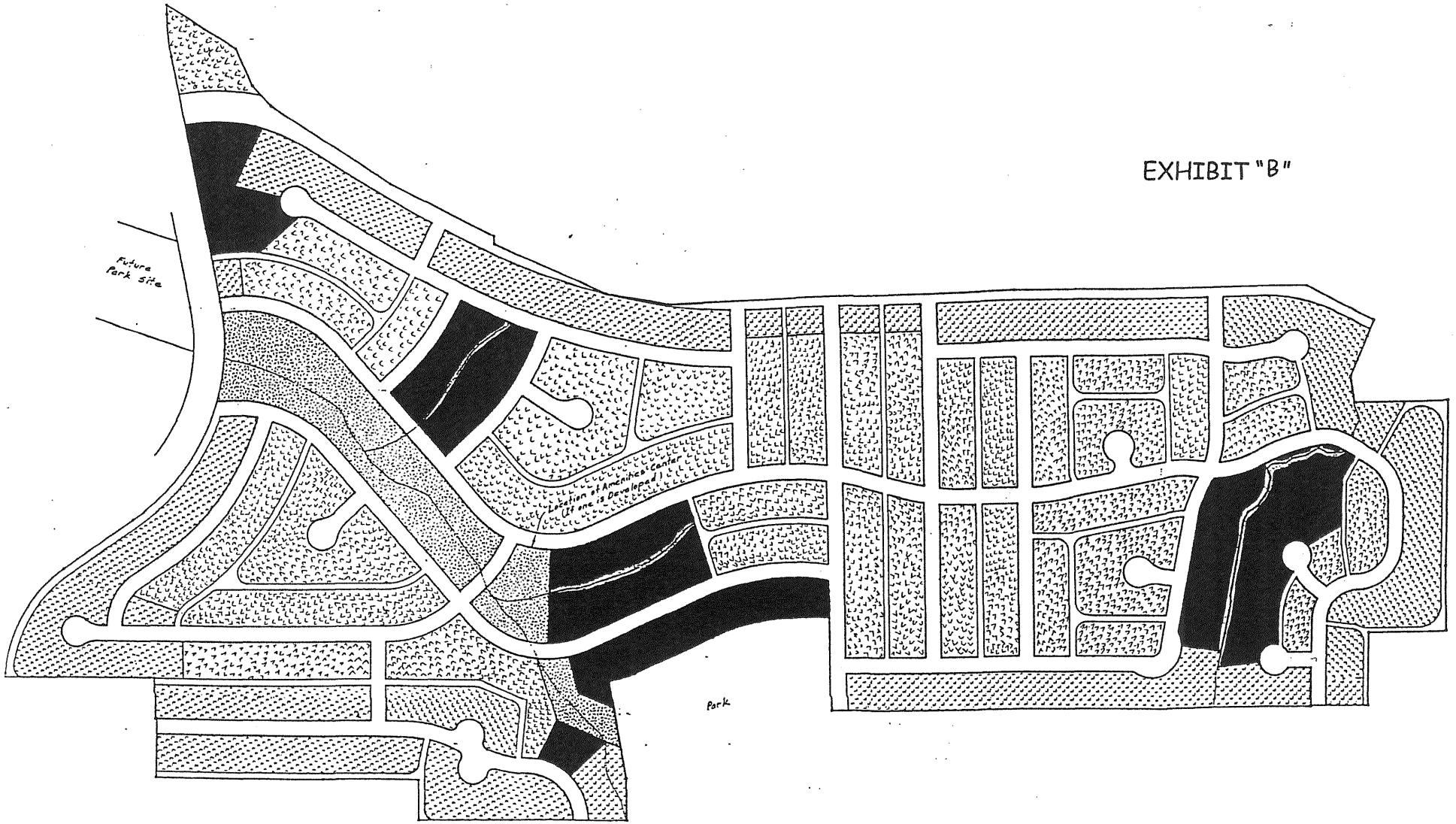
½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;
THENCE: South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;
THENCE: South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;
THENCE: South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;
THENCE: North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;
THENCE: South 01°10'53" West a distance of 522.77 feet with the East line od said Addition to a point for a corner;
THENCE: South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;
South 00°58'56" West a distance of 3.55 feet to a point for a corner;
South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;
THENCE: South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;
THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;
THENCE: South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;
THENCE: South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;
THENCE: South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;
THENCE: North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;
THENCE: North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP

HILLCREST MEADOWS

MAHR DEVELOPMENT CORP.

14755 Preston Road, Suite 830, Dallas, Texas 75240

REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

HILLCREST MEADOWS
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	349 units	137.7 Acres
Area Three - Park / Greenbelt		8.0 Acres
		145.7 Acres

The revised Concept Plan as reflected through this ordinance indicates the following percentages:

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

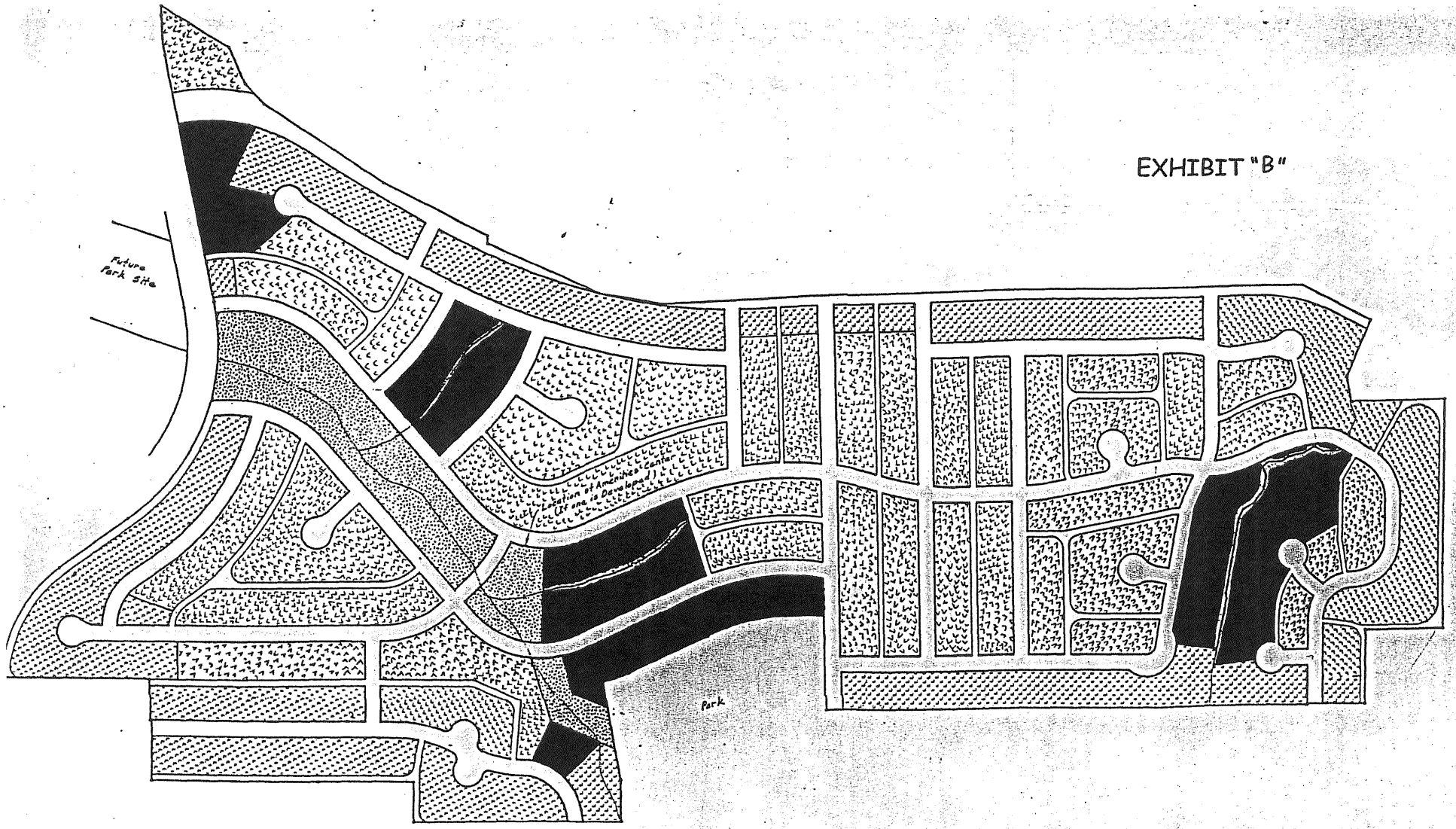
HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA ONE

1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA TWO

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

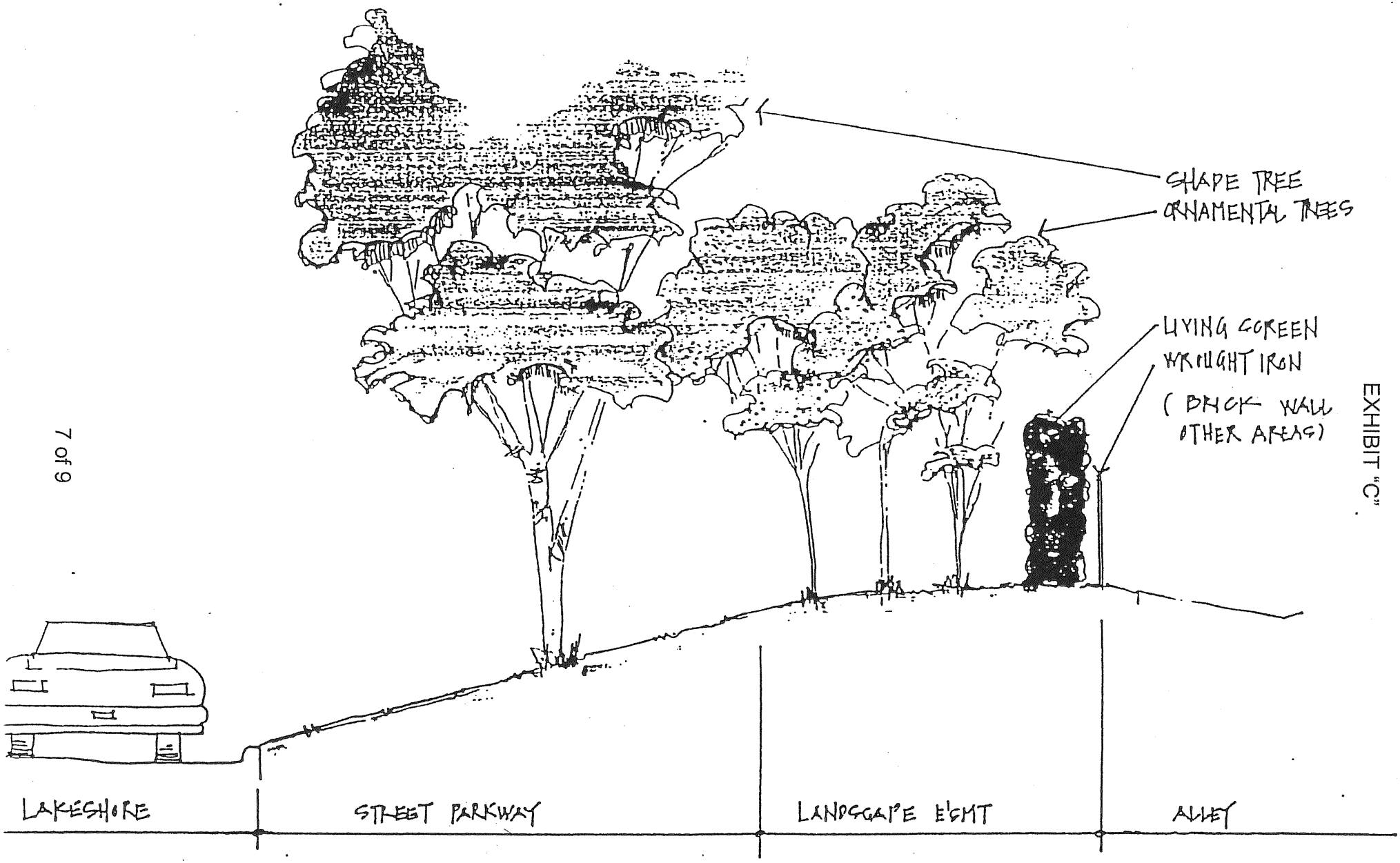
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8 ACRES - AREA THREE - PARK / GREENBELT

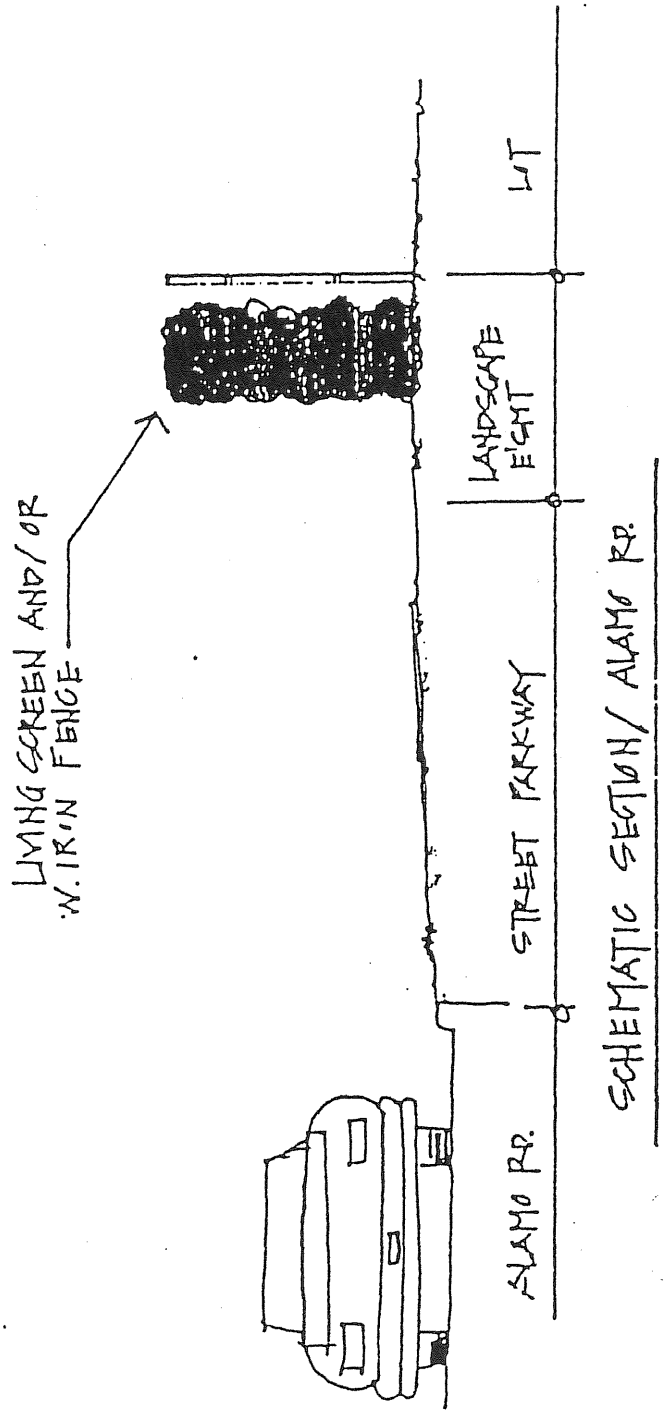
HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			ZONING MAP HILLCREST MEADOWS MAHR DEVELOPMENT CORP. 14755 Preston Road, Suite 830, Dallas, Texas 75240
SCALE	DATE	JOB NO.	
1"=200'	11-23-93	9323-A	

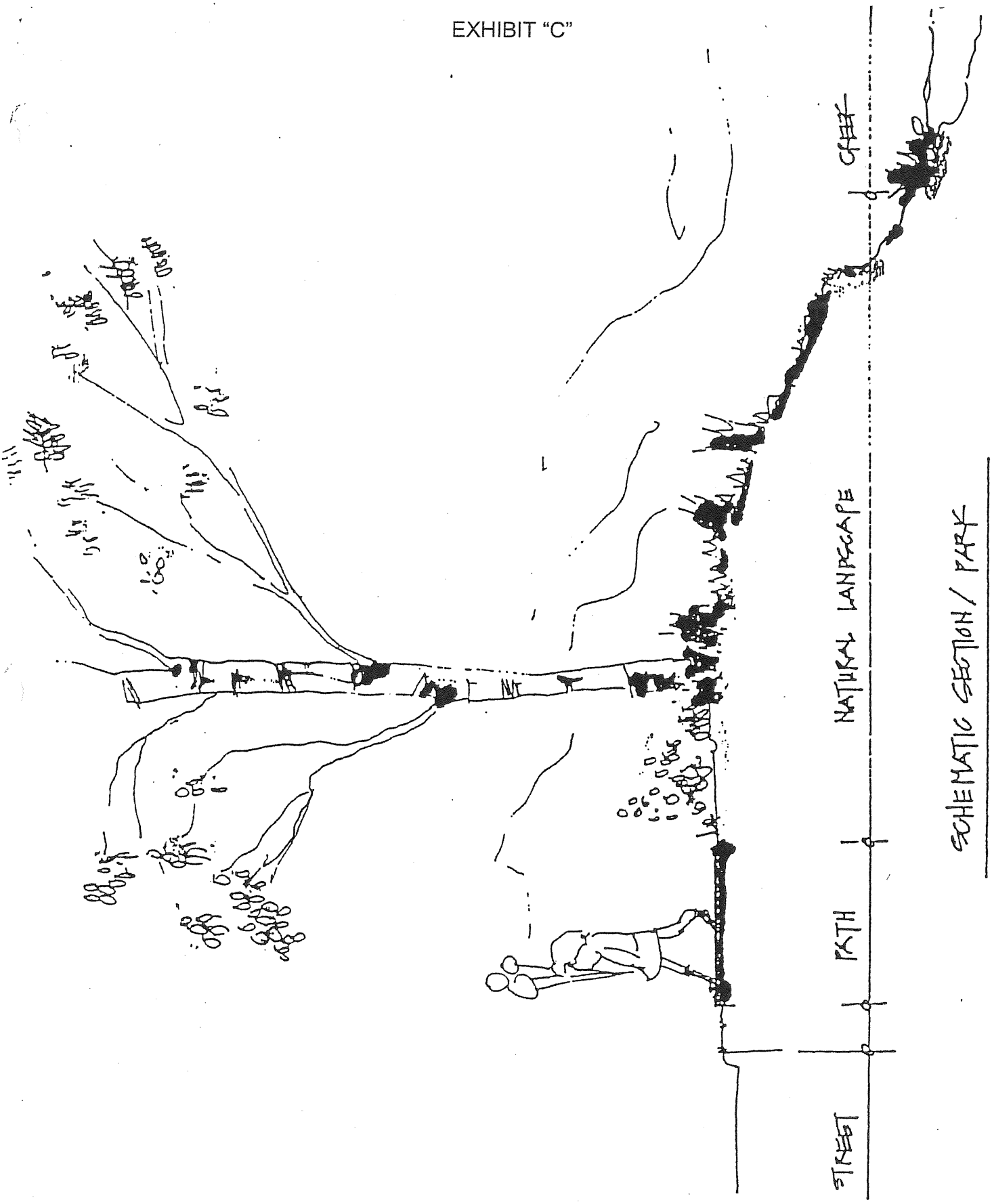
EXHIBIT "C"



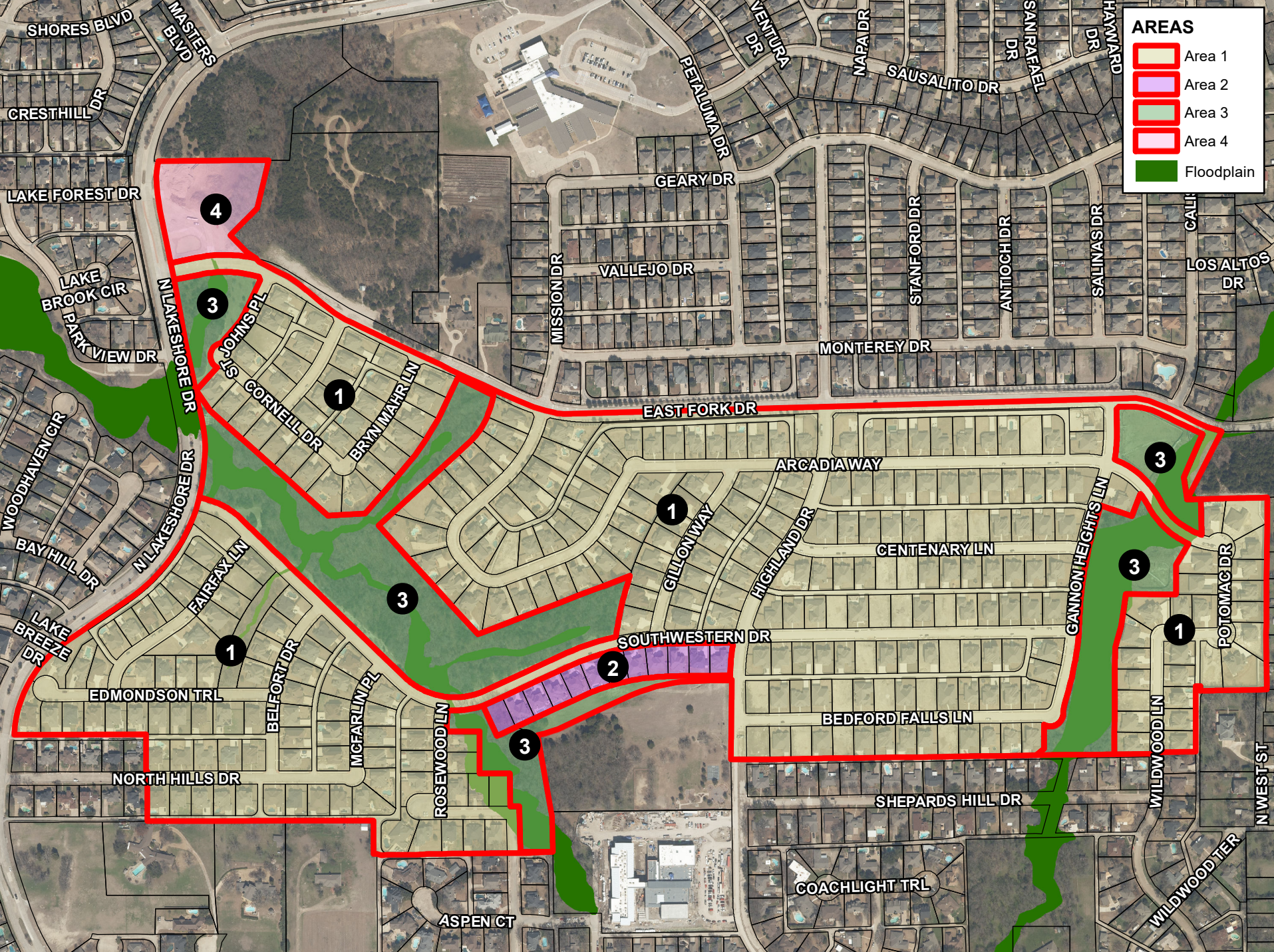
SCHEMATIC SECTION / LAKESHORE

EXHIBIT "C"


LIVING SCREEN AND/OR
WROUGHT IRON FENCE
LOT
LANDSCAPE EASEMENT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION / ALAMO RD.



SCHEMATIC SECTION / PARK


AREAS
Area 1
Area 2
Area 3
Area 4
Floodplain
SHORES BLVD
MASTERS BLVD
CRESTHILL DR
LAKE FOREST DR
LAKE BROOK CIR
PARK VIEW DR
N LAKESHORE DR
WOODHAVEN CIR
BAY HILL DR
LAKE BREEZE DR
PETALUMA DR
VENTURA DR
NAPA DR
SAUSALITO DR
SANRAFAEL DR
HAYWARD DR
GEARY DR
MISSION DR
VALLEJO DR
STANFORD DR
ANTIOCH DR
SALINAS DR
LOS ALTOS DR
MONTEREY DR
EAST FORK DR
ST JOHNS PL
CORNELL DR
BRYN MAHR LN
ARCADIA WAY
GILLON WAY
HIGHLAND DR
CENTENARY LN
GANNON HEIGHTS LN
POTOMAC DR
FAIRFAX LN
SOUTHWESTERN DR
EDMONDSON TRL
BELFORT DR
MCFARLIN PL
ROSEWOOD LN
BEDFORD FALLS LN
WILDWOOD LN
NORTH HILLS DR
SHEPARDS HILL DR
N WEST ST
COACHLIGHT TRL
WILDWOOD TER
ASPEN CT
1
2
3
4

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [*ORDINANCE NO.'S 94-15 & 01-27*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.46-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.46-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in *Exhibit 'A'* of this ordinance as *Tract 2*, and depicted in *Exhibit 'B'* of this ordinance as a portion of *Area 4*, which hereinafter the combine acreage of *Tracts 1 & 2* in *Exhibit 'A'* 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 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*], Specific Use Permit (SUP) No. S-057 [*Ordinance No. 08-39*], and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 94-15, 01-27 & 08-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *January 19, 2021*

2nd Reading: *February 1, 2021*

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EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324,* Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

*THENCE a*long the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;
South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;
South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;
South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;
South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;
South 81°00'39" East a distance of 206.91-feet;
North 88°14'11" East a distance of 1,150.00-feet;

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North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line od said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an *"ell"* corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

*THENCE a*long said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for comer at the northeast comer of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

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THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;
North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;
North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, Rockwall County, Texas, and part of the North Lakeshore Daycare Addition, as recorded on August 30, 2018 in the *Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most northeastern corner of the North Lakeshore Daycare Addition, an addition to the City of Rockwall, Block A, Lot 1, Rockwall Central Appraisal District *Property ID# 72086*;

THENCE Along the property lines and adjacent zoning boundary lines of said addition as follows:

South 13°21'59" West a distance of 186.68-feet for a corner;
South 45°34'42" West a distance of 148.33-feet for a corner;
North 24°52'10" West a distance of 129.52-feet for a corner;
North 58°46'28" West a distance of 266.02-feet for a corner;
North 89°38'31" East a distance of 52.33-feet along the North boundary of the subdivision for a point;
North 89°38'31" East continuing a distance of 419.29-feet to the *POINT BEGINNING* and containing 1.46-acres (*63,457.121894 SF*) of land.

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EXHIBIT 'B':
Concept Plan

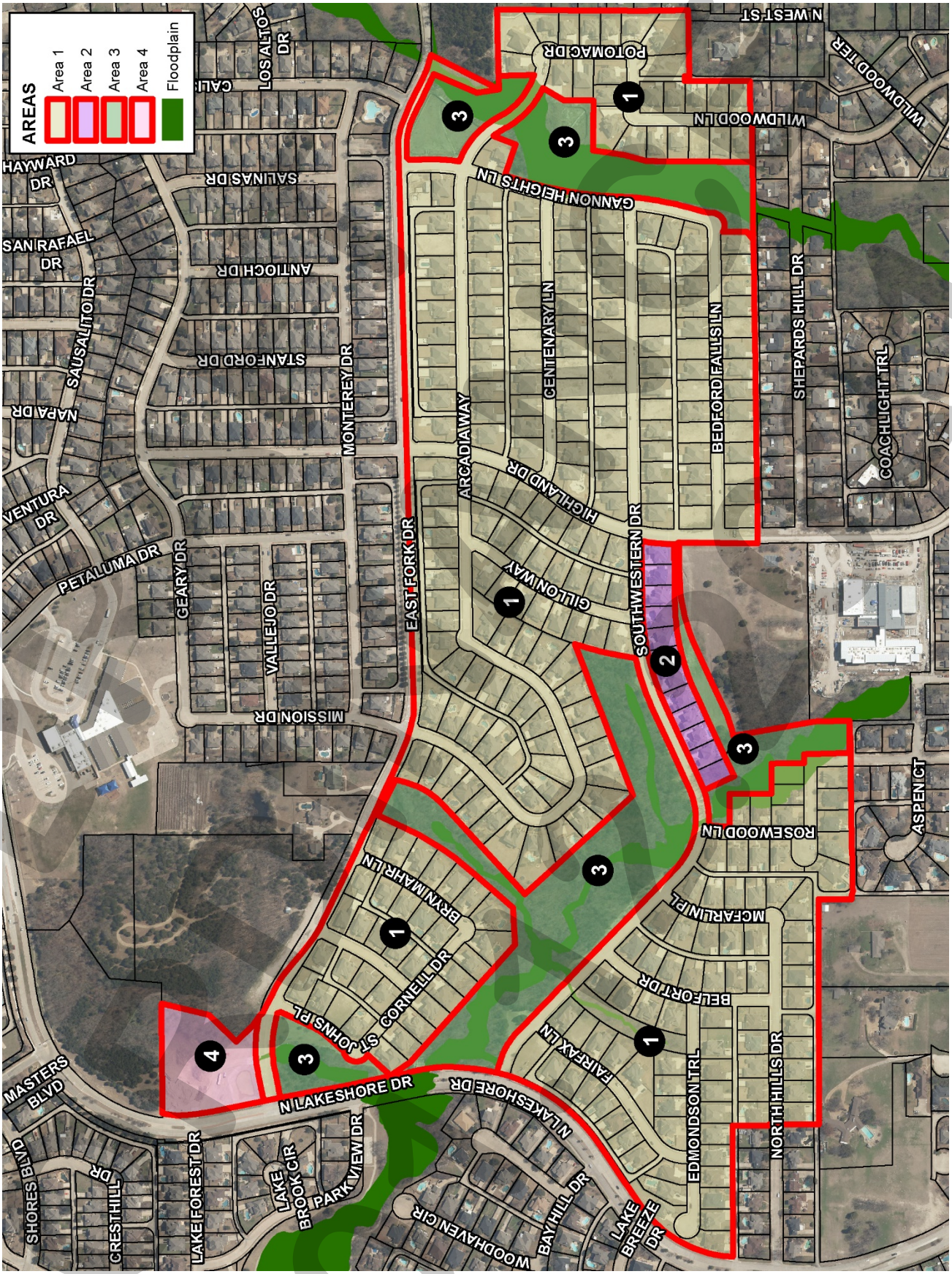


EXHIBIT 'C':
PD Development Standards

(A) *Purpose.*

(1) *Ordinance No. 94-15*. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.

(2) *Ordinance No. 01-27*. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (*Ordinance No. 83-23*).

(3) *Ordinance No. _*. The purpose of this request is to incorporate a 1.46-acre tract of land into Planned Development District 41 (PD-41) and change a 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow limited General Retail (GR) District land uses and development standards.

(B) *Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]*: The area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(1) *Permitted Land Uses*. *Areas 1 & 2* shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Lot Composition*. The lot composition shall conform to the following:

Area	*Acreage*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Unit (%)*
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		*349*	*100.00%*

(3) *Density and Dimensional Requirements*. The following density and dimensional requirements are required for development on *Areas 1 & 2*:

Lot Type (see Concept Plan) ►	***AREA 1*** [1]	***AREA 2*** [1] & [2]
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Width at Front Building Setback	80'	80'
Minimum Lot Depth	100'	100'
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	6'	6'
Minimum Side Yard Setback (Adjacent to a Residential Street)	15'	15'
Minimum Rear Yard Setback (Adjacent to an Arterial Street)	20'	20'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	2,000 SF	2,000 SF
Minimum Distance Between Buildings	10'	10'
Maximum Lot Coverage	35%	35%
Maximum Height	36'	36'
Minimum Off-Street Parking Requirement [3]	2	2

General Notes:

[1]: Maximum number of single-family dwellings per lot is one (1).

[2]: Without alleyways.

[3]: Minimum two (2) car garage required.

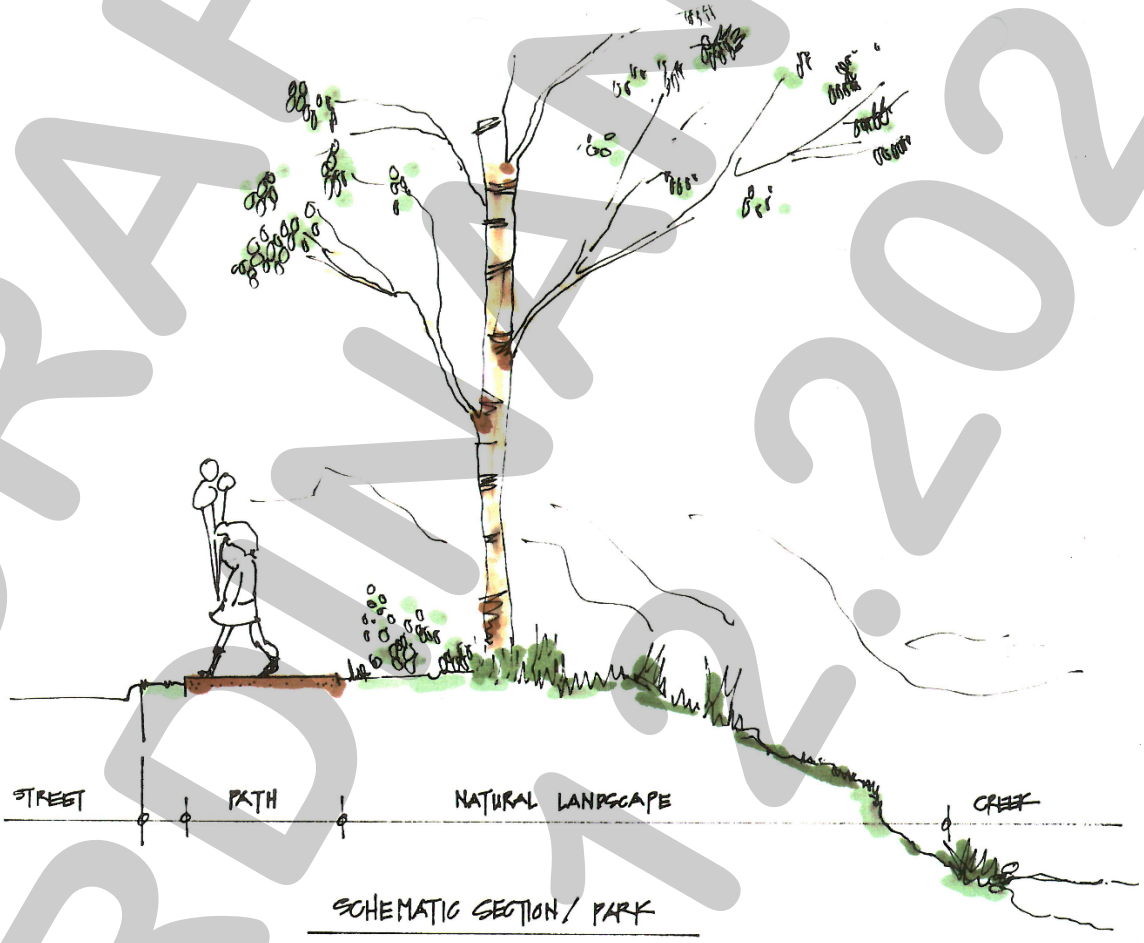
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(4) *Masonry Requirements*. Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

(5) *Garage Orientation*. On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (*i.e. oriented so that the garage doors do not face onto a public street*).

(6) *Schematic Sections*. All development within *Areas 1 & 2* shall maintain conformance with the following schematics:

Figure 1: Park and Trail



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Figure 2: Screening Along N. Lakeshore Drive

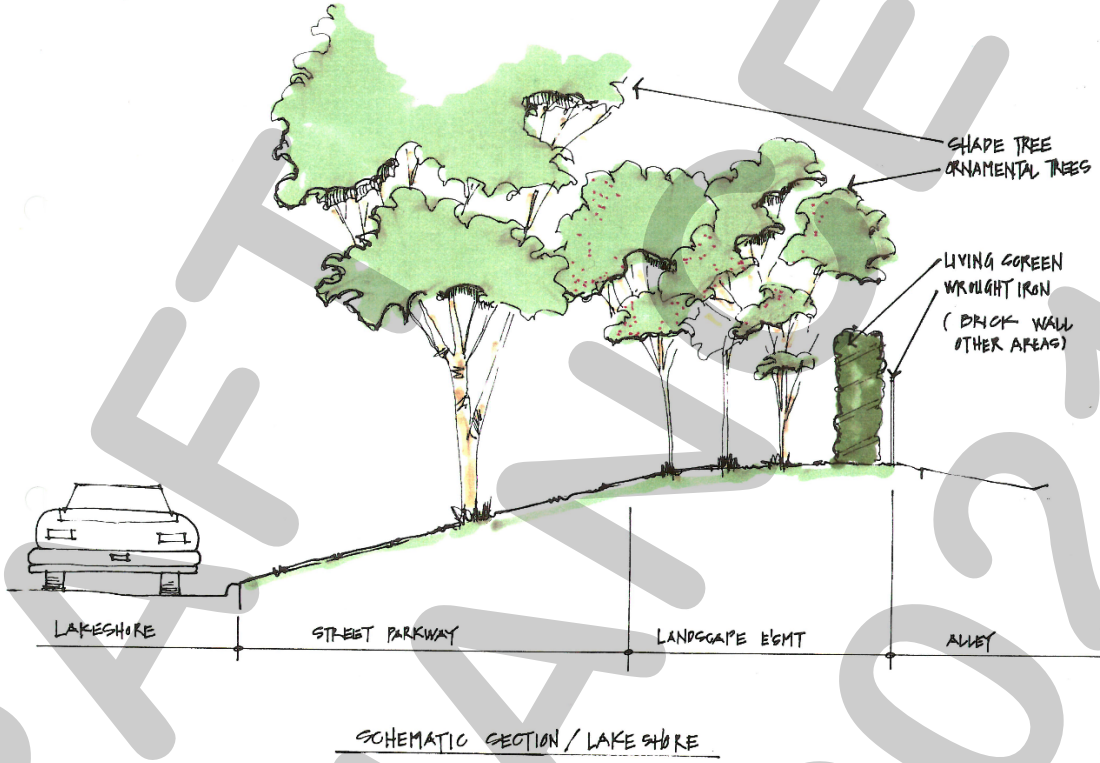
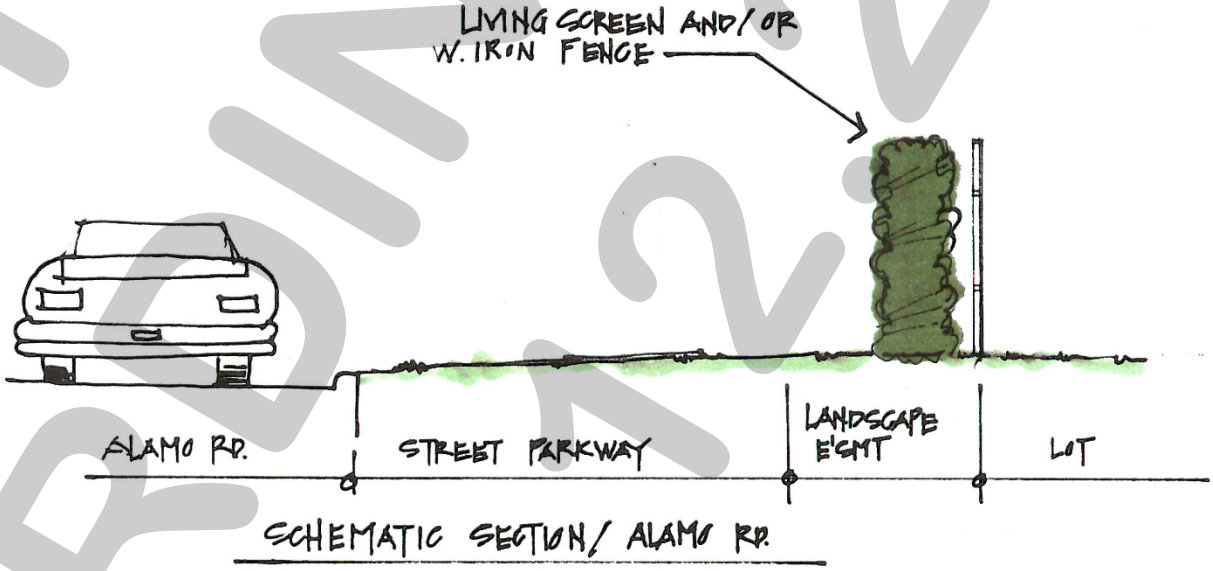


Figure 3: Screening Along Alamo Road



(C) *Area 3: 8.0-Acres [Greenbelt and Open Space]*: The area identified as *Area 3* in *Exhibit 'B'* of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance.

(D) *Area 4: 2.96-Acres [General Retail (GR) District]*: The area identified as *Area 4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

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(1) *Permitted Land Uses*. *Area 4* shall be limited to the following land uses: [*1*] *Medical Office Building*, [*2*] *Office Building*, and [*3*] *Daycare with Seven (7) or More Children*. These land uses shall be subject to the *Conditional Land Use Standards* stipulated for a property in a General Retail (GR) District as required by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Density and Dimensional Requirements*. *Area 4* shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in *Area 4* shall be 83-feet.

(3) *General Overlay District Standards*. *Area 4* shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

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

TO:	Mayor and City Council
DATE:	January 19, 2021
APPLICANT:	Doug Galloway; *Viaduct Development*
CASE NUMBER:	Z2020-057; *Zoning Change (PD-41 & SF-10 to PD-41)*

SUMMARY

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

BACKGROUND

The subject property was annex by the City Council on June 20, 1959 by *Ordinance No. 59-02*. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the historic zoning maps from January 3, 1972, the subject property was zoned Single-Family 2 (SF-2) District and Multi-Family 1 (MF-1) District. This zoning map also showed the right-of-way for East Fork Road (*called out as N. Alamo Road at the time*) bisecting the subject property along the two (2) zoning designations (*see Figure 1 below*). On December 3, 1973, the City Council adopted *Ordinance No. 73-52*, which changed the southern portion of the subject property -- *the portion zoned Multi-Family 1 (MF-1) District* -- to Planned Development District 11 (PD-11) for single-family residential land uses. This portion of the subject property remained designated as Planned Development District 11 (PD-11) until April 4, 1994 when the City Council adopted *Ordinance No. 94-15* changing the zoning designation to Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses (*see Figure 2 below*). The remainder of the subject property appears to have changed zoning from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District prior to May 16, 1983 according to the historic zoning maps. The right-of-way for East Fork Road (*N. Alamo Road*) was depicted as bisecting the subject property up until the December 3, 2007 zoning map (*see Figure 3 below*) where it is shown in its present-day alignment.

FIGURE 1: JANUARY 3, 1972 ZONING MAP

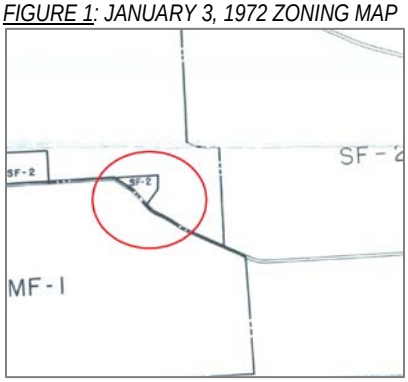


FIGURE 2: APRIL 5, 2005 ZONING MAP

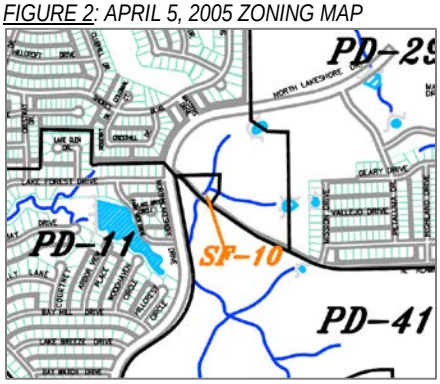
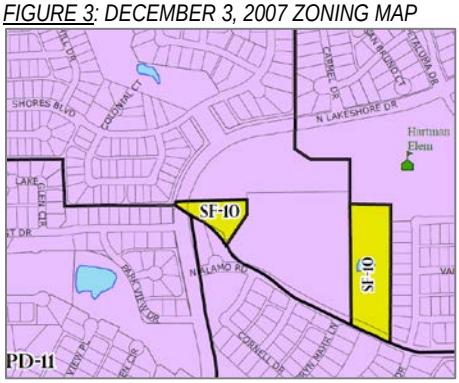


FIGURE 3: DECEMBER 3, 2007 ZONING MAP



RED CIRCLE = SUBJECT PROPERTY

On July 21, 2008, the City Council approved *Ordinance No. 08-39* [*Specific Use Permit No. S-57; Case No. Z2008-015*], which allowed a *Daycare Facility (with seven [7] or more children)* in a Single-Family 10 (SF-10) District. Despite this approval, the project remained inactive until 2016 when the present-day applicant submitted a site plan for a daycare facility [*Case No. SP2016-019*]. This site plan was approved on October 11, 2016. A subsequent site plan amendment [*Case No. SP2019-014*]

was approved on May 9, 2017, and a final plat of the property [*Case No. P2017-043*] was approved on September 5, 2017. Following these approvals, a building permit [*BLD2019-0378*] was approved and a Certificate of Occupancy (CO) [*CO2019-0118*] was issued for the daycare facility on January 30, 2020.

PURPOSE

On December 18, 2020, the applicant – *Doug Galloway of Viaduct Development* -- submitted an application requesting to change the zoning of the 2.96-acre subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses. In the applicant's letter, the applicant indicated the intent of the zoning change was to provide two (2) additional pad sites to allow the construction of two (2) office buildings.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1940 N. Lakeshore Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 5.006-acre tract of land (*i.e. Tract 11-2 of the N. Butler Survey, Abstract No. 21*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 1 of the Crestview Subdivision, which consists of 38 single-family residential lots on 10.34-acres. This property is zoned Planned Development District 3 (PD-3) for single-family detached land uses.

South: Directly south of the subject property is East Fork Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Preserve Subdivision, which consists of 114 single-family residential lots on 60.21-acres. This property is zoned Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is a 9.623-acre tract of land (*i.e. Tract 11-3 of the A, Hanna Survey, Abstract No. 98*), which is zoned Planned Development District 3 (PD-3) for Commercial (C) District land uses. This property is currently being operated as an *Urban Farm* (*i.e. Blasé Family Farm*) under *Specific Use Permit No. S-088* [*Ordinance No. 11-44*]. Beyond this is a single-family home on a 5.37-acre parcel of land (*i.e. Lot 3, Block 1, Blasé Addition*), which is zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 3 of the Hillcrest Shores Subdivision, which consists of 110 single-family residential lots on 37.40-acres. This property is zoned Planned Development District 11 (PD-11) for Single-Family 10 (SF-10) District land uses.

CHARACTERISTICS OF THE REQUEST

As stated above, the subject property is currently zoned both Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses. The division of these two (2) zoning designations on the subject property is the general location of the old alignment of East Fork Road (*i.e. N. Alamo Road on older maps*). When the City changed the alignment of the roadway, the zoning designations were not changed, and eventually a ~10,000 SF daycare facility was constructed on the subject property under a Specific Use Permit (SUP) [*Ordinance No. 08-39; S-57*]. This land use -- *a Daycare with Seven (7) or More Children* -- was permitted under both zoning designations by Specific Use Permit (SUP) and did not require the property owner to rezone the property at that time.

When the applicant approached staff about constructing two (2) office buildings on the subject property, staff explained to the applicant that the property needed to be rezoned and that there were two (2) options for the request: [*1*] remove the portion of the property within Planned Development District 41 (PD-41) and seek a simple General Retail (GR) District zoning classification (*this would represent the least restrictive path*), or [*2*] incorporate the 1.46-acres of land zoned Single-Family 10 (SF-10) District

into Planned Development District 41 (PD-41) and reclassifying the 2.96-acre subject property to allow General Retail (GR) District land uses (*this would represent the most restrictive option*). With either option Planned Development District 41 (PD-41) would have to be amended and all property owners within the Planned Development District would need to be notified. Ultimately, the applicant chose the more restrictive option (*i.e. to increase the boundaries of the Planned Development District*), and limit the permitted land uses allowed on the subject property to [*1*] an *Office Building*, [*2*] a *Medical Office Building*, and [*3*] a *Daycare with Seven (7) or More Children*.

In addition, the subject property would be subject to the density and dimensional standards permitted for the General Retail (GR) District, and which are as follows:

Density and Dimensional Requirements	*General Retail (GR) District*
Minimum Lot Area	6,000 SF
Minimum Lot Width at Front Building Setback	60-Feet
Minimum Lot Depth	83-Feet [(1)]
Minimum Front Yard Setback	15-Feet
Minimum Side Yard Setback without a Fire Rated Wall	10-Feet
Minimum Side Yard Setback with a Fire Rated Wall	0-Feet
Minimum Rear Yard Setback without a Fire Rated Wall	10-Feet
Minimum Rear Yard Setback with a Fire Rated Wall	0-Feet
Maximum Building Size	25,000 SF
Minimum Distance Between Buildings without a Fire Rated Wall	15-Feet
Minimum Distance Between Buildings with a Fire Rated Wall	0-Feet
Maximum Lot Coverage	40%
Maximum Height	36-Feet

Notes: [(1)] see the Conformance to the City's Codes section below.

The concept plan submitted by the applicant shows that two (2) additional office buildings will be added to the subject property west of the daycare facility and adjacent to N. Lakeshore Drive. These buildings are depicted as a 3,444 SF building and a 2,545 SF building that will share a common wall and property line. The parking areas, landscaping, and detention area will remain unchanged.

INFRASTRUCTURE

All public infrastructure required for the applicant's request as depicted on the submitted zoning exhibit was constructed with the adjacent daycare facility.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC) in the following ways:

(1) *Minimum Lot Depth*. According to the Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum lot depth for properties in a General Retail (GR) District is 100-feet. Currently, the lot -- *identified as Lot 1 on the zoning exhibit* -- is 83.17-feet in depth.

Staff Response. Staff has included a provision in the proposed draft ordinance that would allow a lot configuration with a minimum depth of 83-feet; however, the approval of this request is discretionary to the City Council pending a recommendation from the Planning and Zoning Commission.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *North Lakeshore District* and is designated for *Commercial/Retail* land uses on the Future Land Use Plan. Based on the applicant's request, the *Commercial/Retail* designation is an appropriate designation for the subject property and

no changes to the Future Land Use Plan would be required (*i.e. the applicant's request conforms to the Future Land Use Plan designation*). In addition, according to the *District Strategies* for this district, "(t)he commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal of allowing General Retail (GR) District land uses is an appropriate transition from the property zoned Commercial (C) District directly north of the subject property to the residential areas south of the subject property; however, this request is a discretionary call for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On December 19, 2020, staff mailed 756 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Shores on Lake Ray Hubbard, Lakeview Summit, Caruth Lakes, and the Hillcrest at the Shores Homeowner's Associations (HOA's), which are the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) 16 property owner notifications, three (3) online *Zoning & Specific Use Permit Input Forms*, and two (2) emails from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request; however, staff should point out that several of these notices site an opposition a land use not being proposed with this case (*i.e. retail and multi-family*).
(2) One (1) email from a property owner within the notification area (*i.e. within the 500-foot buffer*) stating no objection to the applicant's request.
(3) Two (2) emails and two (2) online *Zoning & Specific Use Permit Input Forms* from property owners outside of the notification area (*i.e. outside of the 500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses to Planned Development District 41 (PD-41) for limited General Retail (GR) District, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance;

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On January 12, 2021 the Planning and Zoning Commission approved the applicant's request to rezone the subject property from Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) for Single-Family 10 (SF-10) District land uses to Planned Development District 41 (PD-41) for limited General Retail (GR) District land uses by a vote of 6-1, with Commissioner Moeller dissenting.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[ ] Site Plan ($250.00 + $20.00 Acre) [1]
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[X] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)
[ ] Variance Request ($100.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

Address	1940 N Lakeshore Dr				
Subdivision	North Lakeshore Daycare	Lot	1	Block	A
General Location	NW corner of East Fork and N Lakeshore				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	GR / PD-41 & R-12	Current Use	Daycare & land		
Proposed Zoning	GR / PD-41	Proposed Use	Daycare & office		
Acreage	1.13	Lots [Current]	1	Lots [Proposed]	3

[ ] ***SITE PLANS AND PLATS:*** *By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.*

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

[ ] Owner		[ ] Applicant	Viaduct Development
Contact Person		Contact Person	Doug Galloway
Address		Address	2560 Technology Ste 100 Plano Tx 75074
City, State & Zip		City, State & Zip	
Phone		Phone	512-698-9494
E-Mail		E-Mail	doug@viaductdev.com

NOTARY VERIFICATION [REQUIRED]

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

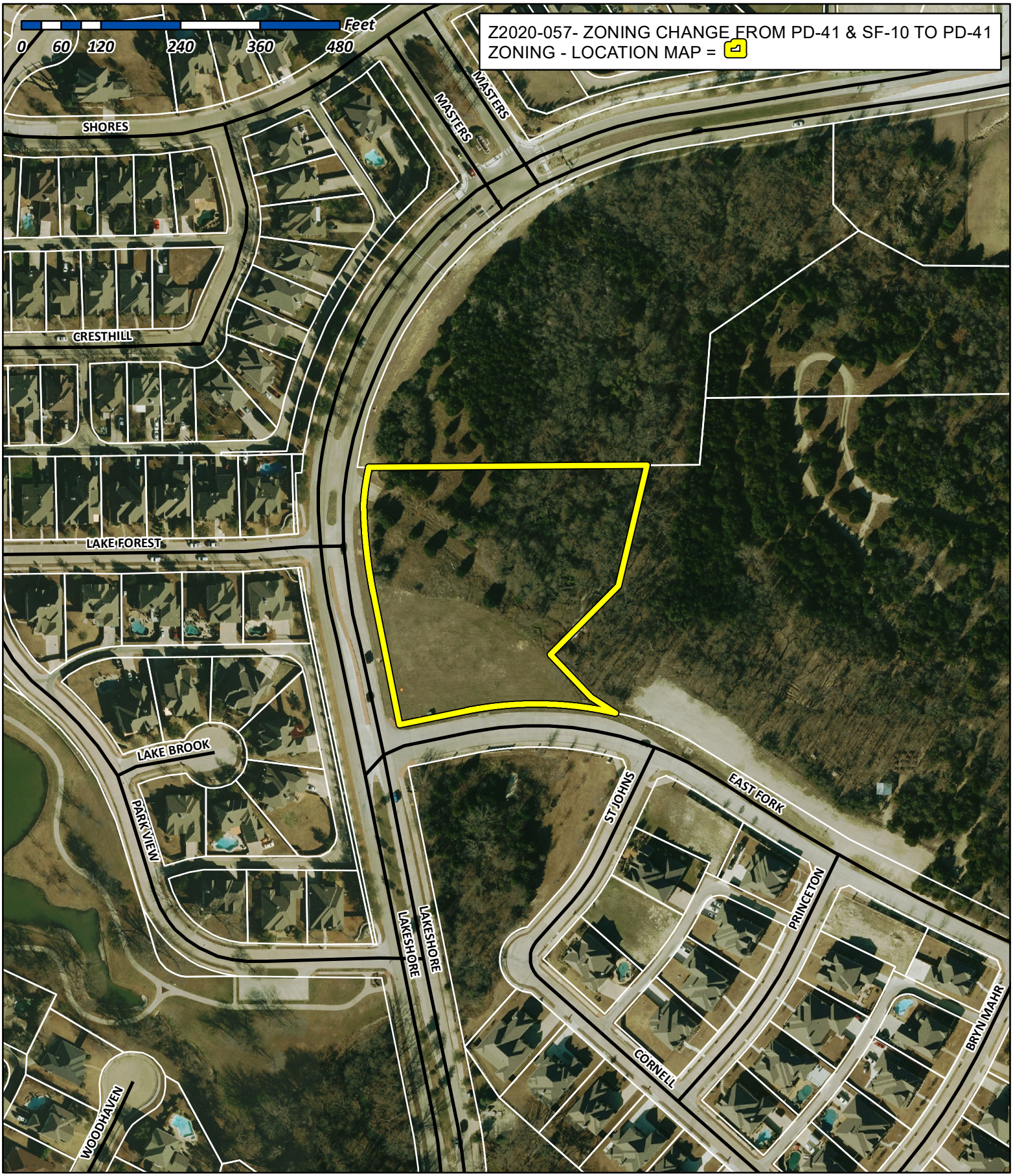
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ **244.40** *, to cover the cost of this application, has been paid to the City of Rockwall on this the* **18th** *day of* **December** *, 20* **20** *. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."*

Given under my hand and seal of office on this the 17th *day of* December, *20* 20

Owner's Signature [signature]

Notary Public in and for the State of Texas Scott M Schubert

NOTARY PUBLIC STATE OF TEXAS
SCOTT M. SCHUBERT
Notary Public, State of Texas
Comm. Expires 03-28-2023
Notary ID 126027315
My Commission Expires



City of Rockwall

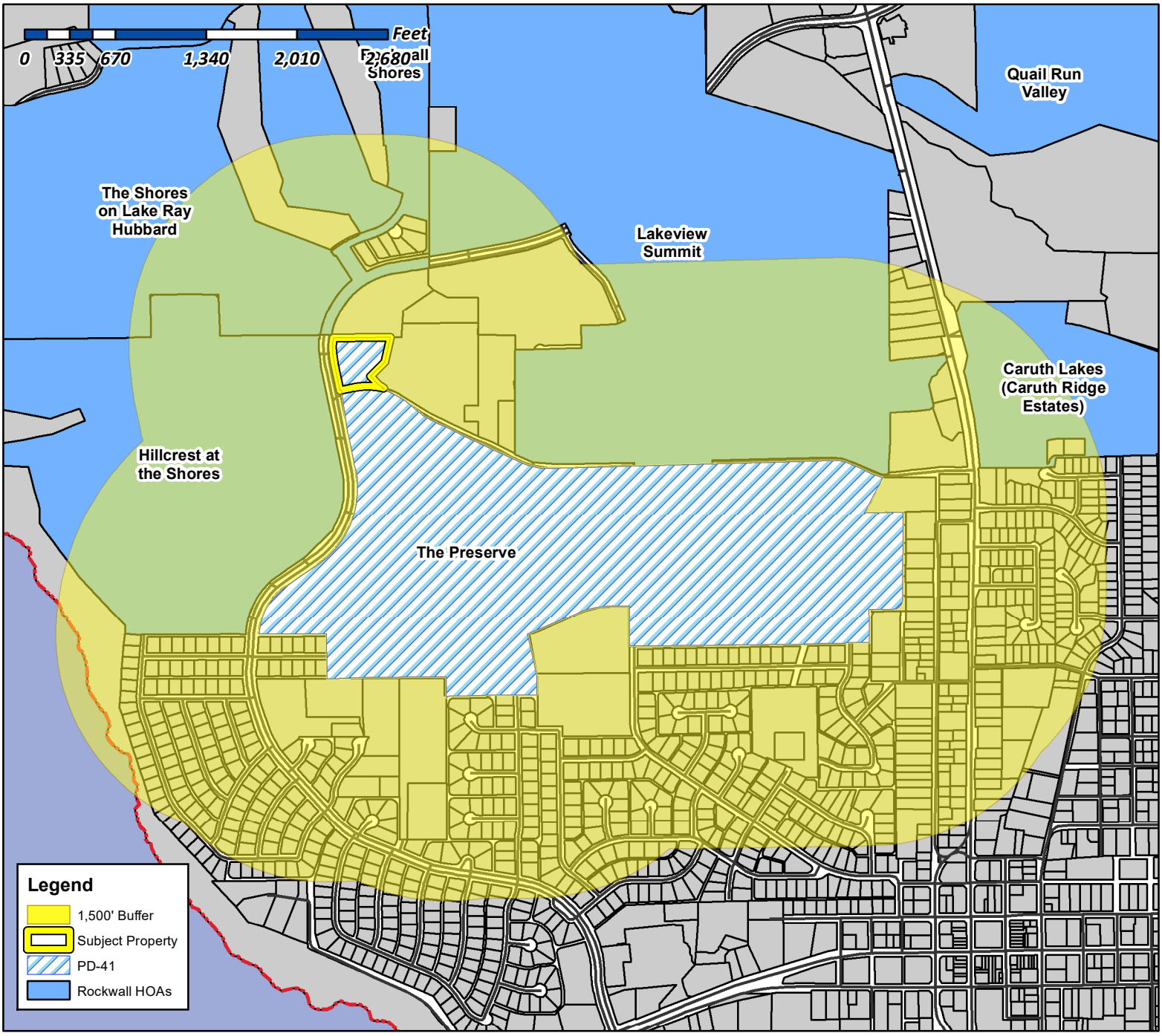
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

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Case Number: Z2020-057
Case Name: Zoning Change from PD-41 & SF-10 to PD-41
Case Type: Zoning
Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, December 22, 2020 12:13 PM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2020-057]
Attachments: Public Notice (12.21.2020).pdf; HOA Map (12.19.2020).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *December 25, 2020*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2020-057 Zoning Change from SF-10 to PD-41
Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

Thank you,

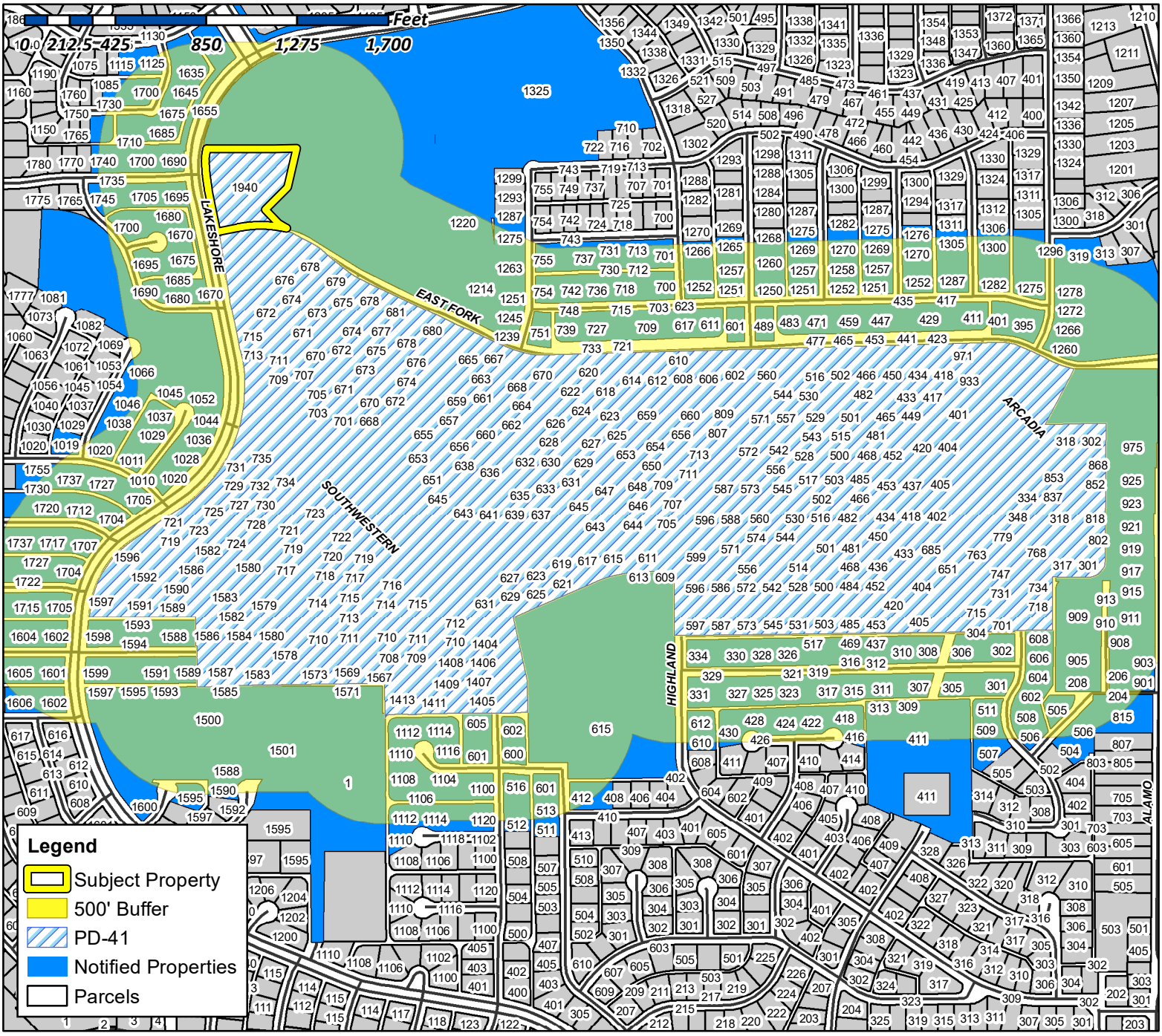
Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

This email was scanned by Bitdefender

City of Rockwall

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

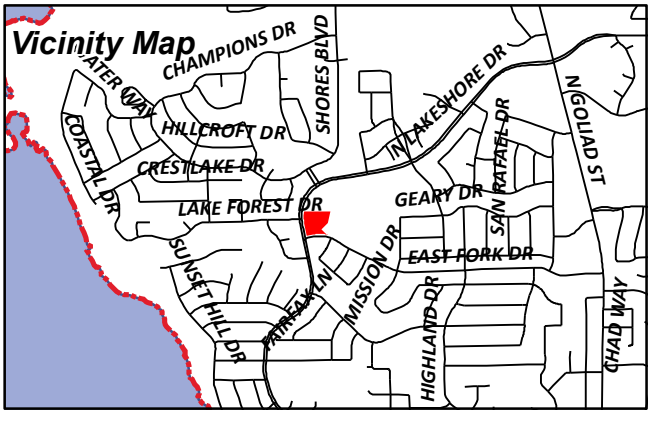
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Case Number: Z2020-057
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Zoning: PD-41 & SF-10
Case Address: NEC of E. Fork Drive and N. Lakeshore Drive

Date Created: *12/19/2020*

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



= RESPONSE RECIEVED

LOFLAND WILLIAM B
1 TOPSIDE LN
ROCKWALL, TX 75087

DONAHOE JOHN M & KATHRINE E
1001 N GOLIAD
ROCKWALL, TX 75087

SMITH DAVID W
1010 HILLCREST CIRCLE
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1011 HILLCREST CIR
ROCKWALL, TX 75087

BAUCHMAN NANCY
1019 WOODHAVEN CIR
ROCKWALL, TX 75087

SNEAD GENE T ETUX
102 WAGON WHEEL LN
WYLIE, TX 75098

HUDGINS JOHN E
1020 HILLCREST CIRCLE
ROCKWALL, TX 75087

HAUER MELVIN C & VIRGINIA L
1020 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

FAGNER JOHN & EILEEN
1021 HILLCREST CIR
ROCKWALL, TX 75087

HERNANDEZ JORGE A AND MILDRED AMARILIS CHACON
1028 HILLCREST CIR
ROCKWALL, TX 75087

WILLIAMS CHARLES & KRISTEN
1029 HILLCREST CIR
ROCKWALL, TX 75087

CORRIGAN DERRICK & STEFANIE
1030 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

OLEARY KENNETH F & TERRI A
1036 HILLCREST CIR
ROCKWALL, TX 75087

HUMPHREY MICHAEL D & SAMANTHA
1037 HILLCREST CIR
ROCKWALL, TX 75087

GOCHINAS GREGORY F & MARY D
1038 WOODHAVEN CIR
ROCKWALL, TX 75087

PONCINIE ERIC AND TRACI
1044 HILLCREST CIR
ROCKWALL, TX 75087

SIMPSON NEIL
1045 HILLCREST CIR
ROCKWALL, TX 75087

WOOD KAREN
1046 WOODHAVEN CIRCLE
ROCKWALL, TX 75087

LOFLAND WILLIAM B
105 E KAUFMAN ST
ROCKWALL, TX 75087

KUPTZ PAUL
1052 HILLCREST CIR
ROCKWALL, TX 75087

RAMIREZ RAYNALDO J
1054 WOODHAVEN CIR
ROCKWALL, TX 75087

PYBURN WESTON & SUZANNE V
1066 WOODHAVEN CR
ROCKWALL, TX 75087

CURANOVIC JOHN
109 ELM CREST DR
ROCKWALL, TX 75087

YOUNG JOHN M & BARBARA Y
1100 ASPEN CT
ROCKWALL, TX 75087

SMITH PEG PANNELL
1102 ASPEN CT
ROCKWALL, TX 75087

WEBER VERNA M
1104 ASPEN CT
ROCKWALL, TX 75087

CHU CHUNHSIN AND KOYI CHOU CHU
1105 SHORES BLVD
ROCKWALL, TX 75087

MORRIS MORGAN L JR AND JANETT E
1106 ASPEN COURT
ROCKWALL, TX 75087

HOUSER GERALD M & SHERYL
1108 ASPEN CT
ROCKWALL, TX 75087

MILLICAN GARY & TINA
1110 ASPEN CT
ROCKWALL, TX 75087

PHILLIPS HUBERT SYVELLE & LOVIE E REV LIV TR
LOVIE E PHILLIPS TRUSTEE
1110 VAIL CT
ROCKWALL, TX 75087

DICKERSON RONALD O & SHERILYN M
1112 ASPEN CT
ROCKWALL, TX 75087

RAJICH MIKE AND GRETCHEN M
1112 VAIL CT
ROCKWALL, TX 75087

CARD KIMBERLY & JONATHAN
1114 ASPEN CT
ROCKWALL, TX 75087

MOORE GEORGE W II REVOCABLE TRUST AND
JEANNE A RICHESON
1114 VAIL COURT
ROCKWALL, TX 75087

SITES SANDRA
1115 SHORES BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
1116 ASPEN CT
ROCKWALL, TX 75087

MOORE DAVID Y & BEVERLY J
1116 VAIL CT
ROCKWALL, TX 75087

AUTREY MARILYN E
1118 VAIL COURT
ROCKWALL, TX 75087

ALTAMAR LINA
1120 VAIL CT
ROCKWALL, TX 75087

TEAT SHANNON NEAL
1125 SHORES BLVD
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
1150 CRESTCOVE DR
ROCKWALL, TX 75087

TROMBINI SOLANGE L & ENRICO
1155 SHORES BOULEVARD
ROCKWALL, TX 75087

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

HPA TEXAS SUB 2018-1 ML LLC
120 S RIVERSIDE SUITE 2000
CHICAGO, IL 60606

JEFFUS JUSTIN AND ERIN
1214 E FORK
ROCKWALL, TX 75087

BLASE CHRISTOPHER & JILL
1220 E FORK
ROCKWALL, TX 75087

BREC ENTERPRISES LLC
1220 E FORK DRIVE
ROCKWALL, TX 75087

LU LISA YUMEI
1225 LADY DE VANCE LN
LEWISVILLE, TX 75056

ANZAI BYRON H
1239 MISSION DRIVE
ROCKWALL, TX 75087

HUX MARK
1245 MISSION DR
ROCKWALL, TX 75087

PATMAN RALPH DON
1250 HIGHLAND DR
ROCKWALL, TX 75087

BOVENKERK JAMES E JR
1251 ANTIOCH DR
ROCKWALL, TX 75087

TALLEY BLANCA JESSENIA AND JACOB
1251 HIGHLAND DR
ROCKWALL, TX 75087

CONFIDENTIAL
1251 MISSION DR
ROCKWALL, TX 75087

VINSON DON & GABRIEL
1251 STANFORD DR
ROCKWALL, TX 75087

ALFORD THOMAS & SUE
1252 ANTIOCH DR
ROCKWALL, TX 75087

HENDERSON CARLOS G AND LAURA K
1252 PETALUMA DRIVE
ROCKWALL, TX 75087

STANFORD DRIVE 1252 LAND TRUST
KATHRYN BALL TRUSTEE
1252 STANFORD DR
ROCKWALL, TX 75087

BRANKS JEREMY B & JENNIFER A
1256 HIGHLAND DR
ROCKWALL, TX 75087

PATTERSON DITALLIANNA & OLUGBEMILEKE SHITTU
1257 ANTIOCH DRIVE
ROCKWALL, TX 75087

WASLIEN A WAYNE & RHONDA D
1257 HIGHLAND DRIVE
ROCKWALL, TX 75087

PEREZ HUMBERTO
1257 MISSION DRIVE
ROCKWALL, TX 75087

PERKINS BLAKE JORDAN AND JAIME ADAIR
1257 STANFORD DR
ROCKWALL, TX 75087

ADAMS CHRISTOPHER H & JODY E
1258 ANTIOCH DR
ROCKWALL, TX 75087

SWIFT JEREMY DAVID
1258 PETALUMA DR
ROCKWALL, TX 75087

MILLER SHIRLEY C
1258 STANFORD DRIVE
ROCKWALL, TX 75087

PELLERIN DAVID P & JODY J
1260 CALISTOGA DRIVE
ROCKWALL, TX 75087

WILSON NICKE & CONROY CHRISTOPHER
1260 HIGHLAND DR
ROCKWALL, TX 75087

KIEU THERESA AND
DAT TIEN DINH
1261 HIGHLAND DRIVE
ROCKWALL, TX 75087

FLORES WILLIAM NELSON
1262 PETALUMA DRIVE
ROCKWALL, TX 75087

LU LISA YUMEI
1263 ANTIOCH DR
ROCKWALL, TX 75087

AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC
1263 MISSION DR
ROCKWALL, TX 75087

KEES MATTHEW AND LYDIA
1263 STANFORD DRIVE
ROCKWALL, TX 75087

HAZAIMEH MAHMOUD OMAR
1264 ANTIOCH DR
ROCKWALL, TX 75087

COMRADD ROBERT AND DANA
1264 HIGHLAND DR
ROCKWALL, TX 75087

ACUNA ANTONIO JR & CAROLYN J
1264 STANFORD DR
ROCKWALL, TX 75087

HUTCHINSON RANDI F
1265 HIGHLAND DR
ROCKWALL, TX 75087

HARRIS CYNTHIA ANN
1266 CALISTOGA DR
ROCKWALL, TX 75087

OLAN ROD A & AMY C
1266 PETALUMA DR
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
1269 ANTIOCHDR
ROCKWALL, TX 75087

MAHROUMI MOHAMMAD AND PARISA SHAHBAZI
MANOCHEHR KIANPOUR
1269 MISSION DRIVE
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
1269 STANFORD DR
ROCKWALL, TX 75087

TINKLE JEFFREY H & TAMMY L
1270 ANTIOCH DR
ROCKWALL, TX 75087

POTTS JOSEPH & KELSEY
1270 STANFORD DRIVE
ROCKWALL, TX 75087

RWC HILLCREST SHORES THREE HOMEOWNERS ASSOC INC
C/O PRINCIPAL MANAGEMENT GROUP
12700 PARK CENTRAL DRIVE, SUITE 600
DALLAS, TX 75251

FORBIS WILLIAM RUSSELL III & LYNN
1272 CALISTOGA DR
ROCKWALL, TX 75087

PHAM TONY T AND
IRENE M YEO
1275 ANTIOCH DR
ROCKWALL, TX 75087

JAMES DAVID AND SARAH A
1275 CALISTOGA DR
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1275 MISSION DR
ROCKWALL, TX 75087

FRENCH RENEE J
1275 STANFORD DR
ROCKWALL, TX 75087

DEDMAN ALICIA R
1276 ANTIOCH DR
ROCKWALL, TX 75087

REED BEVERLY
1276 STANFORD DR
ROCKWALL, TX 75087

SAMANTA SANTANU
1278 CALISTOGADR
ROCKWALL, TX 75087

TEMPLETON ROBERT WILLIAM AND MARILINE
ANDEME NGUA
128 SALINAS DRIVE
ROCKWALL, TX 75087

MARQUEZ IRMA AND
NIEVES MARQUEZ
1281 CALISTOGA DR
ROCKWALL, TX 75087

HOODENPYLE PAMELA JEAN
1281 MISSION DRIVE
ROCKWALL, TX 75087

JOHNSON RONALD C & DIXIE S
1282 SALINAS DR
ROCKWALL, TX 75087

MCCOY ELI
12838 W HEMINGWAY DR
SAN FERNANDO, CA 91340

ELLIOTT JAMES J & NANCY J
1284 CALISTOGA DRIVE
ROCKWALL, TX 75087

WATSON STEPHEN BROOKS & HARRIET S
1287 CALISTOGA DR
ROCKWALL, TX 75087

PRENSA MANUEL ALEJANDRO
1287 SALINAS DRIVE
ROCKWALL, TX 75087

TEMPLETON ROBERT WILLIAM AND MARILINE
ANDEME NGUA
1288 SALINASDR
ROCKWALL, TX 75087

HILL JAMES A & JANE M
1290 CALISTOGA DR
ROCKWALL, TX 75087

HAYES SHANE AND SARAH
1293 CALISTOGA DR
ROCKWALL, TX 75087

HUNT ROBERT
1293 SALINAS DR
ROCKWALL, TX 75087

HAYES LAKISHA
1294 SALINAS DRIVE
ROCKWALL, TX 75087

CONFIDENTIAL
1296 CALISTOGA DR
ROCKWALL, TX 75087

MORTADA FOUAD A
HIBA ABDALLAH
1299 SALINAS DR
ROCKWALL, TX 75087

TUCKER PAUL A & KIM M
1300 SALINAS DR
ROCKWALL, TX 75087

SIVERTSON JAMES CHARLES & CHARLOTTE KAY
1305 SALINAS DR
ROCKWALL, TX 75087

ROCKWALL I S D
1325 PETALUMA DR
ROCKWALL, TX 75087

FREEDMAN GARY A & DEBRA L
1404 WILLOW LN
ROCKWALL, TX 75087

GREGORY GORDON L AND DEBRAH G
1405 WILLOW LN
ROCKWALL, TX 75087

ROHLF MICHAEL G AND BEVERLY J
1406 WILLOW LANE
ROCKWALL, TX 75087

MUNCY JILL S
1407 WILLOW LN
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
1408 S LAKESHORE DR
ROCKWALL, TX 75087

SCHMITT JEFF AND TAMMI
1408 WILLOW LN
ROCKWALL, TX 75087

DONOGHUE MICHAEL J AND DANA
1409 WILLOW LN
ROCKWALL, TX 75087

SUMRALL CYNTHIA A AND
DONNA L PRUNTY
1411 WILLOW LN
ROCKWALL, TX 75087

KOVACS NICOLLE A
1413 WILLOW LANE
ROCKWALL, TX 75087

WALSER JERRY B & DEBBIE K
1450 ASHBOURNE DR
ROCKWALL, TX 75087

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

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
1500 SUNSET HILLDR
ROCKWALL, TX 75087

COBLE JOHN D DR & PATRICIA P
1501 SUNSET HILL DR
ROCKWALL, TX 75087

MATHIAS ERIC J & ROBIN A
1514 MALLARD HVN
SAN ANTONIO, TX 78260

REINHARDT DAVID WAYNE & ALYSON SUE
1567 NORTH HILLS DRIVE
ROCKWALL, TX 75087

BAUER SCOTT J AND CARLA G
1569 NORTH HILLS DR
ROCKWALL, TX 75087

CHANEY CHARLES & PAMELA
1571 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN DAVE M AND COLLEEN M
1573 NORTH HILLS DR
ROCKWALL, TX 75087

BACH DAVID M AND BETHANY N
1575 NORTH HILLS DR
ROCKWALL, TX 75087

MASLO PAUL B AND MIHUI LAURA KIM
1577 EDMONDSON TR
ROCKWALL, TX 75087

ALVARADO GARY AND MARIA
1578 NORTH HILLS DR
ROCKWALL, TX 75087

MACDONALD AMY A AND MICHAEL C
1579 EDMONDSON TR
ROCKWALL, TX 75087

MCCLENDON PAULA S
1579 N HILLS DRIVE
ROCKWALL, TX 75087

CRESPO WIMPER A AND WENDY
1580 EDMONDSON TRAIL
ROCKWALL, TX 75087

COOPER TRAVIS AND MICHELLE
1580 NORTH HILLS DR
ROCKWALL, TX 75087

PENNINGTON MICHAEL AND IVY R
1581 EDMONDSON TRAIL
ROCKWALL, TX 75087

STANLEY ROBERT WAYNE II AND CHERYL RAE
1581 NORTH HILLS DR
ROCKWALL, TX 75087

HURLEY CLINT & PAIGE NICOLE
1582 EDMONDSON TR
ROCKWALL, TX 75087

BUCKNER GARY
1582 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WALDEN ALFRED F
1583 EDMONDSON TRL
ROCKWALL, TX 75087

ORTIZ MIGUEL & CIARA
1583 N HILLS DR
ROCKWALL, TX 75087

MA KIM H
1584 EDMONDSON TRAIL
ROCKWALL, TX 75087

WHITE TODD E AND PAIGE LEIGH
1584 NORTH HILLS DR
ROCKWALL, TX 75087

COSKUN HASAN & SIBEL COSKUN
1585 EDMONDSON TRL
ROCKWALL, TX 75087

ALDRICH KEVIN JAMES & DOTTIE R
1585 NORTH HILLS DRIVE
ROCKWALL, TX 75087

WILKOWSKI MATTHEW AND CATHERINE
1586 EDMONDSON TR
ROCKWALL, TX 75087

STEWART CANDY MARIE & BENJAMIN EARL
1586 NORTH HILLS DRIVE
ROCKWALL, TX 75087

OWEN ALLEN J & JESICA L
1587 EDMONDSON TRAIL
ROCKWALL, TX 75087

ORTIZ JESUS AND CINDY
1587 NORTH HILLS DR
ROCKWALL, TX 75087

BEAUBIEN ALAN AND
REVI MENASCHE
1588 NORTH HILLSDR
ROCKWALL, TX 75087

BANAN SAEED & SANDRE
1588 SUNSET HILL DR
ROCKWALL, TX 75087

MUKTAR JEMIL M
1589 EDMONDSON TR
ROCKWALL, TX 75087

ANDERSON JAMES R & E GAY
1589 N HILLS DR
ROCKWALL, TX 75087

MITCHELL HEIDI M AND AARON A
1590 EDMONDSON TR
ROCKWALL, TX 75087

KELLY JAMES D & SARA SOLIS
1590 N HILLS DR
ROCKWALL, TX 75087

ANDERSON JASON & KELLY
1590 SUNSET HILL DRIVE
ROCKWALL, TX 75087

CRUZ JUAN G AND MARIA D
1591 EDMONDSON TRACE
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
1591 NORTH HILLS DR
ROCKWALL, TX 75087

BALLI EMILY & DAVID
1592 EDMONDSON TRAIL
ROCKWALL, TX 75087

FIDGER REVOCABLE LIVING TRUST
BRIAN FIDGER - TRUSTEE
1592 NORTH HILLS
ROCKWALL, TX 75087

MCCOY ELI
1593 EDMONDSON TRL
ROCKWALL, TX 75087

FRAGA JAVIER SANTOS
1593 NORTH HILLS DR
ROCKWALL, TX 75087

SANDERS JERRY W & MARINA
1594 N HILLS DR
ROCKWALL, TX 75087

GROOVER ANTHONY AND DONNA MARRIE
1595 EDMONDSON TR
ROCKWALL, TX 75087

GONZALES JAMES E & DEENA L
1595 HAVEN HILL CT
ROCKWALL, TX 75087

SAMRA ISSAM F & REEM M ABOU-SAMRA
1595 N HILLS DR
ROCKWALL, TX 75087

LAGRANGE DONALD AND AMY C
1596 EDMONDSON TRAIL
ROCKWALL, TX 75087

LUSTIK KENNETH & ROBERT HOPSON
1596 N HILLS DR
ROCKWALL, TX 75087

JONES LALANII
1597 EDMONDSON TRAIL
ROCKWALL, TX 75087

SHEEHAN JAMES C & JULIA
1597 N HILLS DR
ROCKWALL, TX 75087

RUSSELL ALAN DUANE
1598 NORTH HILLS DR
ROCKWALL, TX 75087

COWAN JOHN CAMERON AND KATHLEEN
VANWAGNER
1599 NORTH HILLS DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
1600 N COLLINS SUITE 1400
RICHARDSON, TX 75080

JONES JOHNNY DEWAYNE & MARTHA A
1600 N LAKESHORE DRIVE
ROCKWALL, TX 75087

TUNKS TERRY AND ELIZABETH
1601 N HILLS DR
ROCKWALL, TX 75087

SAMPSON DEAN & BARBARA KELLUM
1602 MONTCLAIR DR
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
1602 NORTH HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1603 NORTH HILLS DRIVE
ROCKWALL, TX 75087

PHILIPS PAUL AND PATRA M
1604 MONTCLAIR ST
ROCKWALL, TX 75087

KLUTTS BEN A JR & JULIE C
1604 N HILLS DR
ROCKWALL, TX 75087

CLARK LUTHER A ETUX
1605 N HILLS DR
ROCKWALL, TX 75087

JISTEL MICHAEL & SABRA
1606 MONTCLAIR DR
ROCKWALL, TX 75087

WATSON MATTHEW W & JAMIE D
1606 NORTH HILLS DRIVE
ROCKWALL, TX 75087

STARR RICHARD AND KATRINA STARR
1607 NORTH HILLS DRIVE
ROCKWALL, TX 75087

CONNALLY DAVID & VICKIE
1608 N HILLS DR
ROCKWALL, TX 75087

CONFIDENTIAL
1610 NORTH HILLS DRIVE
ROCKWALL, TX 75087

ROBERTS KYLE L & SUNDEE L
1615 CRESTHILL DR
ROCKWALL, TX 75087

HONEYCUTT CLINTON R & DAWN C
1625 CRESTHILL DR
ROCKWALL, TX 75087

BARBAY TERRY & ZELENA
1635 CRESTHILL DR
ROCKWALL, TX 75087

WESLEY RANDALL & CYNTHIA
1645 CRESTHILL DR
ROCKWALL, TX 75087

FOSTER DAVID L AND VICKI H
1655 CRESTHILL DRIVE
ROCKWALL, TX 75087

BELCEVIC DRAGOS & DENIE
1665 CRESTHILL DR
ROCKWALL, TX 75087

KOLLEHNER STEVEN AND AMY
1670 LAKE BROOK CIR
ROCKWALL, TX 75087

ELY JAMES
1670 PARK VIEW DR
ROCKWALL, TX 75087

PYLE JERRY W & JUDY K
1675 CRESTHILL DR
ROCKWALL, TX 75087

RIGGINS JOSH DAVID AND
MEGHAN HARRIS
1675 LAKE BROOK CIRCLE
ROCKWALL, TX 75087

GARRETT DAVID W & JULIE L
1680 LAKE BROOK CIR
ROCKWALL, TX 75087

CATLETT JAMES W & PATRICIA A TRUSTEES
JAMES W & PATRICIA A CATLETT REV LIVING
TRUST
1680 PARK VIEW DR
ROCKWALL, TX 75087

MALCHEV CHARLES G & IVANKA
1685 CRESTHILL DRIVE
ROCKWALL, TX 75087

EFENEY W MICHAEL JR & AMY LYNN
1685 LAKE BROOK CIR
ROCKWALL, TX 75087

PRODAHL DALE A & KAREN S
1685 PLUMMER DR
ROCKWALL, TX 75087

FORINASH JONATHAN
1690 LAKE BROOK CR
ROCKWALL, TX 75087

EDWARDS DENISE
1690 LAKE FOREST DR
ROCKWALL, TX 75087

CROWELL DANIEL & CYNTHIA N
1690 PARK VIEW DR
ROCKWALL, TX 75087

PRODAHL DALE A & KAREN S
1695 CRESTHILLDR
ROCKWALL, TX 75087

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
1695 LAKE BROOKCIR
ROCKWALL, TX 75087

LOY COURTNEY
1695 LAKE FOREST DR
ROCKWALL, TX 75087

HENRIQUEZ ERICK J
ASHLEY NICOLE ONEY
1700 CRESTHILL DRIVE
ROCKWALL, TX 75087

BOYNE DAVID ROBERT & DEBORAH K
1700 LAKE BROOK CIR
ROCKWALL, TX 75087

HURST RICK & KIM
1700 LAKE FOREST DR
ROCKWALL, TX 75087

JOHNSON CLARENCE R & CASANDRA L
1704 BAY WATCH DR
ROCKWALL, TX 75087

SIMS DAVID E AND ANITA L
1704 LAKE BREEZE DR
ROCKWALL, TX 75087

LYNCH CHRISTOPHER J
1705 BAY WATCH DRIVE
ROCKWALL, TX 75087

RYAN JEFFREY & DARLA
1705 BAYHILL DR
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
1705 CRESTHILL DR
ROCKWALL, TX 75087

MANCUSO TYLER J & TAMMY B
1705 LAKE FOREST DR
ROCKWALL, TX 75087

CONFIDENTIAL
1707 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

HEATHINGTON ERNESTINE
1710 CRESTHILL DR
ROCKWALL, TX 75087

DEARING JAMES AND KANESHA
1710 LAKE FOREST DR
ROCKWALL, TX 75087

PAULSEN LOGAN & BRANDI A
1712 BAY WATCH DRIVE
ROCKWALL, TX 75087

VAUGHN STEPHEN MICHAEL
1712 LAKE BREEZE DR
ROCKWALL, TX 75087

WHITAKER MARTIN & DORIS
1715 BAY WATCH DR
ROCKWALL, TX 75087

REPMAN MARK &
MICHELLE BASTIDAS
1715 BAYHILL DR
ROCKWALL, TX 75087

COTTON JAMES THOMAS AND AMYE LYN
1715 CRESTHILL DRIVE
ROCKWALL, TX 75087

TAYLOR MICHAEL JOSEPH JR AND HEATHER L
1717 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

WHIPPLE JOHN & COLLEEN
1720 CRESTHILL DR
ROCKWALL, TX 75087

PEDDIE STACIE
1720 LAKE BREEZE DRIVE
ROCKWALL, TX 75087

PRISOCK ANGELA RENEE
1720 LAKE FOREST DRIVE
ROCKWALL, TX 75087

KEETON KENNETH W & REBECCA
1722 BAY WATCH DR
ROCKWALL, TX 75087

HIETBRINK BERNARD D & MELISSA L
1725 BAY WATCH DR
ROCKWALL, TX 75087

BENS MARK S & JOANNA N
1725 CRESTHILL DRIVE
ROCKWALL, TX 75087

NORRIS TRENT & MARY K
1725 LAKE FOREST DR
ROCKWALL, TX 75087

VILLARREAL GLORIA M & JOSE C
1727 BAY HILLDR
ROCKWALL, TX 75087

KETON JAMES H & JEANNETTE S
1727 LAKE BREEZE DR
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
1730 CRESTHILL DR
ROCKWALL, TX 75087

HIGGINS BRADLEY STEPHEN AND
AMANDA JO BURT HIGGINS
1730 LAKE BREEZE DR
ROCKWALL, TX 75087

KIM SEONG CHEOL & HEE SOOK
1730 LAKE FOREST DR
ROCKWALL, TX 75087

BREEN ROBERT AND LAURA
1732 BAY WATCHDR
ROCKWALL, TX 75087

WHALIN GREGORY L & TERRI B
1733 BAY WATCH DR
ROCKWALL, TX 75087

TETLEY GEOFFREY & PAULA SCRUBBS TETLEY
1735 CRESTHILL DR
ROCKWALL, TX 75087

MARSHALL JOHN & HEATHER
1735 LAKE FOREST DR
ROCKWALL, TX 75087

LOCKWOOD CHARLES DOUGLAS
1737 BAYHILL DR
ROCKWALL, TX 75087

BOWEN RONALD L & DEANNA K
1737 LAKE BREEZE DR
ROCKWALL, TX 75087

BYROM JOHNNY R & LYNETTE
1738 LAKE BREEZE DR
ROCKWALL, TX 75087

TUBBS LAJUAN C
1740 BAY WATCH DR
ROCKWALL, TX 75087

ULAND HARRY E & JERI M
1740 LAKE FOREST DR
ROCKWALL, TX 75087

LANZONE FAMILY LIVING TRUST
CHRIS A LANZONE AND DIANE M LANZONE-TRUSTEES
1741 BAY WATCH DRIVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

MARTIN DONALD
1745 LAKE FOREST DRIVE
ROCKWALL, TX 75087

PHILLIPS JACOB AND CAREEN NAKHLEH
1747 BAYHILL DRIVE
ROCKWALL, TX 75087

KLECHA MARK AND ANGELA
1748 LAKE BREEZE DR
ROCKWALL, TX 75087

THOMPSON RONALD G & CAROLYN E
1755 BAYHILL DR
ROCKWALL, TX 75087

BARKER MARK A
1755 LAKE BREEZE DR
ROCKWALL, TX 75087

LOWNDES ROBERT
1763 BAYHILL DR
ROCKWALL, TX 75087

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

BLALOCK DAVID PAUL
1859 KELLY LN
ROCKWALL, TX 75087

SAMANTA SANTANU
18610 SHANGRI LA DR
CANYON COUNTRY, CA 91351

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
1940 N LAKESHORE RD
ROCKWALL, TX 75087

917 PROPERTIES LLC
2 MANOR COURT
HEATH, TX 75032

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

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
204 W HEATH ST
ROCKWALL, TX 75087

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

HALL RALPH H AND
BRETT A HALL AND J BLAKEKEY HALL
207 EAST RUSK
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

PEOPLES DOSVILLE
208 W HEATH ST
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
2221 E LAMAR BLVD STE 840
ARLINGTON, TX 76006

MASTER DEVELOPERS-SNB LLC
2400 DALLAS PARKWAY SUITE 560
PLANO, TX 75093

BEAUBIEN ALAN AND
REVI MENASCHE
2438 ADAMS STREET
HOLLYWOOD, FL 33020

GOTROCKS PROPERTIES LLC
ATTN: GENE COOPER, MANAGER
2560 TECHNOLOGY DRIVE SUITE 100
PLANO, TX 75074

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

CHU CHUNHSIN AND KOYI CHOU CHU
2678 TREVOR PKWY
PLEASANTON, CA 94588

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

JONES WILLIAM P AND DEBRA L STODDARD-
JONES
301 SHEPARDS HILL DR
ROCKWALL, TX 75087

BANKS-KNIGHTEN STACY RENEE &
CLARENCE EDWARD JR
302 ARCADIA WAY
ROCKWALL, TX 75087

VICK JOHN C AND ANDREA E
302 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

SMITH PEG PANNELL
3021 RIDGE RD #A-155
ROCKWALL, TX 75032

SNEAD GENE T ETUX
303 SHEPARDS HILL DR
ROCKWALL, TX 75087

WHITE PAULA LYNN
304 SHEPHARDS HILL
ROCKWALL, TX 75087

DOOLEY MORRIS D. & CAROL
305 SHEPARDS HILL DR
ROCKWALL, TX 75087

HINCKLEY NANCY L
306 SHEPARDS HILL DR
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

AMERICAN HOMES 4 RENT PROPERTIES EIGHT
LLC
30601 AGOURA RD SUITE 200
AGOURA HILLS, CA 91301

SCHUENEMAN ZACHARI
307 SHEPARDS HILL DR
ROCKWALL, TX 75087

GREENLEE PEGGY BARRON
308 SHEPARDS HILL DR
ROCKWALL, TX 75087

FALLS DAVID C & TERRI L
309 ROOKERY CT
MARCO ISLAND, FL 34145

TENNER COLLEEN
309 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

WILLIAMSON KIRBY E & KASIE L
310 SHEPARDS HILL DR
ROCKWALL, TX 75087

HARROD JAMES G
311 SHEPARDS HILL DR
ROCKWALL, TX 75087

STOKES HAROLD W JR
312 SHEPARDS HILL DR
ROCKWALL, TX 75087

MCAFEE TED N/GAYLE B
313 SHEPARDS HILL DR
ROCKWALL, TX 75087

BAKER JAY HENRY
314 SHEPARDS HILLDR
ROCKWALL, TX 75087

BUMELIS ANTHONY A & MELISSA L
315 SHEPARDS HILL DR
ROCKWALL, TX 75087

BLALOCK DAVID PAUL
316 SHEPARDS HILLDR
ROCKWALL, TX 75087

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

FUEHRER RICHARD W & LISA
317 SHEPARDS HILL DR
ROCKWALL, TX 75087

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

WEBER MARY JANE
318 COOPER CT
ROCKWALL, TX 75087

STEINBERG JANELLE LORRAINE
318 SHEPARDS HILL DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
319 LOS ALTOS DR
ROCKWALL, TX 75087

LOSEKE GREGORY
319 SHEPARDS HILL DR
ROCKWALL, TX 75087

BURNS TOMMY AND DOREEN
320 SHEPARDS HILL DR
ROCKWALL, TX 75087

HAYDEN ROBERT M ET UX
321 SHEPARDS HILL DR
ROCKWALL, TX 75087

COLVIN ANDREW CODY
322 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

JOHNSON CHARLES AND STEPHANIE
323 SHEPARDS HILL DR
ROCKWALL, TX 75087

PESTA DAVID M AND LYNDA M
324 SHEPARDS HILLDR
ROCKWALL, TX 75087

GRAVES JILL J AND WILLIAM J
325 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

GREEN SUSAN MELANIE & KYLE B
326 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

WARD MATTHEW D AND KARI N
327 SHEPARDS HILL DR
ROCKWALL, TX 75087

BROWN AILEEN S
328 SHEPARDS HILL DR
ROCKWALL, TX 75087

RILEY TERRI L
329 SHEPARDS HILL DR
ROCKWALL, TX 75087

VALENZUELA LINETTA
330 SHEPARDS HILL DR
ROCKWALL, TX 75087

LENSCH ELIZABETH
331 SHEPARDS HILL DR
ROCKWALL, TX 75087

ARROYAVE INES M
332 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

BOLER RICKY D JR AND
NANCY L GUTIERREZ
334 COOPER COURT
ROCKWALL, TX 75087

PESTA DAVID M AND LYNDA M
334 SHEPARDS HILL DR
ROCKWALL, TX 75087

PESTA DAVID & LYNDA
334 SHEPARDS HILL DRIVE
ROCKWALL, TX 75087

JARED LANDON CAIN 2005 TRUST
348 COOPER CT
ROCKWALL, TX 75087

PARANJAPE SHARADCHANDRA V AND SUSHAMA
S
3630 VANOUVER DR
DALLAS, TX 75229

DONAHOE JOHN M & KATHRINE E
38 DEWEY PLACER DR
BRECKENRIDGE, CO 80424

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
395 MONTERREYDR
ROCKWALL, TX 75087

LINGAMANENI LAKSHIMIKALA
401 ARCADIA WAY
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
401 MONTERREYDR
ROCKWALL, TX 75087

STRONG ASHTON MARIE AND JEFFREY BRIAN
402 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

STRIFLER SHERRI AND DONALD
404 BEDFORD FALLS LANE
ROCKWALL, TX 75087

ERSKINE HUGH DWIGHT AND DIANNE
ELIZABETH
404 CENTENARY LN
ROCKWALL, TX 75087

RHIESE ENTERPRISES LLC
405 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BULLOCK HAROLD AND HEATHER
405 CENTENARY LANE
ROCKWALL, TX 75087

MCCREARY LYN
410 DRIFTWOOD ST
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS ASSOCIATION
C/O VCM, INC.
411 MONTERREY DR
ROCKWALL, TX 75087

WILLIAMS HORACE LEE JR
411 VALLEY DR
ROCKWALL, TX 75087

ADAMSON CHRISTOPHER D & DANA
412 DRIFTWOOD ST
ROCKWALL, TX 75087

SCHAIBLY CURTIS
416 E COACHLIGHT TRAIL
ROCKWALL, TX 75087

GWELLEM VALENTINE AND FELICITAS
417 ARCADIA WAY
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS ASSOCIATION
C/O VCM, INC.
417 MONTERREYDR
ROCKWALL, TX 75087

GAMARA JEFFREY AND ERIN
418 ARCADIA WAY
ROCKWALL, TX 75087

MORRIS CHERYL A
418 E COACHLIGHT TRL
ROCKWALL, TX 75087

TRAINER JOSEPH CARTER III AND MELISSA ANN
418 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

MORENO WILFRED AND VENUS D
420 BEDFORD FALLS LANE
ROCKWALL, TX 75087

SAUNDERS ROBERT C
420 CENTENARY LANE
ROCKWALL, TX 75087

DYER LELA A
420 E COACHLIGHT TRL
ROCKWALL, TX 75087

CANNON CORY A AND EVA M
421 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HILLTOP SUNRISE REVOCABLE LIVING TRUST
KRYSTLE JOI REYNOLDS & DAVID SUTHERLAND REYNOLDS CO-TRUSTEES
421 CENTENARY LANE
ROCKWALL, TX 75087

HOLMSTROM JAMES CHRISTIAN AND LAUREN MAY
422 E COACHLIGHT TRAIL
ROCKWALL, TX 75087

MAUVAIS CLIFFORD AND JACQUELINE
423 MONTEREY DRIVE
ROCKWALL, TX 75087

TERMIN JACOB E & ALEXANDRA M
424 COACHLIGHT TRAIL
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 426 COACHLIGHT TRAIL
426 COACHLIGHTTRL
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE
428 COACHLIGHT TRL
ROCKWALL, TX 75087

SHAFER DAVID L & BETH A
429 MONTEREY DR
ROCKWALL, TX 75087

REININGER DAVID W & ELLEN
430 COACHLIGHTTRL
ROCKWALL, TX 75087

SATRIO FAMILY LIVING TRUST
4309 WASKOM DR
PLANO, TX 75024

WHITE JASON AND CATHRINE
433 ARCADIA WAY
ROCKWALL, TX 75087

LIFE SPRING CHURCH
433 SOUTHWESTERN
ROCKWALL, TX 75087

COALTER JEREMY
434 ARCADIA WAY
ROCKWALL, TX 75087

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

LEWIS PETRINA AND JAMES V
434 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LITTLE THOMAS R & KIMBERLY A
435 MONTEREY DR
ROCKWALL, TX 75087

CASTRO BRANDON T AND KRISTINA
436 BEDFORD FALLS LANE
ROCKWALL, TX 75087

FOSTER EUGENE AND CAROLYN
436 CENTENARY LANE
ROCKWALL, TX 75087

CACERES HECTOR U AND MERICYL D
437 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HINKLE PAULA JEAN AND JAMES DOUGLAS
437 CENTENARY LANE
ROCKWALL, TX 75087

MOELLER DEBORAH & MARK C
441 MONTEREY DR
ROCKWALL, TX 75087

HENRY MATTHEW C
447 MONTEREYDR
ROCKWALL, TX 75087

WILLS SUZANNE ALLANE AND MICHAEL R ROYCE
449 ARCADIA WAY
ROCKWALL, TX 75087

GASHI VALON & VLORA GLLAREVA
449 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

FOOTE RUSSELL KIRK
LINDSAY POW THORPE
450 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
450 GEARS RD
HOUSTON, TX 77067

PATTERSON KYLE WESTON AND SHILOH
450 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

CUPITO ALISON AND CHRISTOPHER K
452 BEDFORD FALLS LANE
ROCKWALL, TX 75087

KIM JUSTIN
452 CENTENARY LANE
ROCKWALL, TX 75087

RHIESE ANDREAS
453 BEDFORD FALLS LANE
ROCKWALL, TX 75087

GARZA GARYL L AND TRACY H
453 CENTENARY LANE
ROCKWALL, TX 75087

MARES MICHAEL T & DEBBIE R
453 MONTEREY DR
ROCKWALL, TX 75087

GOODWIN FAMILY REVOCABLE TRUST
4559 LANDEROS AVE
LA VERNE, CA 91750

ARCENEAUX HOWARD & SALLY
459 MONTEREY DR
ROCKWALL, TX 75087

LEWIS CORAL SUE
465 ARCADIA WAY
ROCKWALL, TX 75087

NICHOLSON DRUE E III & NANCY R
465 MONTEREY DR
ROCKWALL, TX 75087

WYNNE MATTHEW & SAMANTHA
465 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

GARCIA CRAIG R & LORENA
466 ARCADIA WAY
ROCKWALL, TX 75087

MORROW JEFFREY SCOTT & CHRISTY DAWN
466 SOUTHWESTERN DRIVE
ROCKWALL, TX 75089

OCONNOR ROBERT AND KERRI
468 BEDFORD FALLS
ROCKWALL, TX 75087

CLAYTON DAMEON AND TYRA
468 CENTENARY LANE
ROCKWALL, TX 75087

COX FAMILY TRUST
WENDELL J COX AND SHANA BECTON COX-TRUSTEES
469 BEDFORD FALLS LANE
ROCKWALL, TX 75087

PARANJAPE SHARADCHANDRA V AND SUSHAMA S
469 CENTENARYLN
ROCKWALL, TX 75087

SWAN DANIEL AND CAMILLE
471 MONTEREY DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 426
COACHLIGHT TRAIL
474 KEYSTONE BEND
HEATH, TX 75032

TRAN HOA T AND
HAI M PHAM
477 MONTEREY DR
ROCKWALL, TX 75087

HODGES PATRICK LEE AND TERESA ANN
481 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
481 SOUTHWESTERNDR
ROCKWALL, TX 75087

PARMAR ANKIT & TRUPTI HULE
482 ARCADIA WAY
ROCKWALL, TX 75087

RASCO MICHAEL TODD & BECKY ANDRA
482 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

KIM JAMES I & MELISSA E
483 MONTEREY DR
ROCKWALL, TX 75087

TOLMAN STEPHEN JAY & JAN
484 BEDFORD FALLS
ROCKWALL, TX 75087

ZIEMINSKI MICHAEL GARRETT AND SHELBY ERIN
484 CENTENARY LANE
ROCKWALL, TX 75087

PATEL YOGESH AND MITALBEN Y
485 BEDFORD FALLS LANE
ROCKWALL, TX 75087

FLANDER GRANT P AND NICOLE L
485 CENTENARY LANE
ROCKWALL, TX 75087

HINOJOSA GLADYS
489 MONTEREY DRIVE
ROCKWALL, TX 75087

VILLARREAL GLORIA M & JOSE C
4914 W 106TH ST
OAK LAWN, IL 60453

HENDERSON GRANT D AND NGAN T LY
500 BEDFORD FALLS LN
ROCKWALL, TX 75087

DORN DANIEL LAWRENCE AND
LOURDES MARIA BUSH
500 CENTENARY LANE
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
500 CRESCENT COURT SUITE 350
DALLAS, TX 75201

BOHANNAN CLARENCE WILLIAM AND LAVONNE
LYNNETTE
501 ARCADIA WAY
ROCKWALL, TX 75087

ONEAL LARRY B AND TRACIE
501 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

NERGER JONATHAN JEFFREY AND SARA
ELIZABETH
502 ARCADIA WAY
ROCKWALL, TX 75087

MCANGUS JODIE AND ROBERT
502 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LASTER STEVEN D AND CYNTHIS G RICHARDSON
503 BEDFORD FALLS LN
ROCKWALL, TX 75087

PARRA-LOZA JOSE IGNACIO
503 CENTENARY LANE
ROCKWALL, TX 75087

NASH M CALVIN ETUX
504 WILDWOOD TER
ROCKWALL, TX 75087

HOWELL RONALD & MICHELE
505 WILDWOODTERRACE
ROCKWALL, TX 75087

HLADKY LAUREN ASHLEY AND CALEB DALTON
506 WILDWOOD LN
ROCKWALL, TX 75087

HICKERSON JON D
506 WILDWOOD TER
ROCKWALL, TX 75087

DURAN SAMUEL T & LINDA M
507 WILDWOOD LN
ROCKWALL, TX 75087

ALLEN TRACY
508 WILDWOOD LANE
ROCKWALL, TX 75087

CONFIDENTIAL
509 WILDWOOD LN
ROCKWALL, TX 75087

BIFFLE SUZANNE M
511 CARRIAGE TR
ROCKWALL, TX 75087

PELANDER FAMILY TRUST
CHARLOTTE D PELANDER- TRUSTEE
511 WILDWOODLN
ROCKWALL, TX 75087

HAM JOSHUA L
512 HIGHVIEW LANE
ROCKWALL, TX 75087

CONFIDENTIAL
512 HIGHVIEW LN
ROCKWALL, TX 75087

FITZGERALD PATRICK & NICOLE
513 CARRIAGE TRAIL
ROCKWALL, TX 75087

MILLER BENJAMIN MICHAEL AND SHANNA
514 BEDFORD FALLS LN
ROCKWALL, TX 75087

EDET ROSE
514 CENTENARY LANE
ROCKWALL, TX 75087

SHANNON SETH R
514 HIGHVIEW LN
ROCKWALL, TX 75087

BENSON TODD EVAN JR AND ANSLEY ELIZABETH
515 ARCADIA WAY
ROCKWALL, TX 75087

PATEL AMAR C AND HETAL AMAR
515 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

SHERARD SCOTT THOMAS AND CATHERINE ANN
516 ARCADIA WAY
ROCKWALL, TX 75087

BASSELIN TIMOTHY J & ROBIN M
516 HIGHVIEW LANE
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
516 SOUTHWESTERNDR
ROCKWALL, TX 75087

GASHI EMRUSH AND MIRADIJE
517 BEDFORD FALLS LANE
ROCKWALL, TX 75087

CHHABRA MANOHAR AND NEELAM
517 CENTENARY LANE
ROCKWALL, TX 75087

JONES LAVITA DIANNE
528 BEDFORD FALLS LANE
ROCKWALL, TX 75087

DUNLAP BRIAN AND MICHELLE
528 CENTENARY LANE
ROCKWALL, TX 75087

HICKS NICOLE AND WILLIE
529 ARCADIA WAY
ROCKWALL, TX 75087

GEORGEI REHAM N AND
EHAB YOUSSEF
529 SOUTHWESTERN DR
ROCKWALL, TX 75087

STEWART MATTHEW C AND KIMBERLY KAY
530 ARCADIA WAY
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
530 SOUTHWESTERN DR
ROCKWALL, TX 75087

DENNARD STACEY AND DARREN
531 BEDFORD FALLS LANE
ROCKWALL, TX 75087

SHEPARD ALVIN K AND JENNIFER A
531 CENTENARY LANE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
542 BEDFORD FALLS LN
ROCKWALL, TX 75087

MASON ATOYA L AND LONDON JERMAINE
542 CENTENARY LANE
ROCKWALL, TX 75087

WILLIAMS BRANDON B AND TERRI L
543 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
543 SOUTHWESTERN DR
ROCKWALL, TX 75087

RAMIREZ RAY AND VALERIE
544 ARCADIA WAY
ROCKWALL, TX 75087

FAKHRI MOHAMMED F
544 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

KONIECZNY MICHAEL EDWARD AND CARINE
RICE-KONIECZNY
545 BEDFORD FALLS LANE
ROCKWALL, TX 75087

MCDERMOTT JOHN MICHAEL AND KAREN
MURRAY
545 CENTENARY LN
ROCKWALL, TX 75087

ANDERSON STEVEN K AND HEATHER
556 BEDFORD FALLS LANE
ROCKWALL, TX 75087

MAULADAD MUNAL AND
NICHOLA WATTS
556 CENTENARY LANE
ROCKWALL, TX 75087

WOMACK LAWRENCE JAMES AND SHIRLEY ANN
557 ARCADIA WAY
ROCKWALL, TX 75087

SAMPLE CRAIG ALLEN AND MISTY MICHELLE
557 SOUTHWESTERN DR
ROCKWALL, TX 75087

HENDRICKS JAMES AND BRENDA
559 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BODIN CHARLOTTE WILSON
559 CENTENARYLN
ROCKWALL, TX 75087

PAYNE TIMOTHY D
560 ARCADIA WAY
ROCKWALL, TX 75087

WICH PAUL HENRY AND LAINE QUENBY
STRUSIS-WICH
560 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

HUTCHINSON RANDI F
5605 JAMES GUNNELL LANE
ALEXANDRIA, VA 22301

MCLEROY JIMMY D AND AMY W
571 ARCADIA WAY
ROCKWALL, TX 75087

CAIN ZACHARY D AND ANGELA
571 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

JOHNSON JOHN P & DEBORAH G, TRUSTEES
JOHN & DEBORAH REVOCABLE TRUST
572 BEDFORD FALLS LANE
ROCKWALL, TX 75087

BROCK CHRISTOPHER JOHN AND LEASHA KAROL
572 CENTENARY LANE
ROCKWALL, TX 75087

GASHI VALON AND
VLORA GLLAREVA
573 BEDFORD FALLS LANE
ROCKWALL, TX 75087

HODGES GREGORY C AND KELLIANNE B
573 CENTENARY LANE
ROCKWALL, TX 75087

JOHNSON SEAN AND BRITTNEY
574 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LAKEVIEW SUMMIT HOMEOWNERS
ASSOCIATION
C/O VCM, INC.
5757 ALPHA ROAD SUITE 680
DALLAS, TX 75240

FORD TINA OSVALD AND ERIC THOMAS
585 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

SHUBAT LEE-MING AND THEODORE
586 BEDFORD FALLS LANE
ROCKWALL, TX 75087

ROHLF DAVID E
587 BEDFORD FALLS LANE
ROCKWALL, TX 75087

PADRON-WELLS PATRICIA
587 CENTENARY LANE
ROCKWALL, TX 75087

HASTON JAMES C AND KATHRYN G
588 SOUTHWESTERN DR
ROCKWALL, TX 75087

HEFNER STEPHEN MARK
593 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

LONGRUN HOLDINGS LLC SERIES C
5941 GLENDOWER LANE
PLANO, TX 75093

RIDDLE STEPHEN & DANIELLE
596 BEDFORD FALLS LN
ROCKWALL, TX 75087

MARTINEZ AMY J AND GILBERT
596 SOUTHWESTERN DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
597 BEDFORD FALLSLN
ROCKWALL, TX 75087

SUMMERS JEFFREY TODD AND EDEN LYNN
599 SOUTHWESTERN DR
ROCKWALL, TX 75087

CAMACHO ADAM J AND MARIA S
600 HIGHVIEW LN
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
601 CARRIAGE TRL
ROCKWALL, TX 75087

LAUREA PETER A AND BRENDA M
601 HIGHVIEW LANE
ROCKWALL, TX 75087

TIREVOLD TODD R & SHARI L
601 MONTEREY DR
ROCKWALL, TX 75087

HARLESS TY & SHELLY
602 ARCADIA WAY
ROCKWALL, TX 75087

SMILEY THOMAS S & LYDIA DENISE
602 HIGHVIEW
ROCKWALL, TX 75087

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

HEAD ACE AND LOIS
603 HIGHVIEW LN
ROCKWALL, TX 75087

KENDALL DANIEL & JESSICA
604 WILDWOOD LANE
ROCKWALL, TX 75087

ROONEY CATHERINE
605 HIGHVIEW LN
ROCKWALL, TX 75087

SCHMIDT CARA D AND JUSTIN C
606 ARCADIA WAY
ROCKWALL, TX 75087

MURRAY JAMES & VIRGINIA
606 WILDWOOD LN
ROCKWALL, TX 75087

HARRIS ROBERT G AND JANICE L
608 ARCADIA WAY
ROCKWALL, TX 75087

BELL ZACHARY A AND ELIZABEH H
608 WILDWOOD LN
ROCKWALL, TX 75087

NOLAN KRISTIN N
609 SOUTHWESTERN DR
ROCKWALL, TX 75087

OLORTEGUI CLAUDIA MARINA
610 ARCADIA WAY
ROCKWALL, TX 75087

JONES DONALD R & JANE YOUNG JONES
610 HIGHLAND DR
ROCKWALL, TX 75087

DANG YUNKUN & ZILAI ZHANG
6109 WINSTEAD DR
PLANO, TX 75024

SENS GREGORY B AND
MILTON A SENS
611 MONTEREY DR
ROCKWALL, TX 75087

HOAG TRUST
BRIAN A & MICHELE D HOAG TRUSTEES
611 SOUTHWESTERN DR
ROCKWALL, TX 75087

SULLIVAN JAMIE LEANNE
612 ARCADIA WAY
ROCKWALL, TX 75087

BEKDASH HANI & MARITZA
612 HIGHLAND DR
ROCKWALL, TX 75087

BLAKELY JAMES H AND TRACY E
613 SOUTHWESTERN
ROCKWALL, TX 75087

SANBORN MARK D & STEHANIE N
614 ARCADIA WAY
ROCKWALL, TX 75087

BAKER JAY HENRY
614 KNOLLWOOD DR
ROCKWALL, TX 75087

ROCKWALL I S D
615 HIGHLANDDR
ROCKWALL, TX 75087

SHERIDAN EDMUND M & ALYSE L
615 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

GARLAND PAMELA M & MARK
616 ARCADIA WAY
ROCKWALL, TX 75087

EDSALL PATRICK J & SUSAN E
617 MONTEREY DR
ROCKWALL, TX 75087

LEE SEUNG WON AND HEE YEON RHEE
617 SOUTHWESTERN DR
ROCKWALL, TX 75087

DRAPER CASEY AND LINDSAY
618 ARCADIA WAY
ROCKWALL, TX 75087

DICKINSON SHANE & SARA
619 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

JOHNSTON LYENDA
620 ARCADIA WAY
ROCKWALL, TX 75087

LANGLEY RONALD AND SHERI TILLMAN
621 SOUTHWESTERN DR
ROCKWALL, TX 75087

BYRD CHRISTOPHER A & CARRIE E
622 ARCADIA WAY
ROCKWALL, TX 75087

KLEINHEKSEL TERRY A & BETSY A
623 ARCADIA WAY
ROCKWALL, TX 75087

MOORE RICHARD C & MICHELLE A
623 MONTEREY DR
ROCKWALL, TX 75087

SCHALK LUCAS STOWELL AND LINDSEY FOOTE
623 SOUTHWESTERN DR
ROCKWALL, TX 75087

HERRERA JOSE G & ASHLEIGH R
624 ARCADIA WAY
ROCKWALL, TX 75087

NICHOLL JONATHAN CHRISTOPHER AND SUSAN FRANCE
625 ARCADIA WAY
ROCKWALL, TX 75087

SHAW JASON & JAMIE
625 SOUTHWESTERN DRIVE
ROCKWALL, TX 75087

BARKER MARION CARLISLE JR AND DENISE JIMENEZ
626 ARCADIA DR
ROCKWALL, TX 75087

GROENING WAYNE LEWIS & JANET LYNN
627 ARCADIA WAY
ROCKWALL, TX 75087

HOWARD JOHN MICHAEL AND JULIE ANN
627 SOUTHWESTERN DR
ROCKWALL, TX 75087

QUAGLIANA DOUGLAS
628 ARCADIA DR
ROCKWALL, TX 75087

CAMPBELL DUNCAN AND TIFFANY 2012 REVOCABLE LIVING TRUST
629 ARCADIA WAY
ROCKWALL, TX 75087

LINDENMEYER DOUGLAS L AND CYNTHIA A
629 SOUTHWESTERN DR
ROCKWALL, TX 75087

HENDERSON LEONARD S II & ANA
630 ARCADIA WAY
ROCKWALL, TX 75087

FITHIAN GRANT AND ALLISON
631 ARACADIA WAY
ROCKWALL, TX 75087

PRESERVE HOMEOWNERS ASSOC INC
C/O REALMANAGE
631 SOUTHWESTERNDR
ROCKWALL, TX 75087

DEVILLIER JENNIFER L AND BARCY C
632 ARACADIA WAY
ROCKWALL, TX 75087

GLASS STEVEN R AND KRISTINE E
633 ARCADIA WAY
ROCKWALL, TX 75087

BOCKEY PATRICK AND CHELSEY
634 ARCADIA WAY
ROCKWALL, TX 75087

HODGES SEAN AND STEPHANIE
635 ARCADIA WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
636 ARCADIAWAY
ROCKWALL, TX 75087

WRIGHT CHARLES A AND LAURA K
637 ARCADIA WAY
ROCKWALL, TX 75087

KNACK DANIEL ROBERT AND ASHLEE NICOLE
638 ARCADIA WAY
ROCKWALL, TX 75087

THOMPSON BRUCE DEAN AND ARDIS ELIZABETH
639 ARCADIA WAY
ROCKWALL, TX 75087

MARX WAYNE M & KALYN L STEELE
641 ARCADIA WAY
ROCKWALL, TX 75087

ANDERSON MARK D & TONYA R
643 ARCADIA WAY
ROCKWALL, TX 75087

CHAW GLORY AND TIMOTHY AULBAUGH
643 GILLON WAY
ROCKWALL, TX 75087

SYRIOS DAVID J AND ABIGAYLE R
644 GILLON WAY
ROCKWALL, TX 75087

SMITH DOUGLAS S & ROBYN R
645 ARCADIA WAY
ROCKWALL, TX 75087

HUDSON GINA AND HERMAN L JR
645 GILLON WAY
ROCKWALL, TX 75087

SOUDERS BRANDON ROBERT AND ASHLIE ELIZABETH
646 GILLON WAY
ROCKWALL, TX 75087

RAMOS ALFREDO
647 GILLON WAY
ROCKWALL, TX 75087

ROBERTS ERICA AND TASLOW D
648 GILLON WAY
ROCKWALL, TX 75087

WHITE CATHY M AND ROBERT L
649 GILLON WAY
ROCKWALL, TX 75087

GRAVES CASEY AND STACY
650 GILLON WAY
ROCKWALL, TX 75087

CHALAMBAGA ALMA DELIA AND DAVID
651 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

GIBBS AMY
651 GILLON WAY
ROCKWALL, TX 75087

MOELLER DEBORAH & MARK C
651 MISSION DR
ROCKWALL, TX 75087

CONFIDENTIAL
651 MISSION DR
ROCKWALL, TX 75087

BREDY RHETT AND ROXANNE BREDY
652 GILLON WAY
ROCKWALL, TX 75087

MARKEE STEVEN JAMES AND JENNIFER LYNN
653 GILLON WAY
ROCKWALL, TX 75087

FITHIAN BEVERLY & REX
653 MISSION DR
ROCKWALL, TX 75087

DWORSHAK DANIEL AND JANICA D BECKSTRAND
654 GILLON WAY
ROCKWALL, TX 75087

JONES TYLER & LAUREN
655 GILLON WAY
ROCKWALL, TX 75087

BLACK RICARDO N & LORY C
655 MISSION DR
ROCKWALL, TX 75087

ROBBINS CHARLES STEPHEN & DIANE ELIZABETH
656 GILLION WAY
ROCKWALL, TX 75087

JANAK JENNIFER L AND JOHN P
656 MISSION DR
ROCKWALL, TX 75087

MALONE CLANTON
657 MISSION DR
ROCKWALL, TX 75087

LATHAM REY AND JEWELLYN
659 GILLON WAY
ROCKWALL, TX 75087

HULL JEFFREY C AND CARLA R
659 MISSION DR
ROCKWALL, TX 75087

ELLIS NATHAN & KACIE J
660 GILLON WAY
ROCKWALL, TX 75087

VILLAFANA BILL G & DIANE B
660 MISSION DR
ROCKWALL, TX 75087

REININGER DAVID W & ELLEN
6601 BANDALIA DR
ROWLETT, TX 75089

BREEN ROBERT AND LAURA
661 JUSTIN RD
ROCKWALL, TX 75087

CUMMINGS TERRENCE J & CHERYL L
661 MISSION DR
ROCKWALL, TX 75087

WELLS WESTLEY ADAM AND LEEANN
662 MISSION DRIVE
ROCKWALL, TX 75087

COLLIER JAMES P AND LINDA K
663 MISSION DRIVE
ROCKWALL, TX 75087

EBEIER JOHN C & DANIELLE B EBEIER
664 MISSION DR
ROCKWALL, TX 75087

RAMSEY JAMES & CYNTHIA
665 MISSION DR
ROCKWALL, TX 75087

BLACKWELL DEREK AND CASSIE
667 MISSION DR
ROCKWALL, TX 75087

GROVES JOSEPH M & MARIE E
668 BRYN MAHR LN
ROCKWALL, TX 75087

JACKSON TRACY & RETHA
668 MISSION DR
ROCKWALL, TX 75087

STUDENNIKOV VITALY AND
VLADIMIR STUDENNIKOV AND MARINA
STUDENNIKOVA
670 BRYN MAHR LN
ROCKWALL, TX 75087

DAVIS AARON F & AMANDA M
670 MISSION DRIVE
ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC
670 PRINCETON WAY
ROCKWALL, TX 75087

COBB STEPHEN L & MELANIE E
671 BRYN MAHR
ROCKWALL, TX 75087

BYRNES KATHRYN AND
KENNETH BYRNES
671 PRINCETON WAY
ROCKWALL, TX 75087

SCHWERTNER RAY & SHEILA
672 BRYN MAHR LANE
ROCKWALL, TX 75087

CARTER CALVIN DALE AND EMILY KATHRYN
672 PRINCETON WAY
ROCKWALL, TX 75087

STEWART KIMBERLYN & CAROLYN
672 ST JOHNS PLACE
ROCKWALL, TX 75087

GRAVES JAMES GREGORY & ALISHA DIANE
673 BRYN MAHR LN
ROCKWALL, TX 75087

BURKHOLDER DANIEL AND JENNIFER
673 PRINCETON WAY
ROCKWALL, TX 75087

VOTTERI CHRISTOPHER MARK & BONNIE
DARLINDA
674 BRYN MAHR LN
ROCKWALL, TX 75087

FLYNT FAMILY LIVING TRUST
MARK A FLYNT AND JOAN L FLYNT- TRUSTEES
674 PRINCETON WAY
ROCKWALL, TX 75087

CHESMAR HOMES LLC
674 ST JOHNS PLACE
ROCKWALL, TX 75087

TREVINO RAUL & MARIA J
675 BRYN MAHR LANE
ROCKWALL, TX 75087

PERKINS RUSSELL AND LESLIE
675 PRINCETON WAY
ROCKWALL, TX 75087

SMITH STUART C AND MICHELLE
676 BRYN MAHR LN
ROCKWALL, TX 75087

KARRETT JAMES M JR AND RAFFAELA
676 PRINCETON WAY
ROCKWALL, TX 75087

NIELSEN MATTHEW GRIFFITH
676 SAINT JOHNS PL
ROCKWALL, TX 75087

PALMER JAMIE A AND MITCHELL
677 BRYN MAHR LN
ROCKWALL, TX 75087

SOLOMON BRIAN & KELLY
678 BRYN MAHR LANE
ROCKWALL, TX 75087

OGBONNA OBIOMA
678 PRINCETON WAY
ROCKWALL, TX 75087

CHAPMAN LIVIA AND
PATRICK MELTON
678 SAINT JOHNS PLACE
ROCKWALL, TX 75087

HUDSON MATTHEW AND JESSICA
679 PRINCETON WAY
ROCKWALL, TX 75087

BARKER CHARLES W & LISA M
680 BRYN MAHR LANE
ROCKWALL, TX 75087

CORONADO JIMMY AND SHANNA V
681 BRYN MAHR LN
ROCKWALL, TX 75087

COX CHADWICK JEREMY AND ANGELA M
685 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

RIST CHARLES E JR AND AUDREY N
700 MONTEREY DR
ROCKWALL, TX 75087

CASTRO MICHAEL AND RENE
700 WINDSONG LN
ROCKWALL, TX 75087

CROWLEY RICHARD R & LAUREN D
701 CORNELL DRIVE
ROCKWALL, TX 75087

MORTON GEORGE P & DARLENE
701 VALLEJO DR
ROCKWALL, TX 75087

EIZELDIN SAM AND RAZITA
701 WILDWOOD LANE
ROCKWALL, TX 75087

FRANK RYAN ANDREW AND WHITNEY JANE
702 WILDWOOD LANE
ROCKWALL, TX 75087

WILLIAMS HORACE LEE JR
7020 CREEK BEND RD
DALLAS, TX 75252

THOMAS JEFFREY EARL & SUSAN TERRELL
703 CORNELL DRIVE
ROCKWALL, TX 75087

COOPER BRADY & DIANE J
703 MONTEREYDR
ROCKWALL, TX 75087

KIRK DAVID AND KATIE CHEY
705 CORNELL DR
ROCKWALL, TX 75087

DAVIS KRISTOFER & HOLLY LEANNE
705 HIGHLAND DRIVE
ROCKWALL, TX 75087

WORKS PAUL D AND JENNIFER K
706 MONTERREY DR
ROCKWALL, TX 75087

VOORHIES JON AND TERESA
707 CORNELL DR
ROCKWALL, TX 75087

REUSINK JARED AND ASHLEE
707 HIGHLAND DRIVE
ROCKWALL, TX 75087

DAVIS PHYLLIS ELAINE
707 VALLEJO DR
ROCKWALL, TX 75087

VALENTINE DERICK TYRON AND
AMI PATEL
708 MCFARLIN PLACE
ROCKWALL, TX 75087

VATS AKHIL AND DEEPTI
709 CORNELL DR
ROCKWALL, TX 75087

JOHNSON CRAIG A AND THERESA J
709 HIGHLAND DRIVE
ROCKWALL, TX 75087

ADCOCK REVOCABLE LIVING TRUST
MARY LOU ADCOCK TRUSTEE
709 MONTEREY DR
ROCKWALL, TX 75087

DAVIS JAMES NICHOLAS & JANA LADAWN
709 ROSEWOOD LANE
ROCKWALL, TX 75087

DOLAS TAMARA AND DALIBOR
710 BELFORT DR
ROCKWALL, TX 75087

MORRISON BRETT & SUSAN
710 MCFARLIN PLACE
ROCKWALL, TX 75087

DALE MICHAEL & LYNNE
710 ROSEWOOD LANE
ROCKWALL, TX 75087

PROTHRO LANCE G AND DERONDA
711 CORNELL DR
ROCKWALL, TX 75087

NICKLES TAMESHA D & JOE L NICHLES JR
711 HIGHLAND DRIVE
ROCKWALL, TX 75087

VILLARREAL GONZALO FLORES AND EDITH
711 MCFARLIN PL
ROCKWALL, TX 75087

HARRELL JOHN W AND JENNIFER
711 ROSEWOOD LN
ROCKWALL, TX 75087

ANDERSON STEPHEN R & CHRISTINE R
712 BELFORT DRIVE
ROCKWALL, TX 75087

MERCER JEFF L & HEIDI E
712 MCFARLIN PLACE
ROCKWALL, TX 75087

LONGRUN HOLDINGS LLC SERIES C
712 MONTEREY DR
ROCKWALL, TX 75087

LIESVELD ALLAN T
712 ROSEWOOD LN
ROCKWALL, TX 75087

AKHTAR USMAN AND AQSA MAHMOOD
713 CORNELL DR
ROCKWALL, TX 75087

CALHOUN GARY AND TANDRA CALHOUN
713 HIGHLAND DRIVE
ROCKWALL, TX 75087

THOMPSON BENJAMIN
713 MCFARLIN PLACE
ROCKWALL, TX 75087

MORRIS ALBERT & CATHERINE
713 ROSEWOOD LANE
ROCKWALL, TX 75087

REID SHANNON L & JASON J
713 VALLEJO DRIVE
ROCKWALL, TX 75087

2013 ABBONDANDOLO FAMILY TRUST
714 BELFORT DR
ROCKWALL, TX 75087

GAISER NICOLE
714 MCFARLIN PLACE
ROCKWALL, TX 75087

TRAN KELLY H
715 CORNELL DR
ROCKWALL, TX 75087

TAYLOR MICHAEL PAUL & JACQUELINE
715 MCFARLIN PL
ROCKWALL, TX 75087

WEINBERG ARI & TARA
715 MONTEREY DRIVE
ROCKWALL, TX 75087

MAPEL JOHN J
715 ROSEWOOD LN
ROCKWALL, TX 75087

ROSENBARGER PERRY D & MARY LEHRMANN
715 WILDWOOD LANE
ROCKWALL, TX 75087

RENEE BETTE REVOCABLE TRUST
RENEE BETTE WORKINGS AS TRUSTEE
716 BELFORT DRIVE
ROCKWALL, TX 75087

FUHLER JOZEF AND MARGARET
716 MCFARLIN PL
ROCKWALL, TX 75087

HIGHFILL NANCY JOLENE
717 BELFORT DRIVE
ROCKWALL, TX 75087

RILEY JOHN ALEXANDER & CAROLYN DIXON
717 MCFARLIN PLACE
ROCKWALL, TX 75087

WELCH MATTHEW D AND TARA W
718 BELFORT DR
ROCKWALL, TX 75087

NYGHT BRADFORD AND DANIELLE
718 MONTEREY DRIVE
ROCKWALL, TX 75087

SANDERSON SCOTT FREDERICK AND CELESTIAL DAWN
718 WILDWOOD LANE
ROCKWALL, TX 75087

FOLK JERRY A AND RHONDA G
719 BELFORT DR
ROCKWALL, TX 75087

RENDON MARSHALL SR & VIRGINIA
719 FAIRFAX LN
ROCKWALL, TX 75087

ALBA JOHN ARTHUR AND TRICIA
719 MCFARLIN PL
ROCKWALL, TX 75087

SHANNONHOUSE VALERIE RENEE AND JORDAN THOMAS SHANNONHOUSE
719 VALLEJO DR
ROCKWALL, TX 75087

COLEMAN DANIEL G AND MARIA
720 BELFORT DR
ROCKWALL, TX 75087

DUNCAN DESTINY R AND ROHAN D
721 BELFORT DR
ROCKWALL, TX 75087

BUENO RICKEY AND CHRISTIE
721 FAIRFAX LN
ROCKWALL, TX 75087

STOCKING MARLON S & CHONG J
721 MONTEREY DR
ROCKWALL, TX 75087

PHILIP ROSHAN SIM AND JISSY RACHEL
722 BELFORT DR
ROCKWALL, TX 75087

HUMPHREY JEFF H AND SHANNA A
723 BELFORT DR
ROCKWALL, TX 75087

PENNINGTON GRANT MARTIN & EDITH A
723 FAIRFAX LANE
ROCKWALL, TX 75087

BAILEY LESLIE ANN AND SHAWN A
724 FAIRFAX LN
ROCKWALL, TX 75087

BURRESS RACHEL E AND ERIC N
724 MONTEREY DRIVE
ROCKWALL, TX 75087

NASH JARED AND HOLLI
725 FAIRFAX LN
ROCKWALL, TX 75087

CORLETTO GABRIELA &
CARSON EDWARD BROOKS
725 VALLEJO DR
ROCKWALL, TX 75087

HPA JV TEXAS SUBSIDIARY 2019-1 ML LLC
727 FAIRFAXLN
ROCKWALL, TX 75087

FROHMADER RICARDO AND SHELBY HEBERT
727 MONTEREY DR
ROCKWALL, TX 75087

COLLINS LINDA B
728 FAIRFAX LN
ROCKWALL, TX 75087

LANDRY CHARLES R & TRACEY L
729 FAIRFAX LANE
ROCKWALL, TX 75087

CORCORAN CYNTHIA L
730 FAIRFAX LN
ROCKWALL, TX 75087

ZUVER KENNETH R & MARSHA
730 MONTEREY DR
ROCKWALL, TX 75087

CHESMAR HOMES DFW LTD
731 FAIRFAXLN
ROCKWALL, TX 75087

GARCIA RUDOLPH L & ALMA C
731 VALLEJO DR
ROCKWALL, TX 75087

CHESMAR HOMES LLC
731 WILDWOOD LN
ROCKWALL, TX 75087

CHESMAR HOMES LLC
732 FAIRFAX LN
ROCKWALL, TX 75087

ALVARADO JOSE & ROXANA
733 MONTEREY DR
ROCKWALL, TX 75087

FIRST TEXAS HOMES INC
734 FAIRFAX LN
ROCKWALL, TX 75087

FLITCRAFT CHRISTOPHER BERNARD AND NANCY
MARGO
734 WILDWOOD LANE
ROCKWALL, TX 75087

CHESMAR HOMES LLC
735 FAIRFAX LN
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
736 MONTEREYDR
ROCKWALL, TX 75087

PATTERSON RONYA R & MARY W
737 VALLEJO DR
ROCKWALL, TX 75087

BLACKNALL SHARITA & ANTHONY
739 MONTEREY DR
ROCKWALL, TX 75087

MATTHEWS SAMUEL JERRY LIFE ESTATE
SARAH J MATTHEWS
742 MONTEREY DRIVE
ROCKWALL, TX 75087

CHASE MICHAEL B & TIFFANY CHASE
743 VALLEJO DR
ROCKWALL, TX 75087

HENDRICKSON PAUL A AND PATRICIA A
747 WILDWOOD LANE
ROCKWALL, TX 75087

ESTRADA ALVIO R AND JANIS P
748 MONTEREY DR
ROCKWALL, TX 75087

COOPER BRADY & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

COOPER BRADY E & DIANE J
749 VALLEJO DR
ROCKWALL, TX 75087

DODSON HUA
751 MONTEREY DR
ROCKWALL, TX 75087

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

BUCHANAN DONALD BLAKE AND CHRISTINA
MARIE
754 MONTEREY DRIVE
ROCKWALL, TX 75087

ALSROUJI ALAA AND DOAA ALSROUJI
755 VALLEJO DR
ROCKWALL, TX 75087

CRAWFORD KIMBERLY K & HAROLD E JR
763 WILDWOODLN
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
768 WILDWOODLN
ROCKWALL, TX 75087

MATTINGLY MICHAEL ANTHONY AND EMILY P
779 WILDWOOD LANE
ROCKWALL, TX 75087

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

FOURTE DARRYL E AND WYVONIA
805 HIGHLAND DR
ROCKWALL, TX 75087

JOHNSON CHAD RYAN
807 HIGHLAND DR
ROCKWALL, TX 75087

BAKER JEFFREY SCOTT AND JENNIFER D
809 HIGHLAND DR
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

SIMMONS INVESTMENTS LLC
8172 CHURCH STEEPLE ST
LAS VEGAS, NV 89131

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

CULLINANE JOHN AND BRENNA
834 POTOMAC DRIVE
ROCKWALL, TX 75087

MCCULLEY DARREN WAYNE AND MICHELE
837 POTOMAC DRIVE
ROCKWALL, TX 75087

KUNJACHEN BLESSY AND SHIBU
852 POTOMAC DRIVE
ROCKWALL, TX 75087

MILLER CAROLYN FAYE AND ROBERT FRANKLIN III
853 POTOMAC DRIVE
ROCKWALL, TX 75087

HENRY MATTHEW C
8530 FOREST HILLS BLVD
DALLAS, TX 75218

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

HURLEY C I
901 N ALAMO ROAD
ROCKWALL, TX 75087

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

MOMSEN KIMBERLY
903 N ALAMO ROAD
ROCKWALL, TX 75087

HAM JOSHUA L
905 N ALAMO ST
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA LWILLIAMS WILKERSON
905 N GOLIAD
ROCKWALL, TX 75087

PEOPLES DOSVILLE
905 N WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX RAY &
PATRICIA LWILLIAMS WILKERSON
906 N ALAMO RD
ROCKWALL, TX 75087

BRIONES RONALD AND THERESA
906 N WEST
ROCKWALL, TX 75087

JC GAERLAN LLC
907 NORTH ALAMO ROAD
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
907 N GOLIAD ST
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

DICKINSON SHARON
909 N ALAMO ROAD
ROCKWALL, TX 75087

MCFADIN SARA TERESA
909 N WEST STREET
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
909 N GOLIAD
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

WHITE TIMOTHY E
9104 PRIVATE ROAD 2325
TERRELL, TX 75160

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

WHITE TIMOTHY E
913 N ALAMO RD
ROCKWALL, TX 75087

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

ADAMS JAMES & DEBBIE
915 N GOLIAD
ROCKWALL, TX 75087

BARNETT JOSEPH RODNEY & LADONNA
917 N ALAMO
ROCKWALL, TX 75087

917 PROPERTIES LLC
917 N GOLIAD
ROCKWALL, TX 75087

VANILLA BEAN PROPERTIES, SERIES 5 LLC
918 N ALAMO
ROCKWALL, TX 75087

FARMER BARBARA A
919 N ALAMO RD
ROCKWALL, TX 75087

VANDERSLICE R D AND LYNN
919 N GOLIAD
ROCKWALL, TX 75087

BELANGER CORKY AND ALFRED
921 NORTH ALAMO ROAD
ROCKWALL, TX 75087

BARRY BARBARA
922 N ALAMO RD
ROCKWALL, TX 75087

HUDSON SHELI O
923 N ALAMO
ROCKWALL, TX 75087

CHAVEZ ENRIQUE
923 N GOLIAD ST
ROCKWALL, TX 75087

MONK MARCELLE A LAZARE & PAUL
924 N ALAMO RD
ROCKWALL, TX 75087

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

CFPC INVESTMENTS LLC
925 N GOLIAD
ROCKWALL, TX 75087

TURNER JASON C AND SUSAN L LIDE
933 GANNON HEIGHTS
ROCKWALL, TX 75087

EISAMAN KELLY J
971 GANNON HEIGHTS LANE
ROCKWALL, TX 75087

CRAWFORD MICHAEL & MARY
975 N ALAMO RD
ROCKWALL, TX 75087

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 30601
AGOURA ROAD, SUITE 200PT
AGOURA HILLS, CA 91301

STANFORD DRIVE 1252 LAND TRUST
KATHRYN BALL TRUSTEE
P O BOX 1088
ROCKWALL, TX 75087

SAMPLE CRAIG ALLEN AND MISTY MICHELLE
P. O. BOX 2094
ROCKWALL, TX 75087

BODIN CHARLOTTE WILSON
P. O. BOX 109
ROWLETT, TX 75030

CRAWFORD KIMBERLY K & HAROLD E JR
PO BOX 1651
ROCKWALL, TX 75087

CFPC INVESTMENTS LLC
PO BOX 1731
MARBLE FALLS, TX 78654

PHILLIPS HUBERT SYVELLE & LOVIE E REV LIV TR
LOVIE E PHILLIPS TRUSTEE
PO BOX 627
ROCKWALL, TX 75087

OLDEN FREDERICK EINER AND LISA HALSTEAD
PO BOX 671288
DALLAS, TX 75367

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

TRAN KELLY H
PO BOX 894578
MILILANI, HI 76789

DELLINGER TRUST
MARVIN L DELLINGER AND ELAINE S DELLINGER
CO-TRUSTEES
PO BOX 906
SOLANA BEACH, CA 92075

PUBLIC NOTICE

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

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Hold a public hearing to discuss and consider a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a *Zoning Change* superseding *Specific Use Permit No. 57 (S-57; Ordinance No. 08-39*) and changing the zoning from a Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses on a 2.96-acre parcel of land identified as Lot 1, Block A North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 41 (PD-41) for Park/Greenbelt land uses and Single-Family 10 (SF-10) District, addressed as 1940 N. Lakeshore Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, January 12, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, January 19, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by *Tuesday, January 19, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

WE NEED RETAIL DOWNTOWN NOT THERE.
IT WILL CREATE A TRAFFIC HAZARD

Name:

Address:



Alvio Estrada
748 Monterey Dr
Rockwall, TX 75087-6639

Tex. Loc. Gov. C… …ndary is protested in accordance with this subsection, the proposed change must receive, in order to take effe… …f the governing body. The protest must be written and signed by the owners of at least 20 percent of either: …; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and exte…

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Adding Retail in the middle of Single Family Homes will "hurt" - "Lower" the value of Homes around & surrounding areas.

Note: City should buy the Land & make it a "Park"

Name: Debra & Gary FREEDMAN

Address: 1404 Willow Lane

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. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

I do not want more businesses or anything other than single family development within the established single family developed areas of our city.

Name: Janelle Steinberg

Address: 318 Shepards Hill Dr, Rockwall 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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PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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. Traffic increase Loss of privacy, Dis Ruption to Nieghborhood, Damage to Lakeshore ect... Loss of trees, This area Residential not Commercial want to keep Residential Zone No benefit to homeowners

Name: John Hudgins

Address: 1020 Hillcrest Circle, Rockwall 75087

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

There is no benefit to the surrounding neighbors. We enjoyed a neighborhood strictly residential until the day care center was allowed. Lakeshore Dr has become heavily trafficked with the addition of D.R. Horton homes & expansion of Preserves. Residents in north Rockwall use Lakeshore in lieu of Goliad. It's become difficult to cross in peak hours. Retail space would bring even more non-neighborhood traffic & people here.

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.

Loss of more trees, loss of privacy to homeowners.

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

Signed: Marilyn Autrey, 1118 Vail Ct. 75087

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

WE DO NOT NEED RETAIL AND/OR OFFICE USES IN AN AREA THAT IS 99% RESIDENTIAL (SINGLE FAMILY RESIDENTIAL). I AM STRONGLY AGAINST THIS ZONING CHANGE.

Name: MARK FLYNT

Address: 674 PRINCETON WAY, ROCKWALL, TX 75087

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Do not want apartments in my neighborhood or the traffic and congestion they would bring.

Name: Peggy Greenlee

Address: 308 Shepards Hill Drive 75087

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

NO! NO MORE SELF STORAGE / RETAIL IN ROCKWALL. — SICK OF LOOKING @ THAT TYPE BLDG.

Name: JOSHUA HAM

Address: 512 HIGHVIEW LN. ROCKWALL, TX 75087

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

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

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

Please place a check mark on the appropriate line below:

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

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

We do Not need Another strip shopping Center.

Name: M. Don & Kelly Ham

Address: 512 Highview Lane Rockwall, TX 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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. and our area has already to much traffic to be safer.

Lake Shore drive goes right by my home at 1680 Park View Dr. and the traffic is bad, but it has become a steady stream of racing cars at rush hours in the morning and afternoon as people going to and from work use LakeShore as a shortcut to 205 and Quail Run and speed limits are not observed and infrequently enforced. Therefore the increase in the number of speeding vehicles and the danger of trying to get on Lake Shore is increasing to the max and more commercial building will only make that worse. It is hazardous to try to get on this street already Plus dont make it worse. We moved here sixteen years ago to live in a quieter neighborhood, but it has now become to busy.

Name: James N. Catlett & Patricia A Catlett

Address: 1680 Park View Dr. 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Near our residential neighborhood, we don't need more:
- commercial development (e.g. strip shopping, apartments)
- traffic (e.g. noise, congestion, safety of two elementary school's children)

Why remove SF-10 from the whole Preserve? What is hidden agenda?

Name: John Mark and Barbara Young

Address: 1100 Aspen Ct., Rockwall, TX 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

East Fork is a four lane road that reduces to two lanes when it intersects Goliad. Additional retail on Lakeshore Drive will increase traffic on East Fork. The remedy for this would be a traffic light at the Goliad intersection and completion of the East Fork four lane expansion to Goliad.

Tony Acuna Jr.

1264 Stanford Drive, Rockwall, TX 75087

change and extending 200 feet from that area.

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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: Charlotte D. Pelander

Address: 511 Wildwood Ln. Rockwall, TX. 75087

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

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

PLEASE RETURN THE BELOW FORM

Case No. Z2020-057: Zoning Change from SF-10 to PD-41

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.

Negative impact on property values for properties adjacent to or in the vicinity of subject property

Name: Kimberlyn B + Carolyn M. Stewart

Address: 672 St Johns Pl Rockwall 75087-6016

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. Z2020-057: Zoning Change from SF-10 to PD-41

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.

(1) Increased traffic on an already congested cross street (Lakeshore / East Fork)
(2) Property value erosion - any office over 1 story is an eyesore in this residential area
(3) Safety - more activity / cars in parking lot is a potential danger to daycare children

Name: Susan Thomas

Address: 703 Cornell Drive, Rockwall TX 75087

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

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

1715 BAYHILL DRIVE (HILLCREST SHORES) - WITHIN THE NOTIFICATION AREA OF PD-41

Miller, Ryan

From: [redacted]
Sent: Monday, December 28, 2020 5:26 PM
To: Planning
Subject: Case No Z2020-057: Zoning Change from SF-10 tp PD-41

Michelle Bastidas & Mark Repman - home owners @ 1715 BayHill Drive Rockwall Texas

Both vote NO. We are opposed to the zoning change.
Reason: We do not support this zoning change as we do not want any more retail establishments encroaching on our neighborhood.

Thank you,

Michel & Mark

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1102 ASPEN COURT (PINNACLE, PHASE 1) - WITHIN THE NOTIFICATION AREA OF PD-41

Miller, Ryan

From: peg@pegpannellsmith.com
Sent: Sunday, January 3, 2021 3:34 PM
To: Planning
Subject: Z2020-057 Zoning Change from SF-10 to PD-41 - 1940 N Lakeshore Dr - Comments

Please consider this email my official response to the above zoning change matter…

Peg Pannell Smith
1102 Aspen Court
Rockwall TX 75087

I personally do not have an objection to this IF AT&T would be required to add an additional cell phone tower in this area.

Multitudes of us along Lakeshore area must use a Microcell to get phone service. AT&T performed a survey of all the microcells in this area with red dots for each microcell… looked like the measles on paper.

My home is positioned in between the two existing cell phone towers just far enough away to not obtain coverage from either one of them. I was told when more development comes to justify a third, they would do so.

And, now, I hear microcell's are no longer being installed so when they go out, we won't have any phone service. When the microcell goes out temporarily, nothing works. As it is, when workmen and guests arrive at my house, they cannot get a signal. Everyone has to walk outside and get away from my house. I had better coverage living in Old Town in a nearly 100 year old house than the Pinnacle subdivision.

With new development, I am hopeful this could be rectified because those new businesses would need cell phone service and may just be lying in the same no-cell zone crack as me.

I believe it's worth looking into and the developer certainly needs to know.
Thanks.

TEXAS LAW REQUIRES ALL LICENSE HOLDERS TO PROVIDE THE INFORMATION ABOUT BROKERAGE SERVICES FORM TO PROSPECTIVE CLIENTS

Best regards,
Peg

PEGPANNELLSMITH, CCIM
CCIM, REALTOR®, RSPS, GRI, SRS
TOP PRODUCER

CONSUMER PROTECTION NOTICE

PEGPANNELLSMITH GROUP

COMMERCIAL REAL ESTATE SALES & LEASING
3018 Ridge Road, #130 | Rockwall Texas 75032
peg@pegpannellsmith.com | pegpannellsmith.com
CELL 972.489.0788 OFC 972.772.1579 FAX 972.771.7493







NRT

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2045 HILLCROFT DRIVE (HILLSIDE, PH 2) - OUTSIDE OF NOTIFICATION AREA OF PD-41

Miller, Ryan

From: kimlex woodul <kimlexbills@gmail.com>
Sent: Thursday, January 7, 2021 11:35 AM
To: Miller, Ryan
Subject: Ref zoning number Z2020-057 and P2020-052.

Follow Up Flag: FollowUp
Flag Status: Flagged

HI Ryan -
On behalf of my friends and neighbors in The Shores, I would like to voice my opinion on the planning & zoning change that is perhaps underway in area. We strongly feel that this should be left as a green space. Other than Squabble Creek (which is frequently washed out from drainage from over development in this area already), this is literally the ONLY green space on all of Lakeshore Drive. Rockwall a a BEAUTIFUL Lakeside community - and we are destroying its beauty popping up developments in every square inch of the town. There has to be some margin remaining to keep its natural beauty.
We absolutely do not need another office building, medical building. At the corner of Goliad and Lakeshore - there are vacant buildings in place there without tenants already. Please consider this when discussing at the P&Z meeting coming up 1/12.
Thank you,
Kim & Lex Woodul

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1970 LAKE FOREST DRIVE (HILLCREST SHORES, PH 3) - OUTSIDE OF NOTIFICATION AREA OF PD-41

Miller, Ryan

From: Shawn Menefee <scmenefee@outlook.com>
Sent: Thursday, January 7, 2021 8:34 AM
To: Miller, Ryan
Subject: Zoning number Z2020-057 and P2020-052

Follow Up Flag: Follow up
Flag Status: Flagged

Ryan,

I would like to express concerns for the proposed zoning changes on N Lakeshore Drive (Zoning number Z2020-057 and P2020-052).

As a newer resident to Rockwall, I'm excited to see economic progress and businesses expanding in our local community. However, in this situation, I call the appropriateness of the location in question. Besides the aesthetic reasons and loss of greenbelt land, my concern is with the additional traffic that will be generated in a clearly "residential" area.

I reside at 1970 Lake Forest and obviously frequent the intersection of Lakeshore / Lake Forest several times a day. The addition of the Day Care center has brought additional traffic and challenges navigating that intersection. Adding additional retail/commercial traffic will further compound this.

I will be unable to attend the January 12th meeting. Please take these concerns into consideration.

Sincerely,

Shawn Menefee
1970 Lake Forest
Rockwall, TX 75087
316-208-6725

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2040 LAKE FOREST DRIVE (HILLCREST SHORES) - OUTSIDE OF NOTIFICATION AREA OF PD-41

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

Build business in downtown Rockwall vs in a residential neighborhood!!!

Respondent Information

Please provide your information.

First Name *

Steve

Last Name *

Swinford

Address *

2040 Lake Forest Drive

City *

Rockwall

State *

TX

Zip Code *

75087-3346

Email Address *

swinfordfam3@yahoo.com

Phone Number

214-673-9325

/

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- (•) Other: HOA email

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/

1675 LAKE BROOK CIRCLE (HILLCREST SHORE, PH 3) - WITHIN THE NOTIFICATION AREA OF PD-41

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not agree with making that corner into business friendly. We would like to keep it trees or even just for families. There is businesses not even a mile down each direction. We can travel a little more for whatever is gonna be put there.

Respondent Information

Please provide your information.

First Name *

Meghan

Last Name *

Harris

Address *

1675 lake brook circle

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

msmeghan@aol.com

Phone Number

214-906-2477

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other: _____

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1670 Lake Brook Circle - Within the 500' Notification Area

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

There is no need for more businesses in this residential neighborhood. The addition of businesses will pose a threat to our property value, as well as the safety of our children who walk to and from school past this property in question. The significant increase in traffic on this road over the past few years with the addition of homes north of this area in rockwall, as well as the disregard for the speed limit on Lakeshore Dr is of concern to those of us who live along this street. There are plenty of other locations in rockwall that can be developed for something other than SF residencies including multiple properties along 205 that are for sale or lease.

Respondent Information

Please provide your information.

First Name *

Amy

Last Name *

Kollehner

Address *

1670 Lake Brook Cir

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

amykollehner@gmail.com

Phone Number

832-454-2404

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other:

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1170 Waterwood Circle - Outside of Notification Area of PD-41

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not want any more traffic near our development or grade school since children do walk to and from school.

Respondent Information

Please provide your information.

First Name *

Andrea

Last Name *

Andes Spilsbury

Address *

1170 Waterwood Circle

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

andrea.andes@gmail.com

Phone Number

310-704-5095

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other: _____

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- ( ) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- (•) My neighbors told me about the request.
- ( ) Other: _____

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1740 Lake Forest Drive - Within the 500' Notification Area

Zoning & Specific Use Permit Input Form

Case Number *

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

Z2020-057

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

- [ ] I am in favor of the request.
- [x] I am in opposition to the request.

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

We do not want medical offices and or retail offices built near our entrance/home and or in our proximety. The day care was a shock and we were told when we bought our home it would be homes, not a commercial area. We do not want more traffic and especially in front of our entrance. Not only will these offices and or buildings look out of place, but we feel it will devalue/depreciate our home we have lived in for over 15 years (if not presently then in the future). Completely against this decision to build yet another eyesore and destroy our beautiful neighborhood. We enjoy the scenery we have from our home and do not want to see a building from our front lawn. Also, enjoy the nice and quite neighborhood we have and do not want to hear additional noise and traffic that this would create. We have a mini hospital less than 1 mile away from our home and do not need whatever is proposed in front of our entrance. Completely against.

Respondent Information

Please provide your information.

First Name *

Harry and Jeri

Last Name *

Uland

Address *

1740 Lake Forest Drive

City *

Rockwall

State *

TX

Zip Code *

75087

Email Address *

hjuland@sbcglobal.net

Phone Number

469-698-0777

Please check all that apply: *

- [x] I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [x] I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- [ ] Other:

How did you hear about this Zoning or Specific Use Permit (SUP) request? *

- (●) I received a property owner notification in the mail.
- ( ) I read about the request on the City's website.
- ( ) I saw a zoning sign on the property.
- ( ) I read about the request in the Rockwall Herald Banner.
- ( ) My neighbors told me about the request.
- ( ) Other:

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722 BELFORT DRIVE- WITHIN 500' BUFFER

Gamez, Angelica

From: Roshan Philip <roshan.drmc@gmail.com>
Sent: Monday, January 11, 2021 8:34 AM
To: Planning
Subject: Comments on Case No Z2020-057: Zoning Change from SF-10 to PD-41

Hi,

My name is Roshan Philip, property owner (along with my wife Jissy R Philip) of 722 Belfort Dr, Rockwall, TX 75087. Re: the subject line above, I am opposed to the request to change this single family district to a planned development district for general retail. Looking at the infrastructure data, the density of population currently within this zone and the proximity of schools in the zone; the infrastructure does NOT exist to support a retail expansion. Furthermore, as a resident who moved to Rockwall 5 years ago, the objective was to raise a family in an environment that is free from the hustle and bustle that is commonplace when living close/in a retail environment. Please consider this request to NOT approve the zoning change. Thank You.

--

Best Regards
Roshan

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VIADUCT
Development

1.5.21

City of Rockwall
Planning & Development

Zoning Application Z2020-057 - 1st Comment Response Letter

Lakeshore Office Building

Mr Miller,

In response to the comments received on 12.22.20 please find the attached updated site plan, as well as exhibit outlining our project in further detail. We are under contract to develop this site for Dr Eva, who currently offices on 205 just north of downtown Rockwall. The second lot (adjoining building) sole use will be an office or medical office building.

As we outlined previously, when we purchased the property there were two platted lots, one for the daycare with a SUP in place in PD-41, the other was R-12 outside of PD-41, which we graded and created the pad sites.

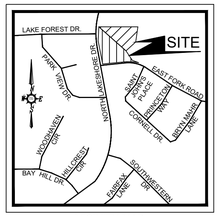
We have also agreed to limit the ordinance language to the uses Ive outlined in this letter, office and medical office.

Lastly, as part of the comments provided we have updated our parking calculations conforming to office and medical use, as such we will be creating a shared parking agreement for 3 parking spaces and will be submitting that with out plat re-submittal.

Sincerely,

Doug Galloway
Managing Partner
doug@viaductdev.com
512.698.9494





VICINITY MAP
N.T.S

LEGEND

UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMNET	S.S.E.
DETENTION & DRAINAGE EASEMENT	D.D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
SCREENING WALL & LANDSCAPE ESAEMENT	S.W.L.E.
BARRIER FREE RAMP	BFR
VISIBILITY EASEMENT	V.E.
VISIBILITY CLIP	

LEGEND

PROPERTY LINE	
12" WATER W — W	EXISTING WATER LANE
PROP. 12" W — W	PROPOSED WATER LINE
EX. 10" S.S. S — S	EX.SANITARY SEWER LINE
PROP. 8" S.S. S — S	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
FH	PROPOSED FIRE HYDRANT
F.D.C.	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
P.S.&V.E.	PEDESTERIAN SIGNT & VISIBILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
F.A.W.E.	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
V.E.	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
B.S.	FRONT SET BACK
L.S.	LANDSCAPE SET BACK
BFR	BARRIER FREE RAMP
21"RCP	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
SSMH	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
PP	EXISTING POWER POLE
	EXISTING STORM INLETS
FH	EXISTING FIRE HYDRANT
W.V.	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP.6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
ET	TRANSFORMER
F.A.U.E.	FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
C.O.	SINGLE CLEAN OUT
C.O.	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN

SITE DATA SUMMARY TABLE

PHYSICAL ADDRESS	TO BE DETERMINED
GROSS SITE AREA	2.960 ACRES (128,943 S.F.)
R.O.W. DEDICATION	0.023 ACRES (981 S.F.)
NET AREA	2.937 ACRES (127,962 S.F.)
LOT 1	0.25 ACRES (10,842 S.F.)
LOT 2	0.88 ACRES (38,268 S.F.)
LOT 3	1.81 ACRES (78,852 S.F.)
ZONING	PD-41
CURRENT USE	VACANT
PROPOSED USE	DAYCARE

LOT COVERAGE DATA	
LOT 1 - OFFICE COVERAGE	3,444 S.F. (2.67%)
LOT 2 - OFFICE COVERAGE	2,545 S.F. (1.97%)
LOT 3 - DAYCARE COVERAGE	10,005 S.F. (7.75%)
TOTAL BLDG AREA	15,994 S.F. (12.40%)
IMPERVIOUS COVERAGE	49,465 S.F. (38.65%)
PERVIOUS COVERAGE	78,497 S.F. (61.35%)

PARKING SUMMARY

PARKING REQUIREMENTS	REQUIRED	PROVIDED
MEDICAL OFFICE @ 3,444 S.F. 1 PER 250 S.F. / 3,444 S.F. OR	14 SPACES	14 SPACES
OFFICE @ 2,545 S.F. 1 PER 300 S.F. / 2,545 S.F. OR	9 SPACES	9 SPACES
DAY CARE @ 10,005 S.F. 1 PER 300 S.F. / 10,005 S.F. OR	34 SPACES	31 SPACES
TOTAL PARKING	57 SPACES	54 SPACES

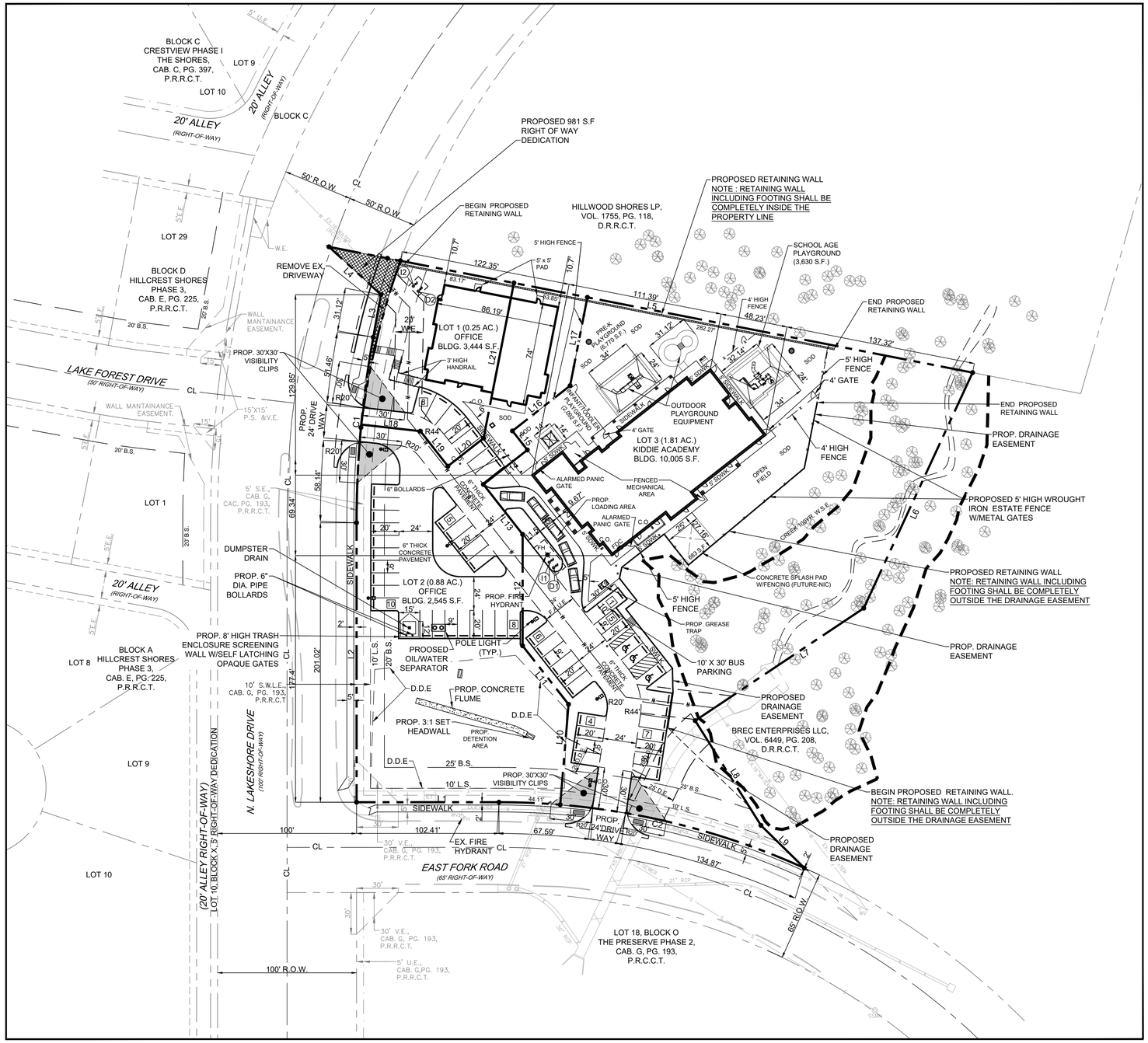
BUILDING DATA	
NO. OF BUILDINGS	3
PEAK HEIGHT	29'-0"
TOTAL SQUARE FOOTAGE	15,994 S.F.

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	S 78°34'14" W	102.41'
L2	N 11°25'13" W	201.02'
L3	N 01°10'03" W	31.12'
L4	N 58°45'59" W	50.79'
L5	S 89°38'31" E	471.62'
L6	S 13°21'59" W	186.68'
L7	S 44°51'38" W	145.74'
L8	S 43°32'33" E	88.95'
L9	S 56°56'31" E	43.84'
L10	N 06°41'00" W	72.48'
L11	N 49°32'37" W	53.50'
L12	N 11°25'13" W	80.18'
L13	N 49°32'37" W	45.66'
L14	N 42°27'23" E	40.17'
L15	N 49°29'15" W	17.40'
L16	N 40°27'23" E	52.70'
L17	N 00°21'29" W	64.76'
L18	S 84°56'24" W	42.78'
L19	N 49°32'37" W	32.01'
L20	S 40°27'23" W	32.59'
L21	S 00°21'29" E	113.80'

BOUNDARY CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	134.21'	750.00'	10°15'10"	N 06°17'38" W	134.03'
C2	226.46'	532.50'	24°21'59"	N 89°14'47" W	224.76'



GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

DETENTION NOTE

1. ONSITE DETENTION WILL BE PROVIDED.

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.	SAN. SEW.
D1	DOM.	1 1/2"	1	6"
I1	IRR.	1"	1	
D2	DOM.	1"	1	
I2	IRR.	1"	1	

CASE #

OWNER/DEVELOPER	ENGINEER	SURVEYOR	ARCHITECT
DUNKIN ACADEMY ON LAKESHORE LLC 9628 GREENSPRINT DRIVE DALLAS, TEXAS 75238 CONTACT: JOHN DUNKIN TEL: (469) 358-5590	TRIANGLE ENGINEERING LLC 1784 W. McDERMOTT DR. SUITE 110 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: (214) 609-9271	A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT: JOHN TURNER,R.P.L.S. TEL: (972) 881-4975	GARY WOOD ARCHITECTS 4606 PARK SPRINGS BLVD. SUITE 110 ARLINGTON, TEXAS 76017 CONTACT: GRAY WOOD TEL: (817) 975-9767

NO.	DATE	DESCRIPTION	BY
1	12/29/2020	PER CITY COMMENTS	KP

STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED PROFESSIONAL ENGINEER

12/29/2020

SITE PLAN

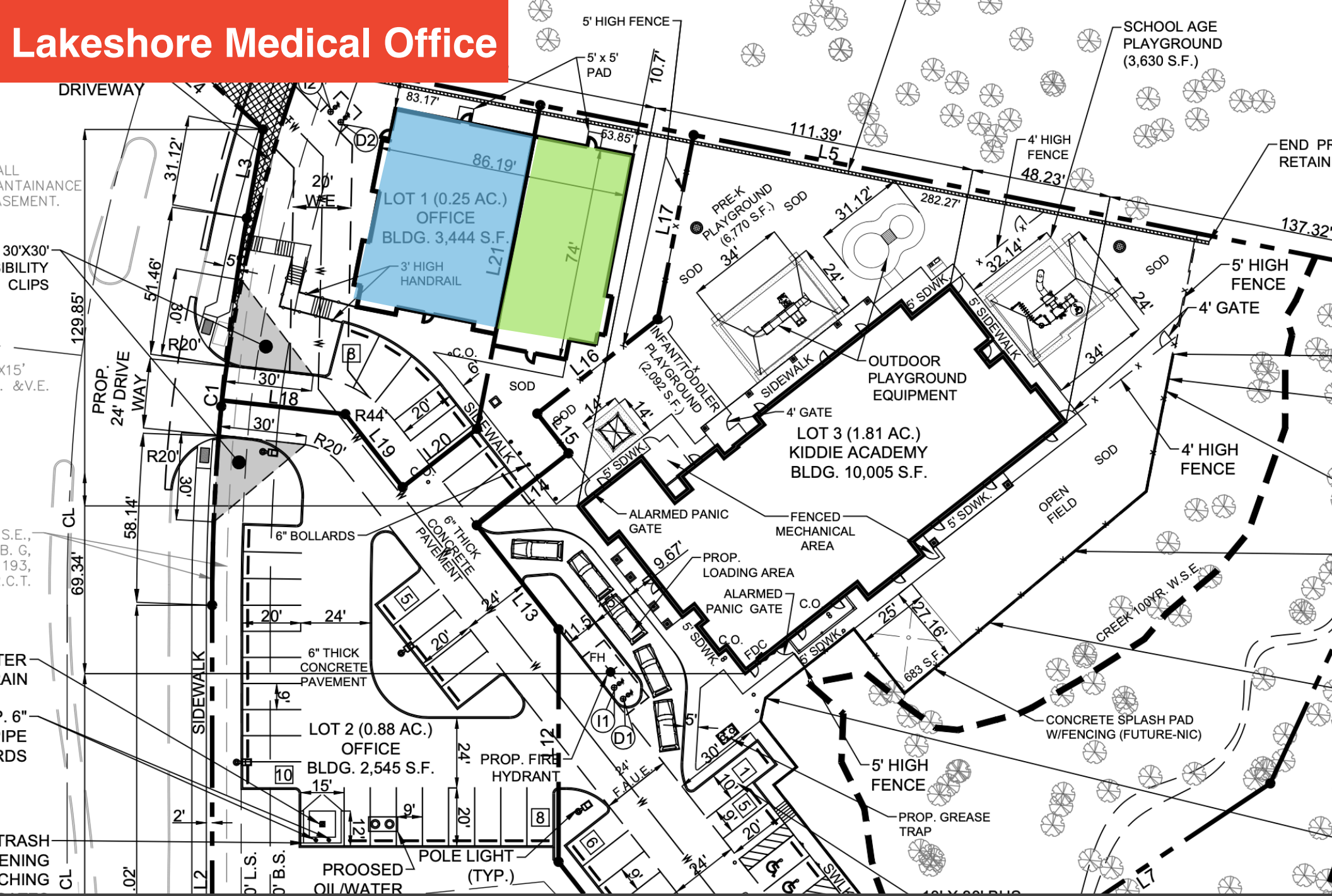
KIDDIE ACADEMY
NEC OF N. LAKESHORE DRIVE & E. FORK ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271I F: 469.359.6709 I E: kpatel@triangle-engr.com
W: triangle-engr.com I O: 1784 W. W. McDermott Drive, Suite 110, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	08/23/16	SEE SCALE BAR	028-16	3

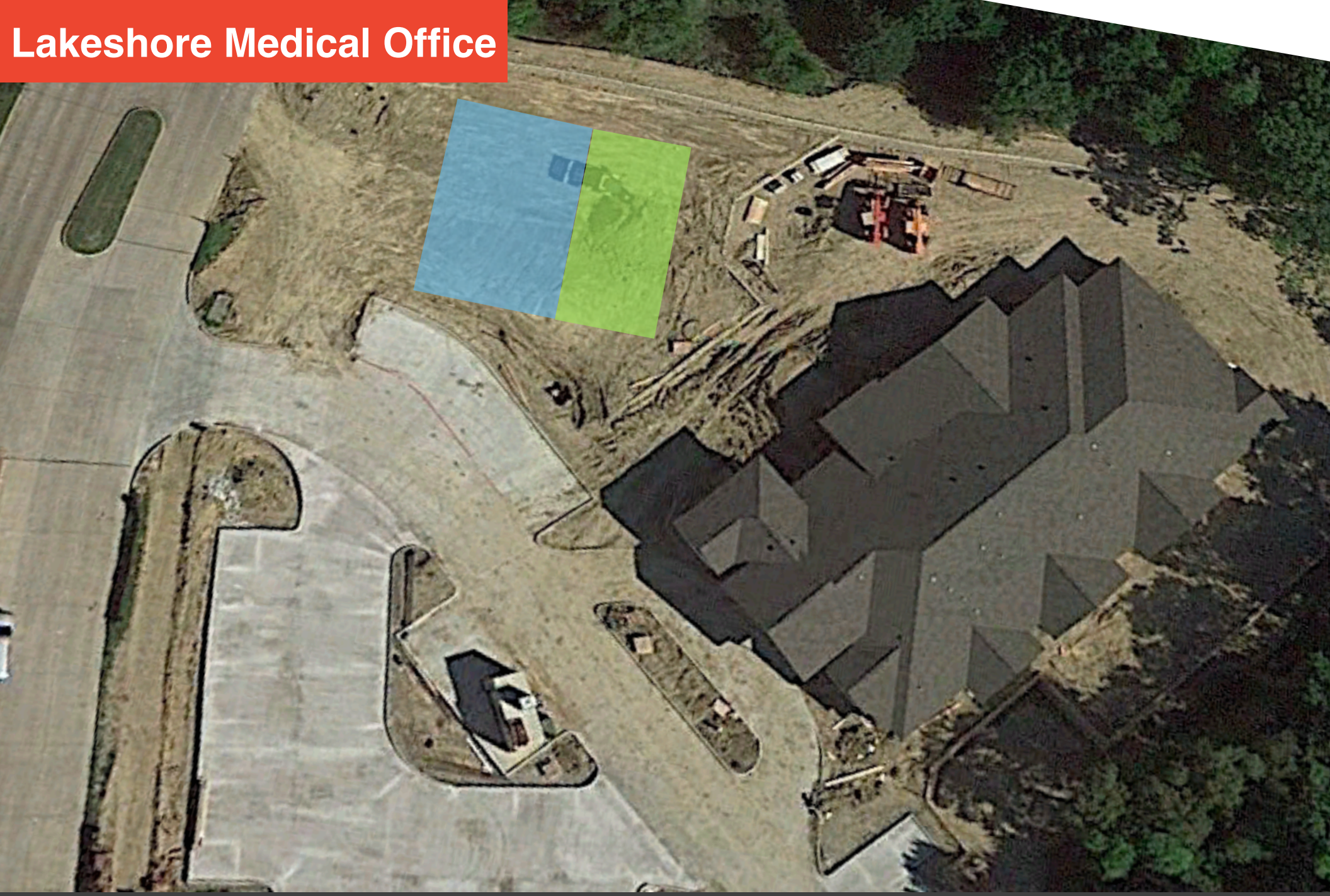
TX PE FIRM #11525

Lakeshore Medical Office



VIADUCT Development

Lakeshore Medical Office



VIADUCT
Development

Lakeshore Medical Office



VIADUCT Development

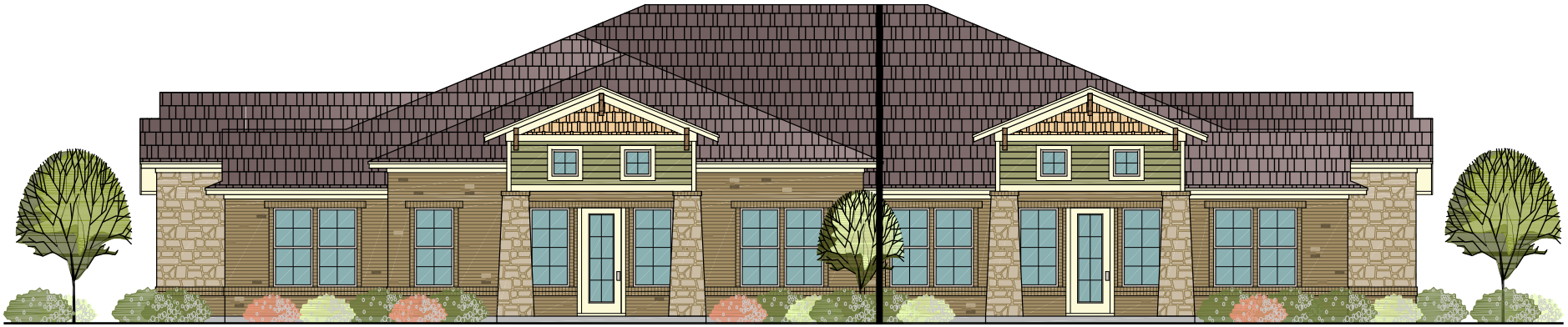
Lakeshore Medical Office



VIADUCT Development

Lakeshore Medical Office





VIADUCT Development

Ordinance No. 94-15

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY FROM "PD-11", PLANNED DEVELOPMENT NO. 11 AND "SF-10" SINGLE FAMILY 10 DISTRICT CLASSIFICATION TO "PD-41" PLANNED DEVELOPMENT NO. 41; PROVIDING 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; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a change in zoning from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development No. 41 on the property described on Exhibit "A" has been requested by MAHR Development; 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 Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows,

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended by amending the Zoning Map of the City of Rockwall so as to grant a zoning change from "PD-11" Planned Development No. 11 and "SF-10" Single Family 10 to "PD-41" Planned Development District No. 41 on the property specifically described in Exhibit "A", attached hereto and made a part hereof.

SECTION 2. That Planned Development District Number 41 shall be used only in the manner and for the purposes authorized by the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended and as amended hereby provided that the granting of Planned Development District No. 41 to the above described tract of land is subject to the following special conditions:

A. The use of the property covered by Planned Development District No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in

compliance with the preliminary plan attached hereto as Exhibit "B", and made a part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such preliminary plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance.

B. Development of Planned Development District No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages on front entry lots and minimum masonry requirements; preliminary plan; and amenities as submitted or as amended herein are attached hereto and made a part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq.ft. lots and the drainway/open space shall not be less than the acreage identified on the preliminary plan.

3. That the Developer shall dedicate 10 feet of ROW along N. Lakeshore and 5 feet of ROW along Alamo Road adjacent to the development in addition to the ROW necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the Commission and City Council a detailed screening/landscape plan for N. Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along N. Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City's landscape ordinance, shall be provided along N. Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the preliminary plan. The greenbelt shall be cleared by the Developer as required by the City. Prior to the development of the first phase, the Developer shall submit for approval by the Commission and City Council a detailed plan for the greenbelt in conformance with the application. The plans, at a minimum, shall include a phasing plan of the improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated along both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt shall be dedicated to the City or privately maintained.

5. The Developer may, if approved by the City, construct an amenity center

in conjunction with the development for the exclusive use residents of the district, in accordance with the preliminary plan. Any such facilities shall be proposed in conjunction with development of the first phase.

SECTION 3. Any person, firm or corporation violating any of the provisions of this ordinance 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 continues shall be deemed to constitute a separate offense.

SECTION 4. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed to the extent of that conflict.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

DULY PASSED AND APPROVED this 4th day of April, 1994.

APPROVED:

Alma K. Williams
Mayor

ATTEST:

Juanita Jones
City Secretary

1st reading 03-21-94

2nd reading 04-04-94

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO.

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow, Jr., to R.S.Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with the Easterly line of North Lakeshore Drive, a 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to 1/2" iron rods set for a corner, as follows:

North 4 degrees 49' 27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle of 51 degrees 36' 07", a radius of 450.00 feet, and a chord that bears North 30 degrees 37' 30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56 degrees 25' 34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67 degrees 17' 45", a radius of 681.01 feet, and a chord that bears North 22 degrees 46' 41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10 degrees 52' 11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10 degrees 15' 10", a radius of 750.00 feet, and a chord that bears North 5 degrees 44' 36" West, a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0 degrees 37' 01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58 degrees 12' 46" East a distance of 266.02 feet to a 1/2" iron rod set for a corner; South 24 degrees 18' 28" East a distance of 129.52 feet to a 1/2" iron rod set for a corner; South 42 degrees 59' 16" East a distance of 88.95 feet to a 1/2" iron rod set for a corner; South 56 degrees 23' 18" East a distance

of 465.30 feet to a 1/2" iron rod set for a corner; and South 63 degrees 51' 31" East a distance of 383.27 feet to a 1/2" iron rod set for a corner at the Northeast corner of said Pickens tract;

THENCE: South 1 degree 08' 58" East a distance of 25.74 feet to a 1/2" iron rod set for a corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;

THENCE: Along said Southerly line and generally with said fence line all to 1/2" iron rods set for corners as follows: South 65 degrees 56' 58" East a distance of 403.91 feet; South 81 degrees 00' 39" East a distance of 206.91 feet; North 88 degrees 14' 11" East a distance of 1150.00 feet; North 89 degrees 28' 09" East a distance of 965.12 feet; and South 63 degrees 42' 26" East a distance of 247.93 feet to a 1/2' iron rod set for a corner at the Northeast corner of said Barrow tract and said Tract 1;

THENCE: South 24 degrees 08' 47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a 1/2" iron rod set for a corner at a fence post;

THENCE" South 8 degrees 54' 33" East a distance of 84.59 feet with an old fence line to a 1/2" iron rod set for a corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;

THENCE: North 89 degrees 10' 45" East a distance of 305.83 feet to the Northeast corner of said addition;

THENCE: South 01 degree 10' 53" West a distance of 522.77 feet with the East line of said Addition to a point for a corner;

THENCE: South 00 degrees 12' 21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;

THENCE: South 89 degrees 26' 01 West a distance of 252.98 feet to an "ell" corner of said Addition;

THENCE: South 00 degrees 58' 56" West a distance of 232.75 feet to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;

THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89 degrees 43' 56" West a distance of 190.05 feet to a point for a corner;

South 00 degrees 58' 56" West a distance of 3.55 feet to a point for a corner;

South 89 degrees 43' 56" West passing at 318.51 feet the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 0 degrees 16' 04" West a distance of 300.00 feet to a 1/2" iron rod found for a corner;

THENCE: South 89 degrees 43' 56" West a distance of 127.37 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24 degrees 00' 00", a radius of 650.00 feet, and a chord that bears South 77 degrees 43' 56" West a distance of 270.29

feet;

THENCE: Along said curve an arc distance of 272.27 feet to a 1/2" iron rod found for a corner;

THENCE: South 65 degrees 43' 56" West a distance of 285.56 feet to a 1/2" iron rod found at the point of curvature of a circular curve to the right having a central angle of 14 degrees 28' 26", a radius of 350.00 feet, and a chord that bears South 72 degrees 58' 09" West a distance of 88.18 feet;

THENCE: Along said curve an arc distance of 88.42 feet to a 1/2" iron rod found for a corner;

THENCE: South 9 degrees 47' 38" East passing at 297.25 feet the Northwest corner of Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to a 1/2" Iron rod found for a corner;

THENCE: South 0 degrees 44' 21' East a distance of 134.43 feet along the West line of said addition to a 1/2" iron rod set for a corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;

THENCE: North 89 degrees 36' 50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a 1/2" iron rod set for a corner;

THENCE: South 89 degrees 28' 21" West a distance of 307.93 feet continuing along said fence to a 1/2" iron rod found for a corner at a fence corner post;

THENCE: North 0 degrees 30' 20" East a distance of 127.33 feet to a fence corner post for a corner;

THENCE: North 89 degrees 36' 49" West a distance of 316.64 feet with said fence line to a 1/2" iron rod set for a corner in said fence line;

THENCE: North 89 degrees 29' 00" West a distance of 544.40 feet to a 1/2" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;

THENCE: Along the East and then the North lines of said addition as follows: North 0 degrees 31' 00" East a distance of 190.00 feet to a 1/2" iron rod set for a corner; North 89 degrees 29' 00" West a distance of 5.01 feet to a 1/2' iron rod found for a corner; North 0 degrees 31' 00" East a distance of 140.00 feet to a 1/2" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89 degrees 29' 00" West a distance of ~~1323.03~~ 500.68 feet to the Point of Beginning and containing 145.744 acres of land.

REASONS FOR REQUEST

The purpose of the request is to permit the development of single family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along North Lakeshore Drive and Alamo Road.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included in such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be the responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction within the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the conceptual plan made a part of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall install for public use a paved hiking path between one of said streets and the creek. Developer shall clear the dedicated area of underbrush and debris at the time of development of the adjoining sections of the proposed subdivision.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive for the purpose of constructing screening walls, landscaping, sprinkler systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as not to face a public street.

HAROLD L. EVANS *Consulting Engineer*
2331 GUS THOMASSON ROAD, SUITE 102
P.O. BOX 28355 214-328-8133
DALLAS, TEXAS 75228 FAX 214-270-8847

HILLCREST MEADOWS
Zoning Application

Total Area of the Site		145.7 Acres
Area One - 10,000 S. F. Lots	Approximately 115 units	46.1 Acres
Area Two - 8,400 S. F. Lots	Approximately 216 units	72.0 Acres
Area Four - 10,000 S. F. Lots Assuming no alleys	Approximately 55 units	19.6 Acres
	386	137.7 Acres
Park/Greenbelt		8.0 Acres
		145.7 Acres

The plan as submitted indicates the following percentages:

10,000 S. F. Lots	48% by land area	44% of total units
8,400 S. F. Lots	52% by land area	56% of total units

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA ONE

1. Minimum Lot Area -	10,000 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	2,000 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

HILLCREST MEADOWS

PD _____

AREA REQUIREMENTS - AREA TWO

1. Minimum Lot Area -	8,400 square feet
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	65 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2

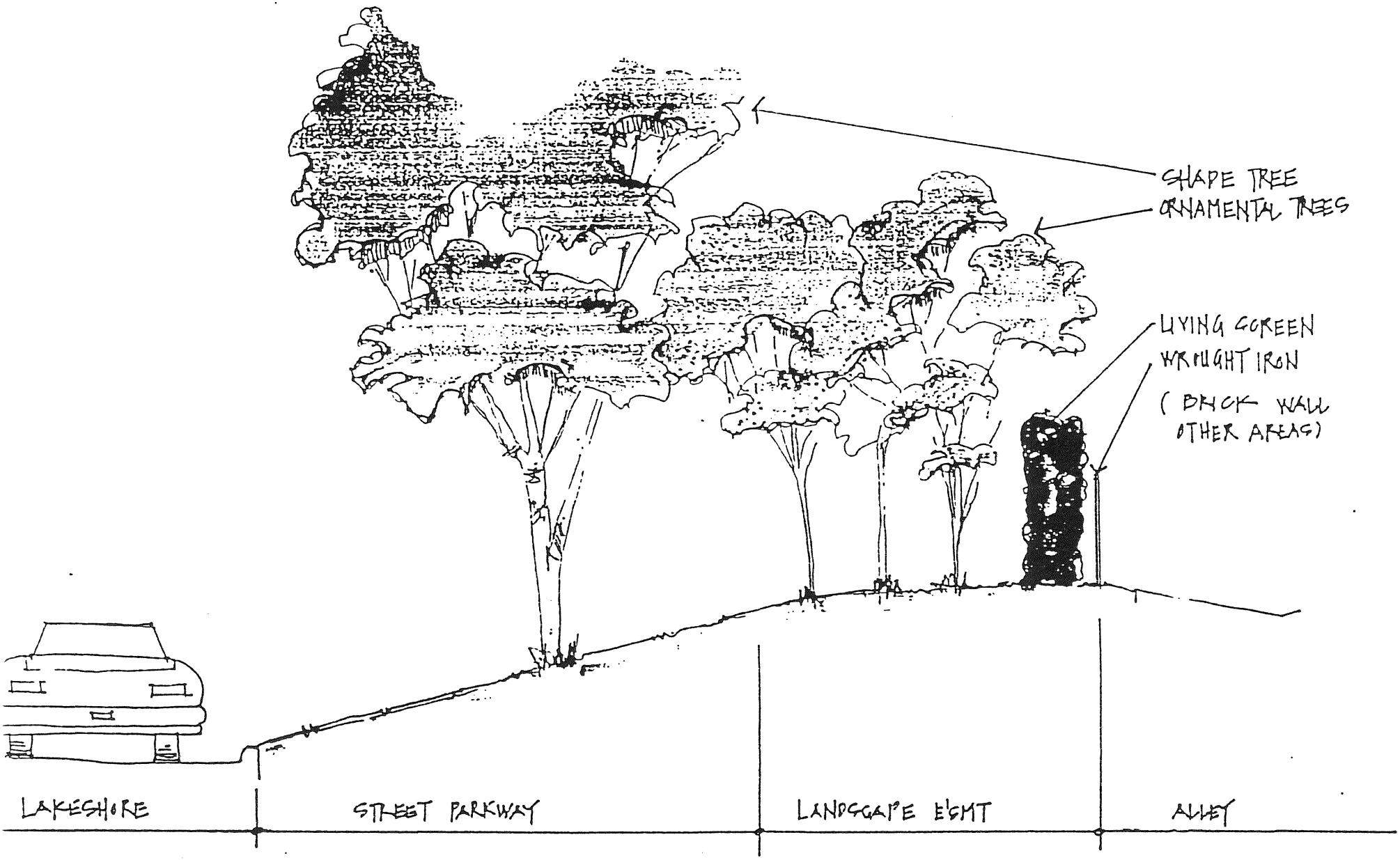
MIN LOT AREA
MIN LOT AREA
MIN LOT AREA
PARK
HILLCREST MEADOWS PD

HILLCREST MEADOWS

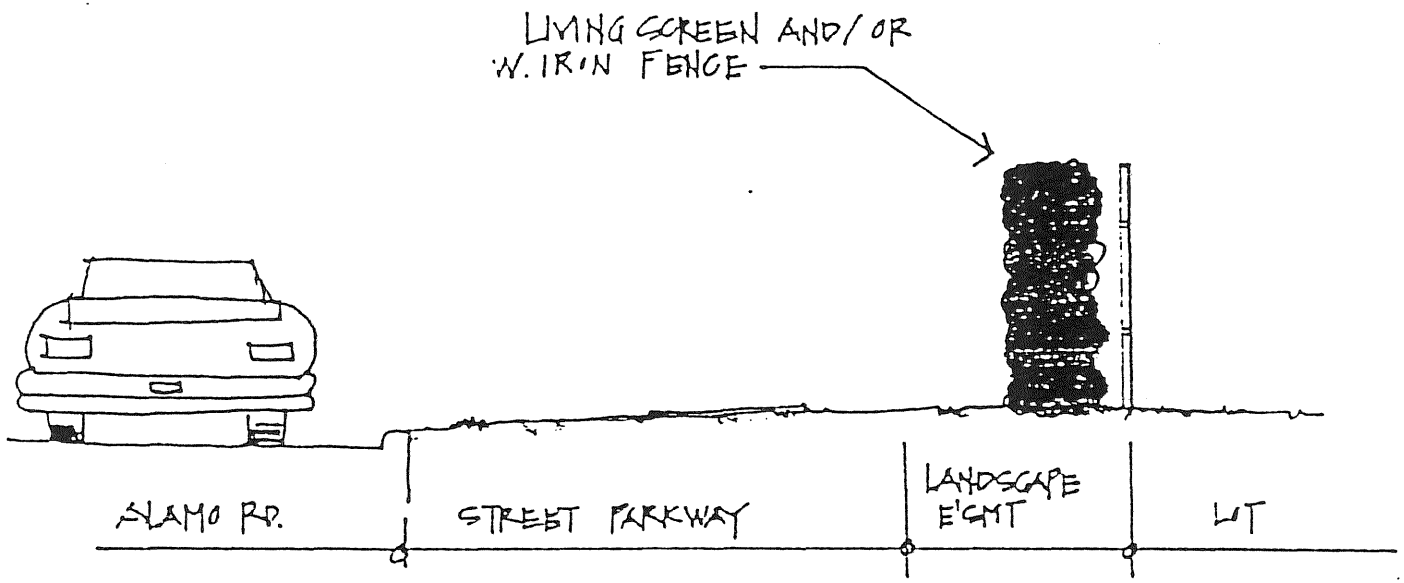
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AREA REQUIREMENTS - AREA FOUR

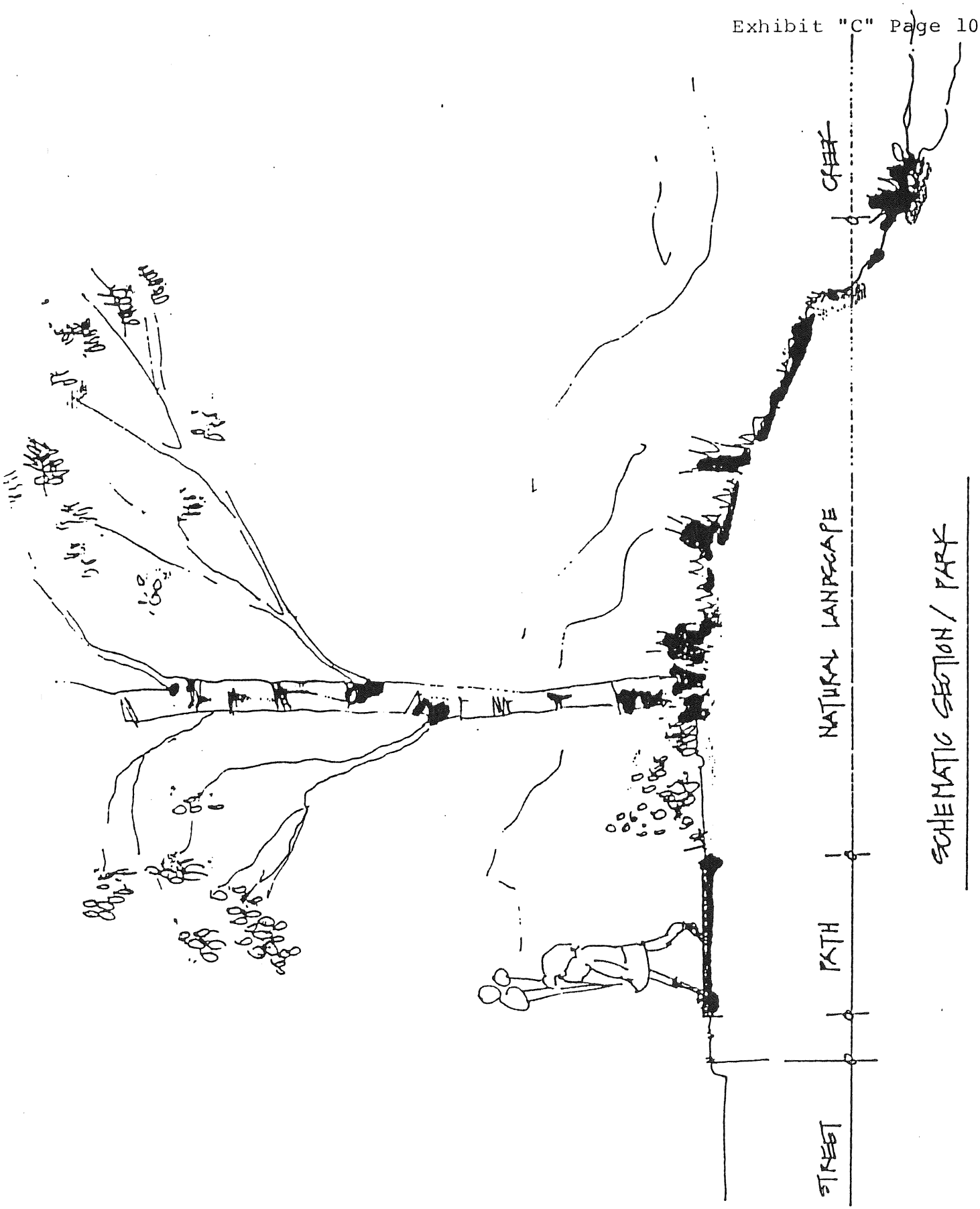
1. Minimum Lot Area -	10,000 square feet (w/o alleys) 8,400 square feet (with alleys)
2. Max. number of single family dwellings per lot -	1
3. Minimum square footage per dwelling unit -	1,800 square feet
4. Minimum lot width -	70 feet at the front building line
5. Minimum lot depth -	100 feet
6. Minimum depth of front set back -	25 feet
7. Minimum depth of rear set back -	10 feet
8. Minimum width of side set back -	
a) Internal lot -	6 feet
b) Sideyard set back (abutting street) -	15 feet
c) Sideyard set back (abutting an arterial) -	20 feet
9. Minimum distance between separate buildings on the same lot -	10 feet
10. Maximum building area (as a percentage of lot area) -	35%
11. Maximum height of structures -	36 feet
12. Minimum number of off street parking spaces per unit (garage area will not be considered) -	2



SCHEMATIC SECTION / LAKE SHORE

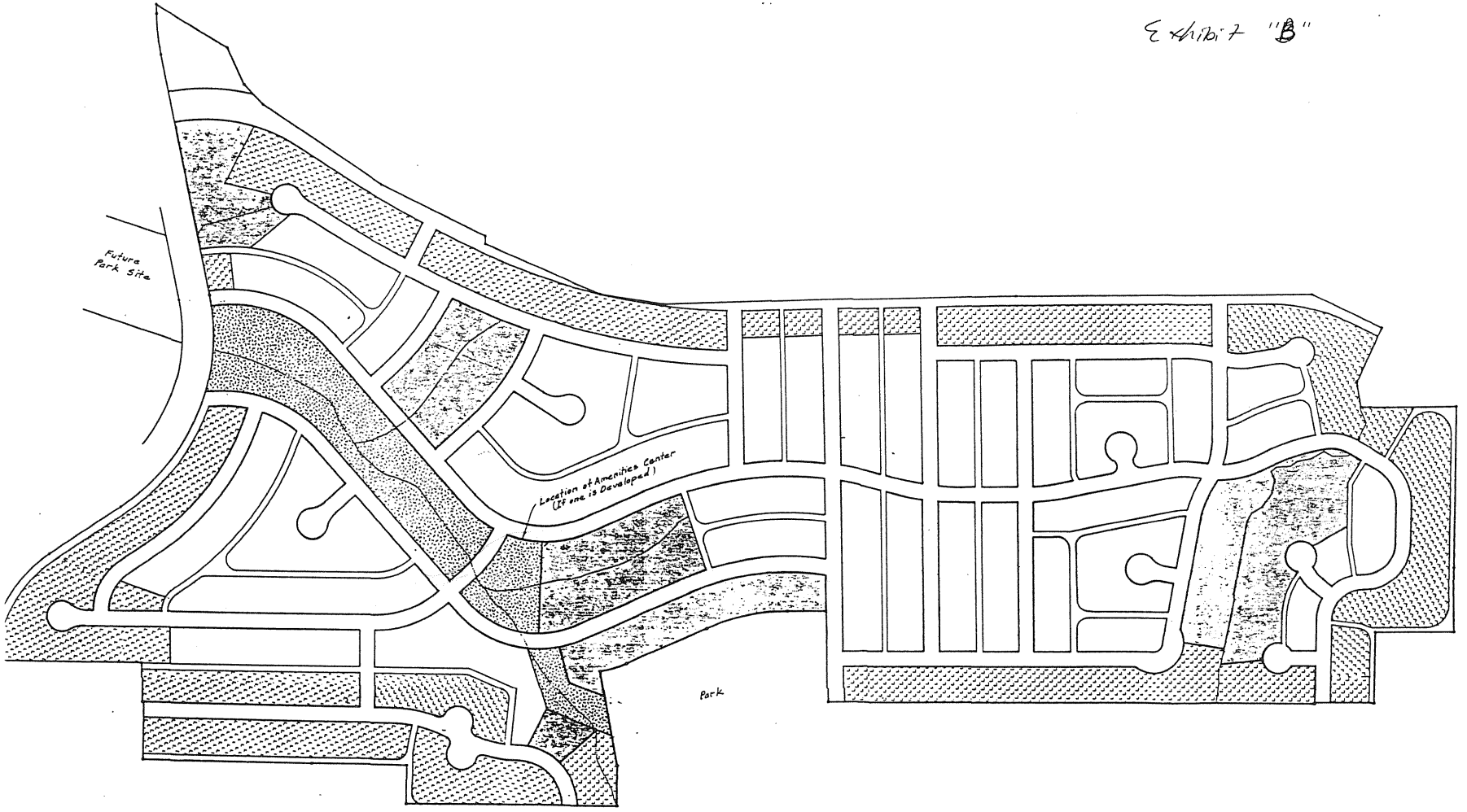


SCHEMATIC SECTION/ ALAMO RD.



SCHEMATIC SECTION / PARK

Exhibit "B"



NOTE: STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

LEGEND

46.1 ACRES- AREA ONE - MIN. LOT AREA= [illegible] SQ.FT. - 2,000 MIN. SQ.FT. PER DWELLING.

72.0 ACRES- AREA TWO - MIN. LOT AREA [illegible] SQ.FT. - 1,800 MIN. SQ.FT. PER DWELLING.

8 ACRES- AREA THREE - PARK / GREE[illegible]LT

19.6 ACRES- AREA FOUR - MIN. LOT AREA= 10000 SQ.FT - 1800 MIN. SQ.FT. PER DWELLING.

ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINAGEWAYS

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE | DATE | JOB NO

[illegible]NG

HILLCR[illegible] M

MAHR DEVELO[illegible]ENT

ORDINANCE NO. 01-27

AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AND ORDINANCE 94-15 AS HERETOFORE AMENDED SO AS TO GRANT A ZONING CHANGE ON A TRACT OF LAND MORE FULLY DESCRIBED HEREIN; ORDERING A CHANGE IN THE USE OF SAID PROPERTY "PD-41", PLANNED DEVELOPMENT NO. 41; ADOPTING REVISED AREA REQUIREMENTS; 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, a City of Rockwall initiated change in zoning from "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 and "SF-8.4"-Single Family 8.4 residential district requirements to "PD-41" – Planned Development No. 41 with "SF-10"-Single Family 10 on the property more fully described on the attached Exhibit "A"; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

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

Section 1. That the Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 of the City of Rockwall, Texas as heretofore amended, be and the same is hereby amended with the approval of the amended Concept Plan (Exhibit "B") with revised area requirements for the property more fully described in Exhibit "A", attached hereto and made a part thereof.

Section 2. That "PD-41" - Planned Development No. 41, the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the

purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this approval of the revised Concept Plan (Exhibit "B") for "PD-41" shall affect only the property described in the attached Exhibit "A" and said property shall be limited to the uses, density, area, setback and other requirements set forth herein and is subject to the following special conditions:

A. The use of the property covered by "PD-41" – Planned Development No. 41 shall be in accordance with the provisions of this ordinance and the list of approved uses. Any development of the property covered by Planned Development No. 41 shall be in compliance with the revised Concept Plan attached hereto as Exhibit "B", and made part hereof, and no substantial change in the development shall be permitted, except after obtaining approval of the change of such Concept Plan in the manner required for changes and amendments to the Comprehensive Zoning Ordinance of the City of Rockwall.

B. Development of "PD-41" – Planned Development No. 41 shall be regulated by the following requirements:

1. That the land uses; area requirements, including restrictions on garages, on front-entry garages and minimum masonry requirements; Concept Plan; and amenities as submitted or as amended herein are attached hereto and made part hereof as Exhibit "C".

2. That the land use acreage as submitted be generally approved, and that the actual acreage for the 10,000 sq. ft. lots, 10,000 sq. ft. lots within the drainways and the park/greenbelt space shall not be less than the acreage identified on the Concept Plan (Exhibit "B") and detailed within Exhibit "C".

3. That the Developer shall dedicate 10 feet of right-of-way along North Lakeshore and 5 feet of right-of-way along Alamo Road adjacent to the development in addition to the right-of-way necessary for construction of the roadway, in conjunction with the first phase of development. The Developer shall also submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed screening/landscape plan for North Lakeshore and Alamo Road in conformance with the application. The plan shall at a minimum contain screening walls/fences; sidewalks, which shall be curvilinear along North Lakeshore; sprinkler systems to irrigate the parkway and other landscaping; and vertical landscaping to include trees and shrubs. A minimum of one large tree for every 50 feet of frontage, as defined by the City landscape ordinance, shall be provided along North Lakeshore. The detailed plan shall provide a phasing plan of improvements.

4. That the Developer shall provide a linear greenbelt along and generally in the configuration as shown on the Concept Plan (Exhibit "B"). The greenbelt shall be cleared by the Developer as required by all applicable ordinances of the City of Rockwall. Prior to the development of the first phase, the Developer shall submit for approval by the City of Rockwall Planning and Zoning Commission and City Council a detailed plan for the greenbelt ib conformance with the application. The plans, at a minimum, shall include a phasing plan for improvements, location and design of the paved hiking path at a minimum width of 6 feet, cross sections of the drainway and adjacent parkway, design of any required drainage improvements including headwalls as required by the City, public streets allocated both sides of the drainway, and overall dimensions of the greenbelt. At that time the City shall determine if said greenbelt will be dedicated to the City or privately maintained. All elements of the greenbelt, pathways, hiking trails and sidewalks are subject to review and recommendation by the City's Park Board.

5. The Developer may, if approved by the City, construct an amenity center in conjunction with the development for the exclusive use of residents of the district, in accordance with the revised Concept Plan. Any such facilities shall be proposed in conjunction with development of the first phase.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS ($2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. 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 Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

Section 6. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

DULY PASSED AND APPROVED this 18 day of June, 2001.

APPROVED

Belinda Page
ATTEST

CITY OF ROCKWALL TEXAS
SEAL

1st Reading 6-4-01

2nd Reading 6-18-01

EXHIBIT "A"

HILLCREST MEADOWS

"PD" PLANNED DEVELOPMENT DISTRICT NO. 41

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as Tract 1, in Special Warranty Deed, recorded in Volume 147, Page 474, Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in Volume 100, Page 293, and being part of a 85.873 acre tract of land conveyed to H.L. Williams by deed recorded in Volume 51, Page 397, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in Volume 100, Page 677, and part of a tract being conveyed from W.F. Barrow Jr., to R.S. Folsom by deed recorded in Volume 102, Page 403, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the North line of Northshore Phase 2B, an addition to the City of Rockwall recorded in Slide B, Page 324, Plat Records, Rockwall County, Texas, with Easterly line of North Lakeshore Drive, 1 100 foot right-of-way;
THENCE: Along the Easterly lines of North Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66 feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450 feet, and a chord that bears North 30°37'30" East a distance of 391.72 feet;
Along said curve an arc distance of 405.28 feet to the end of said curve;
North 56°25'34" East a distance of 279.87 feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01 feet, and a chord that bears North 22°46'41" East a distance of 754.68 feet;
Along said curve an arc distance of 799.87 feet to the end of said curve;
North 10°52'11" West a distance of 800.41 feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00 feet, and a chord that bears North 5°44'36" West a distance of 134.03 feet;
Along said curve an arc distance of 134.21 feet to the end of said curve; and
North 0°37'01" West a distance of 30.46 feet to the center of a public road (Alamo Road);

THENCE: Along the center of said public road as follows: South 58°12'46" East a distance of 266.02 feet to a ½" iron rod set for corner; South 24°18'28" East a distance of 129.52 feet to a ½" iron rod set for corner; South 42°59'16" East a distance of 88.95 feet to a ½" iron rod set for corner; South 56°23'18" East a distance of 465.30 feet to a

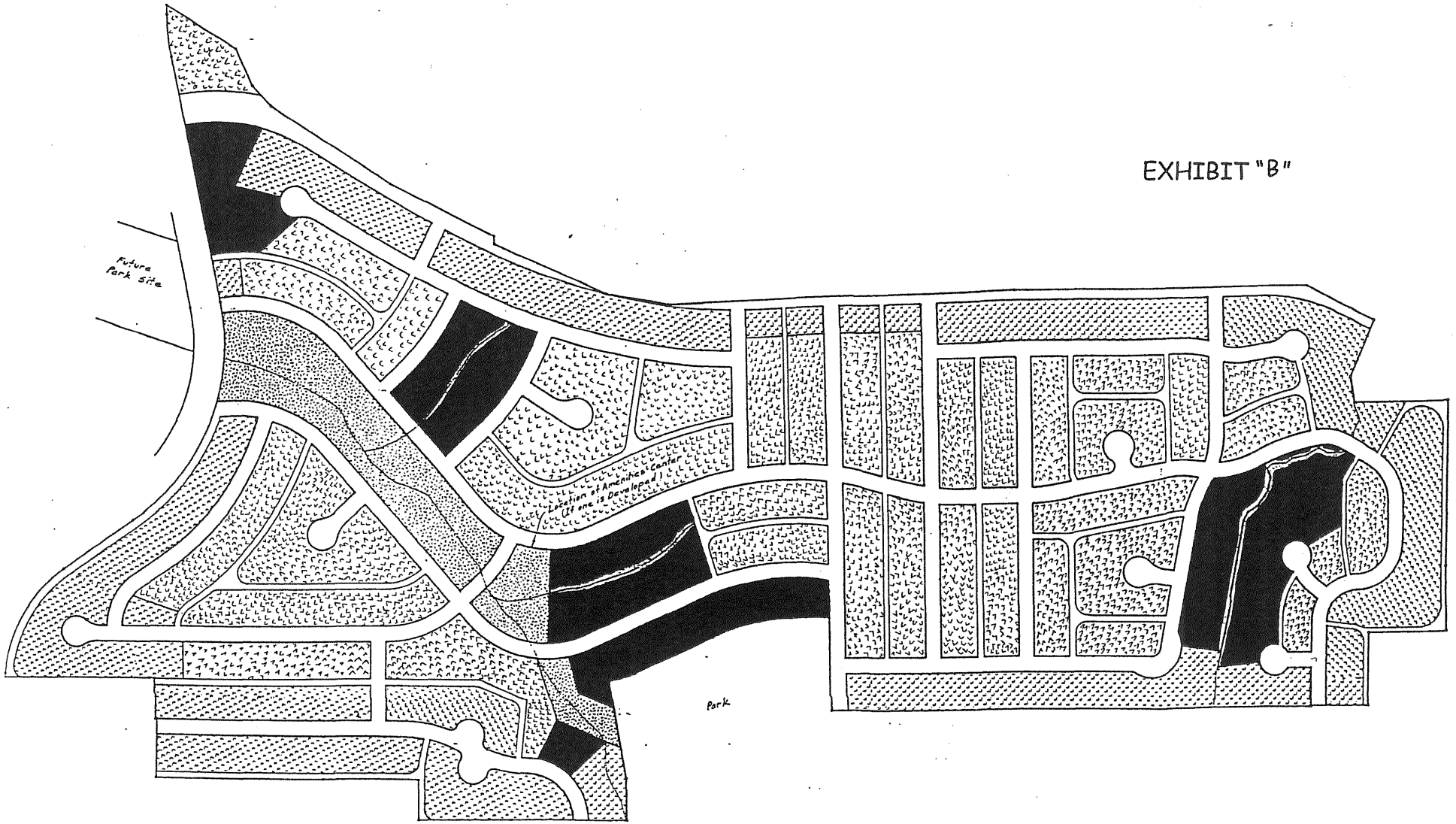
½" iron rod set for corner; South 63°51'31" East a distance of 383.27 feet to a ½" iron rod set for corner at the Northeast corner of said Pickens tract;
THENCE: South 1°08'58" East a distance of 25.74 feet to a ½" iron rod set for corner in a fence line on the Southerly line of said road and at the Northwest corner of said Dickerson tract;
THENCE: Along said Southerly line and generally with said fence line all ½" iron rods set for corner as follows: South 65°56'58" East a distance of 403.91 feet; South 81°00'39" East a distance of 206.91 feet; North 88°14'11" East a distance of 1150.00 feet; North 81°00'39" East a distance of 965.12 feet; and South 63°00'39" East a distance of 247.93 feet to a ½" iron rod set for corner at the Northeast corner of said Barrow Tract and said Tract 1;
THENCE: South 24°08'47" West a distance of 194.61 feet with the East line of said Barrow tract and said Tract 1 to a ½" iron rod set for corner at a fence post;
THENCE: South 08°54'33" East a distance of 84.59 feet with an old fence line to a ½" iron rod set for corner on the North line of Northshore Phase Three, an addition to the City of Rockwall, recorded in Slide A, Page 337;
THENCE: North 89°10'45" East a distance of 305.83 feet to the Northeast corner of said addition;
THENCE: South 01°10'53" West a distance of 522.77 feet with the East line od said Addition to a point for a corner;
THENCE: South 00°12'21" East a distance of 209.37 feet to the most Northerly Southeast corner of said Addition;
THENCE: South 89°26'01" West a distance of 252.98 feet to an "ell" corner of said Addition;
THENCE: South 00°58'56" West a distance of 232.75 to the Southerly Southeast corner of said Addition and the most Easterly Northeast corner of Northshore Phase One, recorded in Slide A, Page 181, Plat Records, Rockwall County, Texas;
THENCE: With the North lines of said Northshore Phase One and the South lines of said Northshore Phase Three as follows:

South 89°43'56" West a distance of 190.05 feet to a point for a corner;
South 00°58'56" West a distance of 3.55 feet to a point for a corner;
South 89°43'56" West passing at 318.51 feet to the Southwest corner of said Phase Three and continuing a total distance of 1595.56 feet to the most Northerly Northwest corner of said Phase One;

THENCE: North 00°16'04" West a distance of 300.00 feet to a ½" iron rod found for a corner;
THENCE: South 89°43'56" West a distance of 127.37 feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00 feet, and a chord that bears South 77°43'56" West a distance of 270.29 feet;
THENCE: Along said curve an arc distance of 272.27 feet to a ½" iron rod found for a corner;
THENCE: South 65°43'56" West a distance of 285.66 feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a

radius of 350.00 feet, and a chord that bears South 72°58'09" West a distance of 88.18 feet;
THENCE: Along said curve an arc distance of 88.42 feet to a ½" iron rod found for a corner;
THENCE: South 09°47'38" East passing at 297.25 feet to the Northwest corner Rockwall School Addition No. 2, an addition to the City of Rockwall and continuing a total distance of 315.00 feet to ½" iron rod found for corner;
THENCE: South 00°44'21" East a distance of 134.43 feet along the West line of said addition to a ½" iron rod set for corner at the Northeast corner of that tract of land conveyed to N.L. Lofland by deed recorded in Volume 29, Page 462, Deed Records, Rockwall County, Texas;
THENCE: South 89°36'50" West a distance of 377.53 feet generally along a fence and the North line of said Lofland tract to a ½" iron rod set for a corner;
THENCE: North 89°28'21" West a distance of 307.93 feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;
THENCE: North 00°30'20" East a distance of 127.33 feet to a fence corner post for a corner;
THENCE: North 89°29'00" West a distance of 544.40 feet to a ½" iron rod found for a corner at the most Northerly Southeast corner of the previously mentioned Northshore Phase 2B;
THENCE: Along the East and then the North lines of said addition as follows: North 00°31'00" East a distance of 190.00 feet to a ½" iron rod set for a corner; North 89°29'00" West a distance of 5.01 feet to a ½" iron rod set for a corner; North 00°31'00" East a distance of 140.00 feet to a ½" iron rod set for a corner at the most Northerly Northeast corner of said addition: North 89°29'00" West a distance of 500.68 feet to the **POINT OF BEGINNING** and containing 145.744 acres of land.

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=200'	11-23-93	9323-A

ZONING MAP

HILLCREST MEADOWS

MAHR DEVELOPMENT CORP.

14755 Preston Road, Suite 830, Dallas, Texas 75240

REASONS OF THE REQUEST

The city initiated planned development zoning change of "PD-41" – Planned Development No. 41, amendment of the City of Rockwall Comprehensive Zoning Ordinance (Ord. No. 83-23) and Ordinance No. 94-15 resulted from the Planned Development review process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development section of the Comprehensive Zoning Ordinance.

Furthermore, the purposed of the change is to allow the development of a single-family residential homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use an enjoyment of the residents within the proposed development. Other improvements include greenbelts and landscaping along North Lakeshore Drive and Alamo Drive for the use and enjoyment of the general public.

PROPOSED PLANNED DEVELOPMENT DISTRICT FOR RESIDENTIAL USES

1. In conjunction with development of the District, Developer may construct an amenity center for the exclusive use and enjoyment of the residents of the district. The location and facilities included within such amenity center shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. The cost of operating and maintaining the amenity center shall be responsibility of the Developer and/or Homeowners Association formed by the Developer.

2. Exterior wall construction with the Planned Development district shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

3. Developer shall dedicate to the City of Rockwall (subject to approval of the City) a linear greenbelt as indicated on the revised Concept Plan (Exhibit "B") made part hereto of this ordinance. The details of the greenbelt shall be considered for approval by the City at the time of consideration of the development plan for the first phase of the development. Developer shall construct a public street along both sides of the greenbelt and shall (with review and recommendation for approval by the City's Park Board) install for public use a paved hiking path between one of the said streets and the creek.

4. Developer shall dedicate a minimum of 10 feet of additional right-of-way along North Lakeshore Drive and 5 feet along Alamo Drive for the purposes of constructing screening walls, landscaping, irrigation systems (including coverage of the street parkway) and other improvements.

5. On those lots not accessible to a paved alley, garage doors shall be oriented so as to not face a public street (i.e. j-swing garage access)

HILLCREST MEADOWS
REVISED ZONING APPLICATION

Total Area of the Site		145.7 Acres
Area One – 10,000 s.f. Lots	Approximately 294 units*	118.1 Acres
Area Two – 10,000 s.f. Lots Assuming No Alleys	Approximately 55 units	19.6 Acres
	349 units	137.7 Acres
Area Three - Park / Greenbelt		8.0 Acres
		145.7 Acres

The revised Concept Plan as reflected through this ordinance indicates the following percentages:

10,000 s.f. Lots	81 % by land area	84 % by total units
10,000 s.f. Lots	13 % by land area	16 % by total units

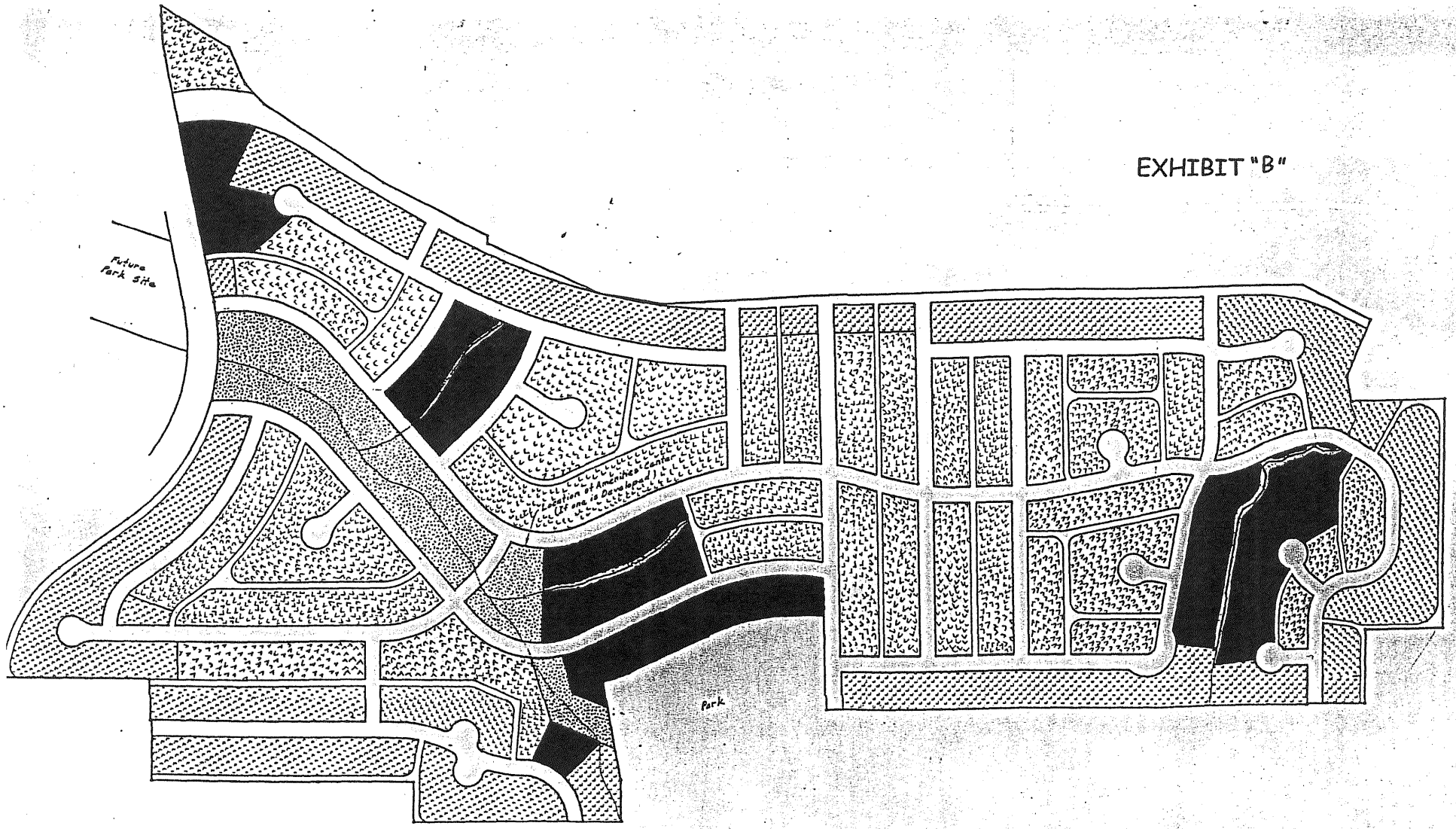
HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA ONE

1.	Maximum Lot Area -	10,000 square feet
2.	Maximum number of single family dwellings per lot -	1
3.	Minimum square footage per dwelling unit -	2,000 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
12.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

HILLCREST MEADOWS
PLANNED DEVELOPMENT NO. 41
AREA REQUIREMENTS – AREA TWO

1.	Maximum Lot Area -	10,000 square feet (without alleys)
4.	Maximum number of single family dwellings per lot -	1
5.	Minimum square footage per dwelling unit -	1,800 square feet
4.	Minimum Lot Width -	80 feet at the front building line
5.	Minimum Lot Depth -	100 feet
6.	Minimum Depth of Front Setback -	25 feet
7.	Minimum Depth of Rear Setback -	10 feet
8.	Minimum Depth of Side Setback -	
	(a) Internal Lot -	6 feet
	(b) Sideyard set back (abutting street) -	15 feet
	(c) Sideyard set back (abutting an arterial) -	20 feet
9.	Minimum distance between separate buildings on the same lot -	10 feet
10.	Maximum building area (as a percentage of lot area) -	35%
11.	Maximum Height of Structures -	36 feet
13.	Minimum Number of off-street Parking spaces per unit (garage Area will not be considered) -	2

EXHIBIT "B"



NOTE STREET ALIGNMENT SHOWN IS CONCEPTUAL ONLY.

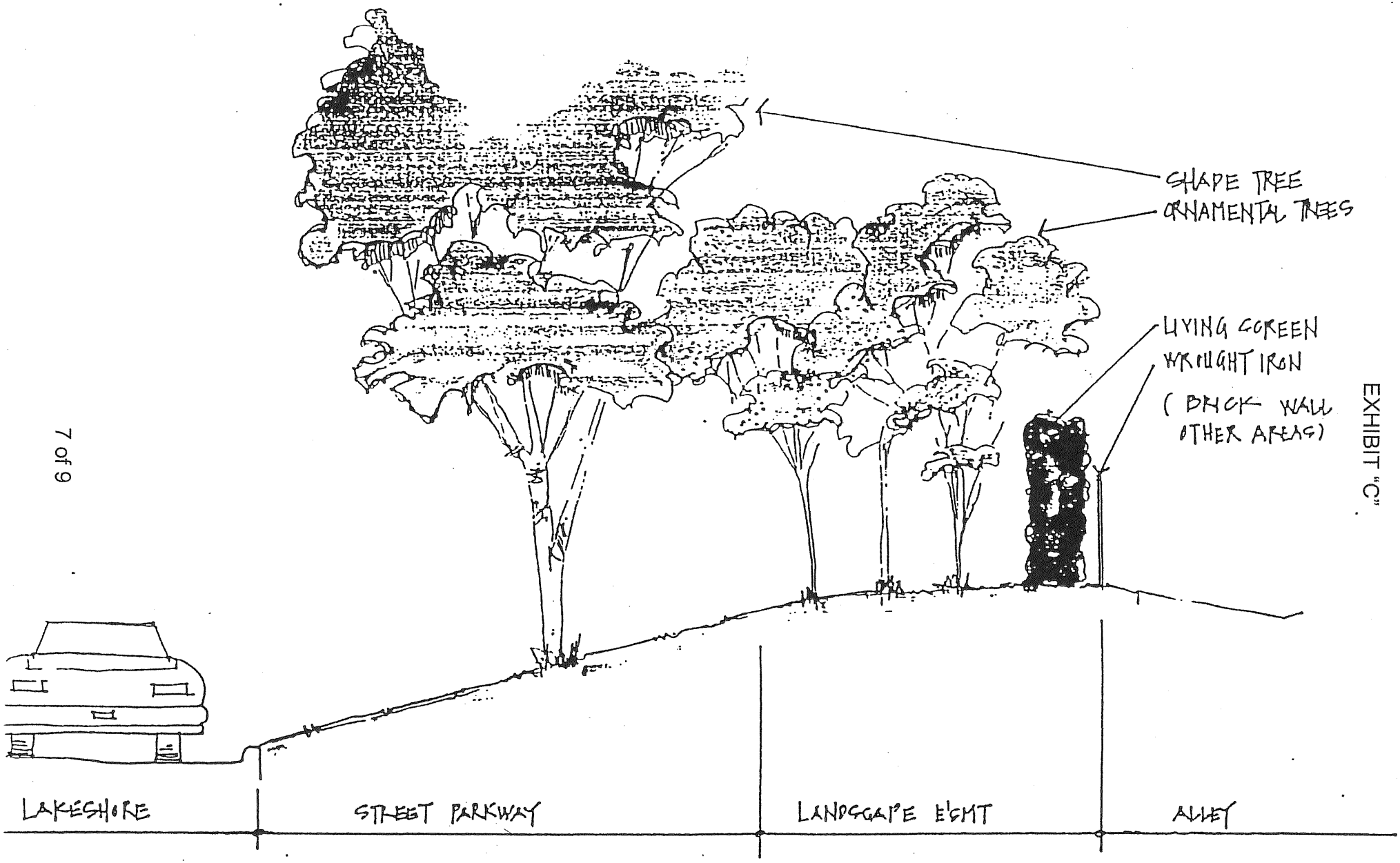
118.1 ACRES - AREA ONE - MIN. LOT AREA=10,000 SQ.FT.-2,000 MIN. SQ.FT. PER DWELLING

19.6 ACRES - AREA TWO - MIN. LOT AREA=10,000 SQ.FT.-1,800 MIN. SQ.FT. PER DWELLING ASSUMING ALLEYS ARE WAIVED ADJACENT TO DRAINWAYS, DWELLING UNITS WILL HAVE SIDE ENTRY GARAGES

8 ACRES - AREA THREE - PARK / GREENBELT

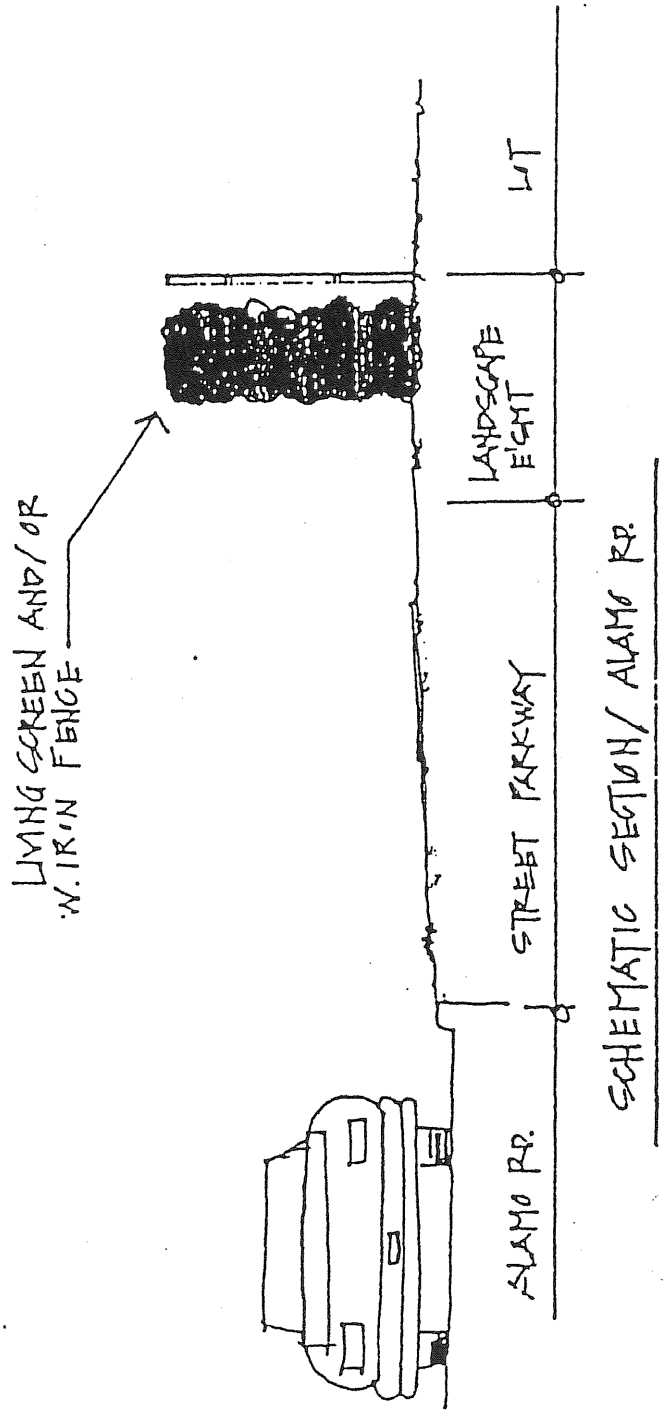
HAROLD L. EVANS CONSULTING ENGINEER 2331 GUS THOMASSON RD. SUITE 102 DALLAS, TEXAS 75228 PHONE (214) 328-8133			ZONING MAP HILLCREST MEADOWS MAHR DEVELOPMENT CORP. 14755 Preston Road, Suite 830, Dallas, Texas 75240
SCALE	DATE	JOB NO.	
1"=200'	11-23-93	9323-A	

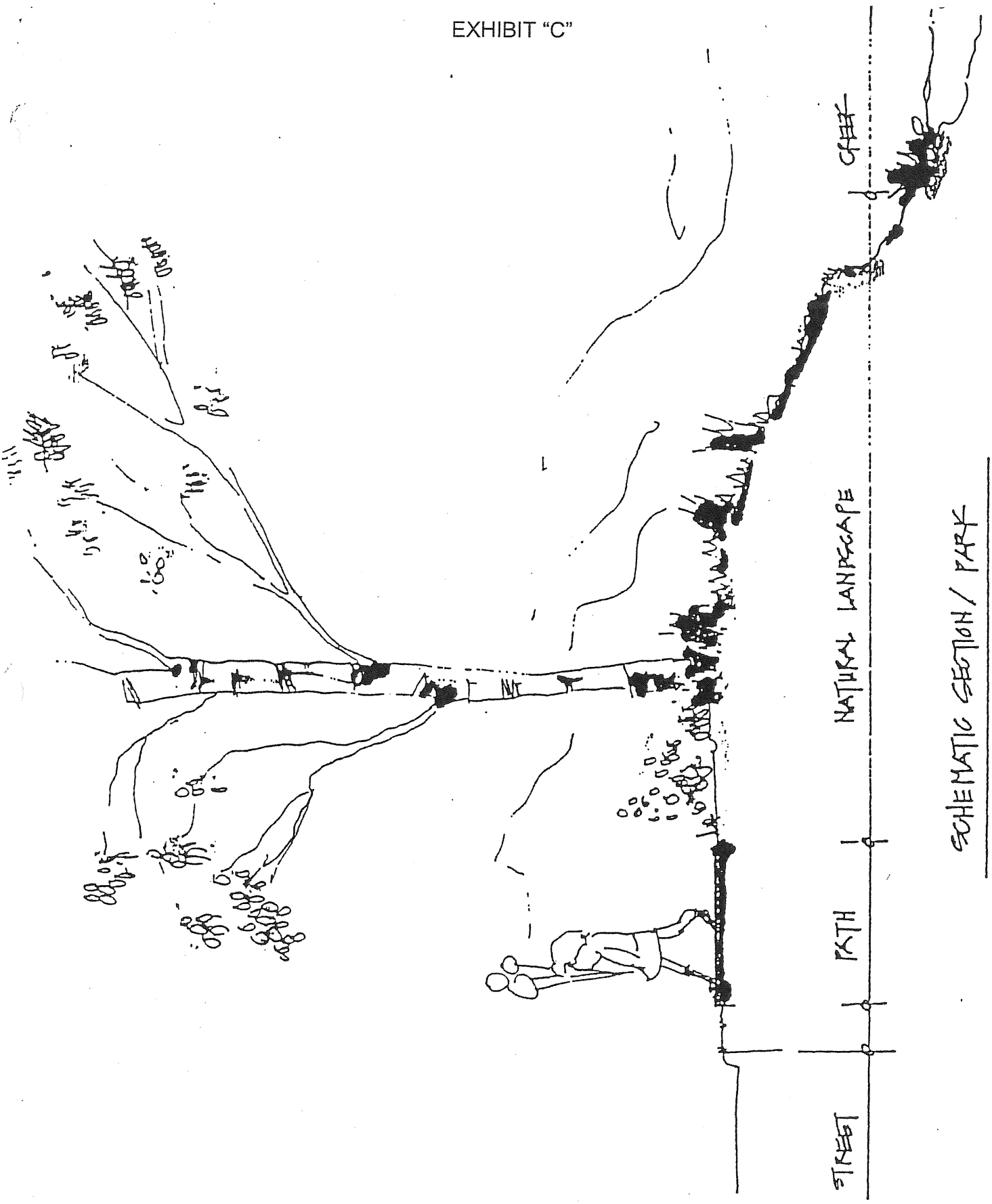
EXHIBIT "C"



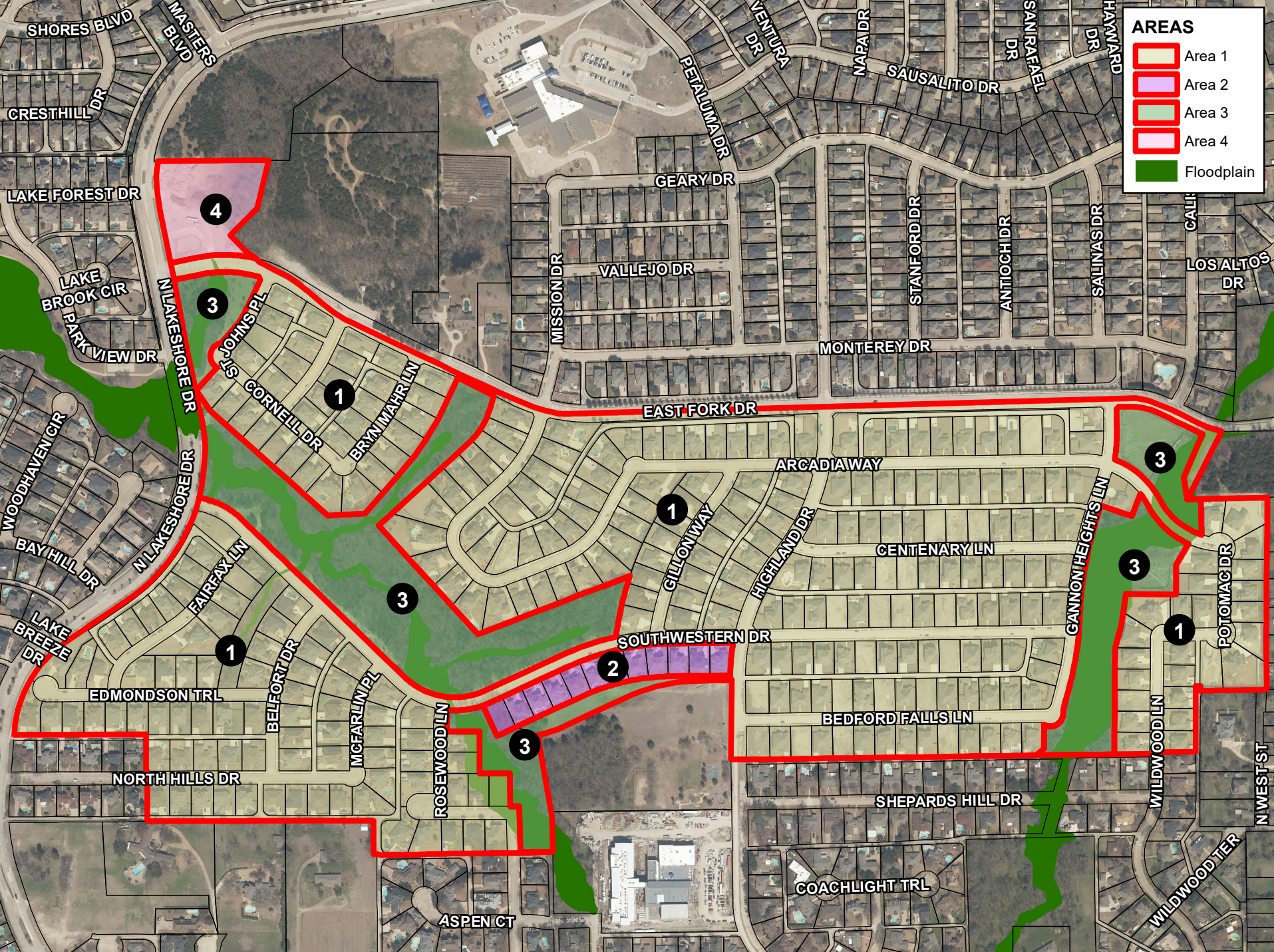
SCHEMATIC SECTION / LAKESHORE

EXHIBIT "C"


LIVING SCREEN AND/OR
WROUGHT IRON FENCE
LOT
LANDSCAPE EASEMENT
STREET PARKWAY
ALAMO RD.
SCHEMATIC SECTION / ALAMO RD.



SCHEMATIC SECTION / PARK


AREAS
Area 1
Area 2
Area 3
Area 4
Floodplain
SHORES BLVD
MASTERS BLVD
CRESTHILL DR
LAKE FOREST DR
LAKE BROOK CIR
PARK VIEW DR
N LAKESHORE DR
WOODHAVEN CIR
BAY HILL DR
LAKE BREEZE DR
PETALUMA DR
VENTURA DR
NAPA DR
SAUSALITO DR
SANRAFAEL DR
HAYWARD DR
GEARY DR
MISSION DR
VALLEJO DR
STANFORD DR
ANTIOCH DR
SALINAS DR
LOS ALTOS DR
MONTEREY DR
EAST FORK DR
ST JOHNS PL
CORNELL DR
BRYN MAHR LN
ARCADIA WAY
GILLON WAY
HIGHLAND DR
CENTENARY LN
GANNON HEIGHTS LN
POTOMAC DR
FAIRFAX LN
SOUTHWESTERN DR
EDMONDSON TRL
BELFORT DR
MCFARLIN PL
ROSEWOOD LN
BEDFORD FALLS LN
WILDWOOD LN
NORTH HILLS DR
SHEPARDS HILL DR
N WEST ST
COACHLIGHT TRL
WILDWOOD TER
ASPEN CT
1
2
3
4

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [*ORDINANCE NO.'S 94-15 & 01-27*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.46-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.46-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in *Exhibit 'A'* of this ordinance as *Tract 2*, and depicted in *Exhibit 'B'* of this ordinance as a portion of *Area 4*, which hereinafter the combine acreage of *Tracts 1 & 2* in *Exhibit 'A'* 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 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*], Specific Use Permit (SUP) No. S-057 [*Ordinance No. 08-39*], and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 94-15, 01-27 & 08-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

DRAFT ORDINANCE 04-19-21

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *January 19, 2021*

2nd Reading: *February 1, 2021*

DRAFT ORDINANCE 01.19.2021

EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324,* Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

*THENCE a*long the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;
South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;
South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;
South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;
South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;
South 81°00'39" East a distance of 206.91-feet;
North 88°14'11" East a distance of 1,150.00-feet;

DRAFT ORDINANCE 01.19.2021

North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line od said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an *"ell"* corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

*THENCE a*long said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for comer at the northeast comer of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

DRAFT ORDINANCE 04.19.2021

THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;
North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;
North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, Rockwall County, Texas, and part of the North Lakeshore Daycare Addition, as recorded on August 30, 2018 in the *Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most northeastern corner of the North Lakeshore Daycare Addition, an addition to the City of Rockwall, Block A, Lot 1, Rockwall Central Appraisal District *Property ID# 72086*;

THENCE Along the property lines and adjacent zoning boundary lines of said addition as follows:

South 13°21'59" West a distance of 186.68-feet for a corner;
South 45°34'42" West a distance of 148.33-feet for a corner;
North 24°52'10" West a distance of 129.52-feet for a corner;
North 58°46'28" West a distance of 266.02-feet for a corner;
North 89°38'31" East a distance of 52.33-feet along the North boundary of the subdivision for a point;
North 89°38'31" East continuing a distance of 419.29-feet to the *POINT BEGINNING* and containing 1.46-acres (*63,457.121894 SF*) of land.

DRAFT ORDINANCE 01.19.2021

EXHIBIT 'B':
Concept Plan

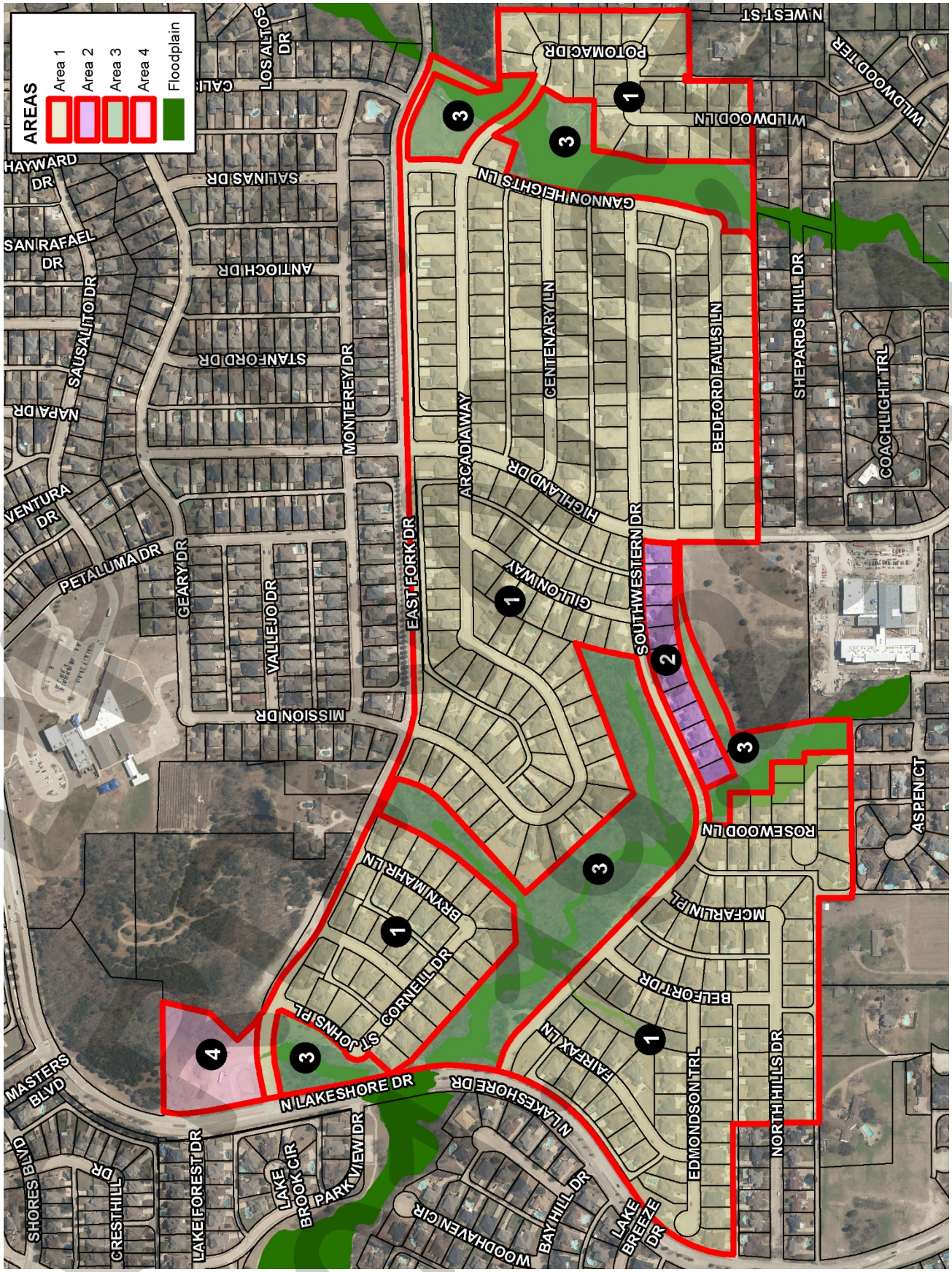


EXHIBIT 'C':
PD Development Standards

(A) *Purpose.*

(1) *Ordinance No. 94-15*. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.

(2) *Ordinance No. 01-27*. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (*Ordinance No. 83-23*).

(3) *Ordinance No. _*. The purpose of this request is to incorporate a 1.46-acre tract of land into Planned Development District 41 (PD-41) and change a 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow limited General Retail (GR) District land uses and development standards.

(B) *Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]*: The area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(1) *Permitted Land Uses*. *Areas 1 & 2* shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Lot Composition*. The lot composition shall conform to the following:

Area	*Acreage*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Unit (%)*
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		*349*	*100.00%*

(3) *Density and Dimensional Requirements*. The following density and dimensional requirements are required for development on *Areas 1 & 2*:

Lot Type (see Concept Plan) ►	***AREA 1*** [1]	***AREA 2*** [1] & [2]
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Width at Front Building Setback	80'	80'
Minimum Lot Depth	100'	100'
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	6'	6'
Minimum Side Yard Setback (Adjacent to a Residential Street)	15'	15'
Minimum Rear Yard Setback (Adjacent to an Arterial Street)	20'	20'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	2,000 SF	2,000 SF
Minimum Distance Between Buildings	10'	10'
Maximum Lot Coverage	35%	35%
Maximum Height	36'	36'
Minimum Off-Street Parking Requirement [3]	2	2

General Notes:

[1]: Maximum number of single-family dwellings per lot is one (1).

[2]: Without alleyways.

[3]: Minimum two (2) car garage required.

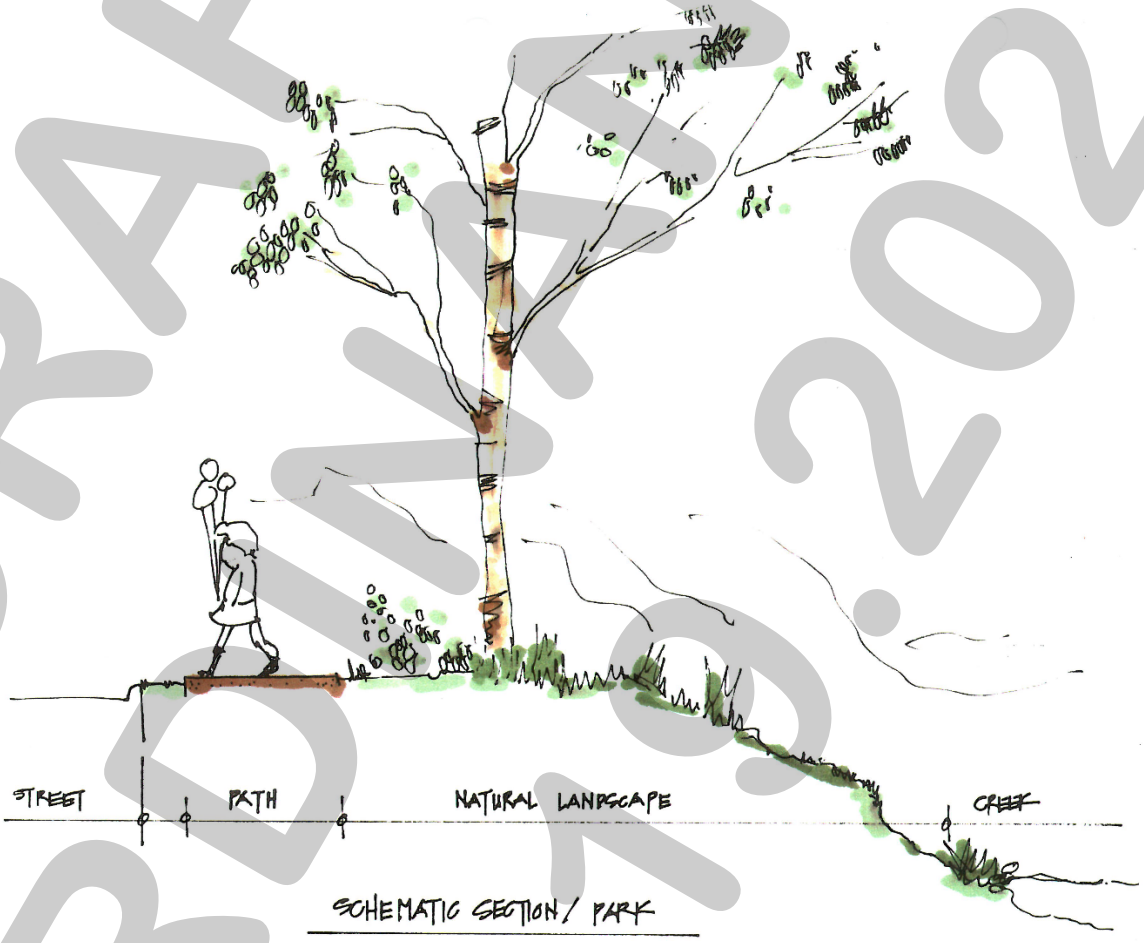
DRAFT 01.19.2021

(4) *Masonry Requirements*. Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

(5) *Garage Orientation*. On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (*i.e. oriented so that the garage doors do not face onto a public street*).

(6) *Schematic Sections*. All development within *Areas 1 & 2* shall maintain conformance with the following schematics:

Figure 1: Park and Trail



DRAFT ORDINANCE 01.19.2021

Figure 2: Screening Along N. Lakeshore Drive

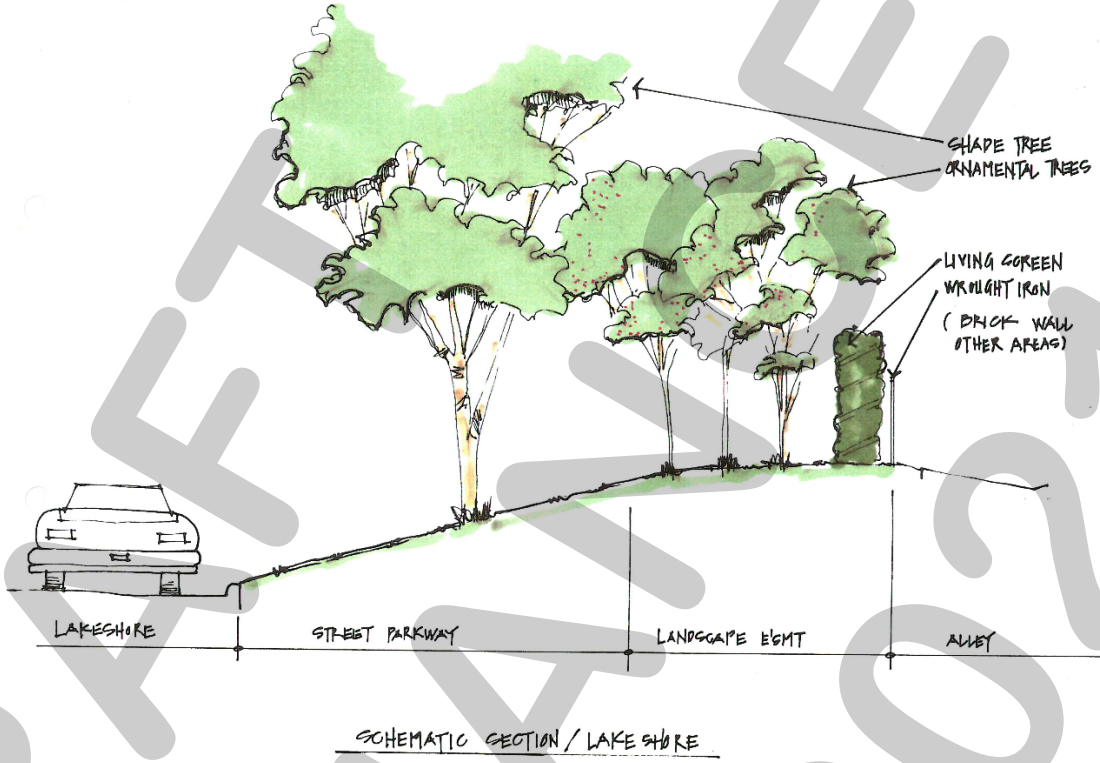
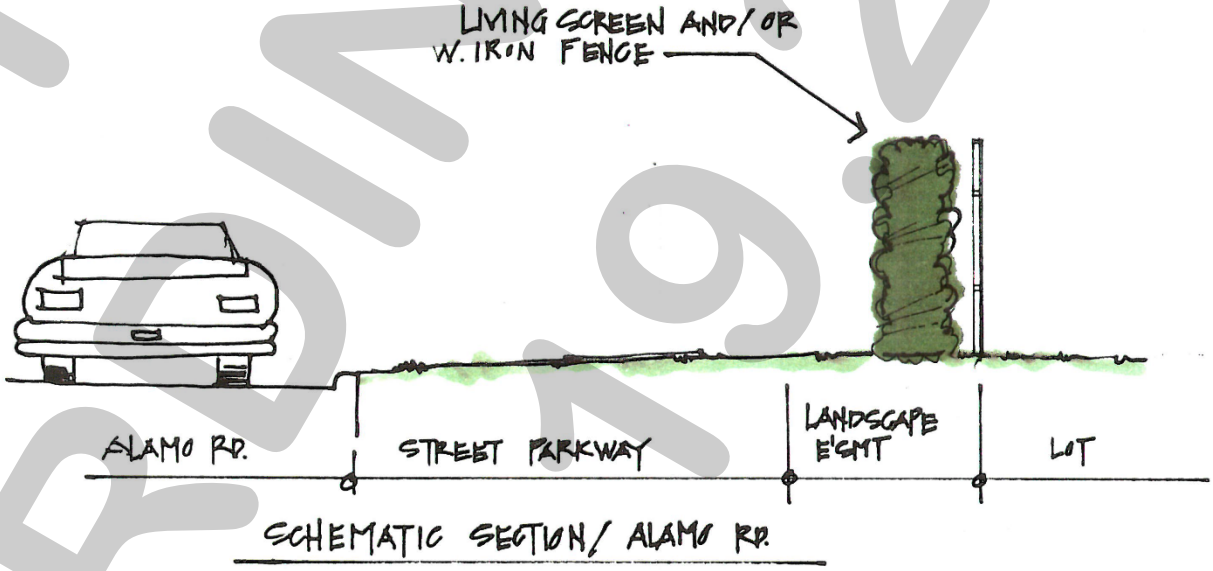


Figure 3: Screening Along Alamo Road



(C) *Area 3: 8.0-Acres [Greenbelt and Open Space]*: The area identified as *Area 3* in *Exhibit 'B'* of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance.

(D) *Area 4: 2.96-Acres [General Retail (GR) District]*: The area identified as *Area 4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

DRAFT ORDINANCE 01.19.2021

(1) <u>*Permitted Land Uses*</u>. *Area 4* shall be limited to the following land uses: [*1*] *Medical Office Building*, [*2*] *Office Building*, and [*3*] *Daycare with Seven (7) or More Children*. These land uses shall be subject to the *Conditional Land Use Standards* stipulated for a property in a General Retail (GR) District as required by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) <u>*Density and Dimensional Requirements*</u>. *Area 4* shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in *Area 4* shall be 83-feet.

(3) <u>*General Overlay District Standards*</u>. *Area 4* shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.

DRAFT ORDINANCE 01.19.2021

February 2, 2021

TO: Doug Galloway
Viaduct Development
2560 Technology Drive, Suite 100
Plano, TX 75074

FROM: Ryan Miller, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2020-057; *Zoning Change from SF-10 and PD-41 for SF-10 to PD-41 for GR*

Mr. Galloway:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on February 1, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- ✓ The applicant shall be responsible for maintaining compliance with the conditions contained in the Planned Development District ordinance.
- ✓ 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 12, 2021 the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 6-1, with Commissioner Moeller dissenting.

City Council

- ✓ On January 19, 2021, the City Council approved zoning change by a vote of 5-1, with Mayor Pruitt dissenting and Councilmember Johannesen absent (1st Reading).
- ✓ On February 1, 2021, the City Council approved the zoning change by a vote of 7-0 (2nd Reading).

Included with this letter is a copy of *Ordinance No. 21-10*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Ryan Miller, AICP
Director of Planning and Zoning

CITY OF ROCKWALL

ORDINANCE NO. 21-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) [*ORDINANCE NO.'S 94-15 & 01-27*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, FOR THE PURPOSE OF AMENDING PLANNED DEVELOPMENT DISTRICT 41 (PD-41) AND REZONING A 1.46-ACRE TRACT OF LAND FROM SINGLE-FAMILY 10 (SF-10) DISTRICT TO PLANNED DEVELOPMENT DISTRICT 41 (PD-41), BEING A ~145.744-ACRE TRACT OF LAND SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 98 AND THE J. G. B. JONES SURVEY, ABSTRACT NO. 124, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY *EXHIBIT 'A'* AND DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Doug Galloway of Viaduct Development on behalf of GotRocks Properties, LLC for the approval of a zoning change from Single-Family 10 (SF-10) District to Planned Development District 41 (PD-41) for General Retail (GR) District land uses for a 1.46-acre tract of land being a portion of a larger 2.96-acre parcel of land identified as Lot 1, Block A, North Lake Shore Daycare Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District and Planned Development District 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*] for Single-Family 10 (SF-10) land uses, addressed as 1940 N. Lakeshore Drive, and more fully described in *Exhibit 'A'* of this ordinance as *Tract 2*, and depicted in *Exhibit 'B'* of this ordinance as a portion of *Area 4*, which hereinafter the combine acreage of *Tracts 1 & 2* in *Exhibit 'A'* 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 41 (PD-41) [*Ordinance No.'s 94-15 & 01-27*], Specific Use Permit (SUP) No. S-057 [*Ordinance No. 08-39*], and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No.'s 94-15, 01-27 & 08-39*;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

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

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

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

SECTION 5. That the official zoning map of the City of Rockwall, Texas be corrected to reflect the change in zoning described here in.

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

SECTION 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code [*Ordinance No. 04-38*], and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

SECTION 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code [*Ordinance No. 04-38*] of any provision of the *City Code*, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code [*Ordinance No. 04-38*] (*including references to the Unified Development Code*), and references to overlay districts, in this ordinance or any of the *Exhibits* hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF FEBRUARY, 2021.

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

CITY OF ROCKWALL TEXAS
SEAL

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: January 19, 2021

2nd Reading: February 1, 2021

EXHIBIT 'A':
Legal Description

Tract 1: Existing Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the J.G.B. Jones Survey, Abstract No. 124, Rockwall County, Texas, and being a part of that certain 262.474 acre tract of land described as *Tract 1*, in Special Warranty Deed, recorded in *Volume 147, Page 474* Deed Records, Rockwall County, Texas, and further being a part of that tract of land conveyed to Robert S. Folsom by Richard W. Pickens, by deed recorded in *Volume 100, Page 293*, and being part of a 85.873-acre tract of land conveyed to H. L. Williams by deed recorded in *Volume 51, Page 397*, and being part of a tract conveyed from Dickerson to Robert S. Folsom by deed recorded in *Volume 100, Page 677*, and part of a tract being conveyed from W. F. Barrow Jr. to R.S. Folsom by deed recorded in *Volume 102, Page 403*, and all of the above conveyances are recorded in the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod set at the intersection of the north line of Northshore Phase 2B, an addition to the City of Rockwall recorded in *Slide B, Page 324,* Plat Records, Rockwall County, Texas, with easterly line of N. Lakeshore Drive, 100-foot right-of-way;

THENCE along the easterly lines of N. Lakeshore Drive, all to ½" iron rods set for corner as follows:

North 4°49'27" East a distance of 13.66-feet to the beginning of a curve to the right, having a central angle 51°36'07", a radius of 450-feet, and a chord that bears North 30°37'30" East a distance of 391.72-feet;

Along said curve an arc distance of 405.28-feet to the end of said curve;

North 56°25'34" East a distance of 279.87-feet to the beginning of a curve to the left having a central angle of 67°17'45", a radius of 681.01-feet, and a chord that bears North 22°46'41" East a distance of 754.68-feet;

Along said curve an arc distance of 799.87-feet to the end of said curve;

North 10°52'11" West a distance of 800.41-feet to the beginning of a curve to the right having a central angle of 10°15'10", a radius of 750.00-feet, and a chord that bears North 5°44'36" West a distance of 134.03-feet;

Along said curve an arc distance of 134.21-feet to the end of said curve, and North 0°37'01" West a distance of 30.46-feet to the center of a public road (*Alamo Road*);

THENCE along the center of said public road as follows:

South 58°12'46" East a distance of 266.02-feet to a ½" iron rod set for corner;
South 24°18'28" East a distance of 129.52-feet to a ½" iron rod set for corner;
South 42°59'16" East a distance of 88.95-feet to a ½" iron rod set for corner;
South 56°23'18" East a distance of 465.30-feet to a ½" iron rod set for corner;
South 63°51'31" East a distance of 383.27-feet to a ½" iron rod set for corner at the northeast corner of said *Pickens Tract*;

THENCE South 1°08'58" East a distance of 25.74-feet to a ½" iron rod set for corner in a fence line on the southerly line of said road and at the northwest corner of said *Dickerson Tract*;

THENCE along said southerly line and generally with said fence line all ½" iron rods set for corner as follows:

South 65°56'58" East a distance of 403.91-feet;
South 81°00'39" East a distance of 206.91-feet;
North 88°14'11" East a distance of 1,150.00-feet;

North 81°00'39" East a distance of 965.12-feet;
South 63°00'39" East a distance of 247.93 feet-to a ½" iron rod set for corner at the northeast corner of said *Barrow Tract* and said *Tract 1*;

THENCE South 24°08'47" West a distance of 194.61-feet with the east line of said *Barrow Tract* and said *Tract 1* to a ½" iron rod set for corner at a fence post;

THENCE South 08°54'33" East a distance of 84.59-feet with an old fence line to a ½" iron rod set for corner on the north line of *Northshore Phase 3*, an addition to the City of Rockwall, recorded in *Slide A, Page 337*;

THENCE North 89°10'45" East a distance of 305.83-feet to the northeast corner of said addition;

THENCE South 01°10'53" West a distance of 522.77-feet with the east line od said addition to a point for a corner;

THENCE South 00°12'21" East a distance of 209.37-feet to the most northerly southeast corner of said addition;

THENCE South 89°26'01" West a distance of 252.98-feet to an *"ell"* corner of said addition;

THENCE South 00°58'56" West a distance of 232.75-to the southerly southeast corner of said addition and the most easterly northeast corner of *Northshore Phase 1*, recorded in *Slide A, Page 181*, Plat Records, Rockwall County, Texas;

THENCE with the north lines of said *Northshore Phase 1* and the south lines of said *Northshore Phase 3* as follows:

South 89°43'56" West a distance of 190.05-feet to a point for a corner;
South 00°58'56" West a distance of 3.55-feet to a point for a corner;
South 89°43'56" West passing at 318.51-feet to the southwest corner of said *Phase 3* and continuing a total distance of 1,595.56-feet to the most northerly northwest corner of said *Phase 1*;

THENCE North 00°16'04" West a distance of 300.00-feet to a ½" iron rod found for a corner;

THENCE South 89°43'56" West a distance of 127.37-feet to a ½" iron rod found at the point of curvature of a circular curve to the left having a central angle of 24°00'00", a radius of 650.00-feet, and a chord that bears South 77°43'56" West a distance of 270.29-feet;

THENCE along said curve an arc distance of 272.27-feet to a ½" iron rod found for a corner;

THENCE South 65°43'56" West a distance of 285.66-feet to a ½" iron rod found at the point of curvature of a circular curve to the right having a central angle 14°28'26", a radius of 350.00-feet, and a chord that bears South 72°58'09" West a distance of 88.18-feet;

THENCE along said curve an arc distance of 88.42-feet to a ½" iron rod found for a corner;

THENCE South 09°47'38" East passing at 297.25-feet to the northwest corner *Rockwall School Addition No. 2*, an addition to the City of Rockwall and continuing a total distance of 315.00-feet to ½" iron rod found for corner;

THENCE South 00°44'21" East a distance of 134.43-feet along the west line of said addition to a ½" iron rod set for comer at the northeast comer of that tract of land conveyed to N. L. Lofland by deed recorded in *Volume 29, Page 462*, Deed Records, Rockwall County, Texas;

THENCE South 89°36'50" West a distance of 377.53-feet generally along a fence and the north line of said Lofland tract to a ½" iron rod set for a corner;

THENCE North 89°28'21" West a distance of 307.93-feet continuing along said fence to a ½" iron rod found for a corner at a fence corner post;

THENCE North 00°30'20" East a distance of 127.33-feet to a fence corner post for a corner;

THENCE North 89°29'00" West a distance of 544.40-feet to a ½" iron rod found for a corner at the most northerly southeast corner of the previously mentioned *Northshore Phase 2B*;

THENCE Along the east and then the north lines of said addition as follows:

North 00°31'00" East a distance of 190.00-feet to a ½" iron rod set for a corner;
North 89°29'00" West a distance of 5.01-feet to a ½" iron rod set for a corner;
North 00°31'00" East a distance of 140.00-feet to a ½" iron rod set for a corner at the most northerly northeast corner of said addition.

THENCE North 89°29'00" West a distance of 500.68 feet to the *POINT BEGINNING* and containing 145.744-acres of land.

Tract 2: Single-Family 10 (SF-10) District Tract of Land Being Incorporated into Planned Development District 41 (PD-41)

BEING a tract of land situated in the A. Hanna Survey, Abstract No. 98, and the N. Butler Survey, Abstract No. 21, Rockwall County, Texas, and part of the North Lakeshore Daycare Addition, as recorded on August 30, 2018 in the *Deed Records* of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at the most northeastern corner of the North Lakeshore Daycare Addition, an addition to the City of Rockwall, Block A, Lot 1, Rockwall Central Appraisal District *Property ID# 72086*;

THENCE Along the property lines and adjacent zoning boundary lines of said addition as follows:

South 13°21'59" West a distance of 186.68-feet for a corner;
South 45°34'42" West a distance of 148.33-feet for a corner;
North 24°52'10" West a distance of 129.52-feet for a corner;
North 58°46'28" West a distance of 266.02-feet for a corner;
North 89°38'31" East a distance of 52.33-feet along the North boundary of the subdivision for a point;
North 89°38'31" East continuing a distance of 419.29-feet to the *POINT BEGINNING* and containing 1.46-acres (*63,457.121894 SF*) of land.

EXHIBIT 'B':
Concept Plan

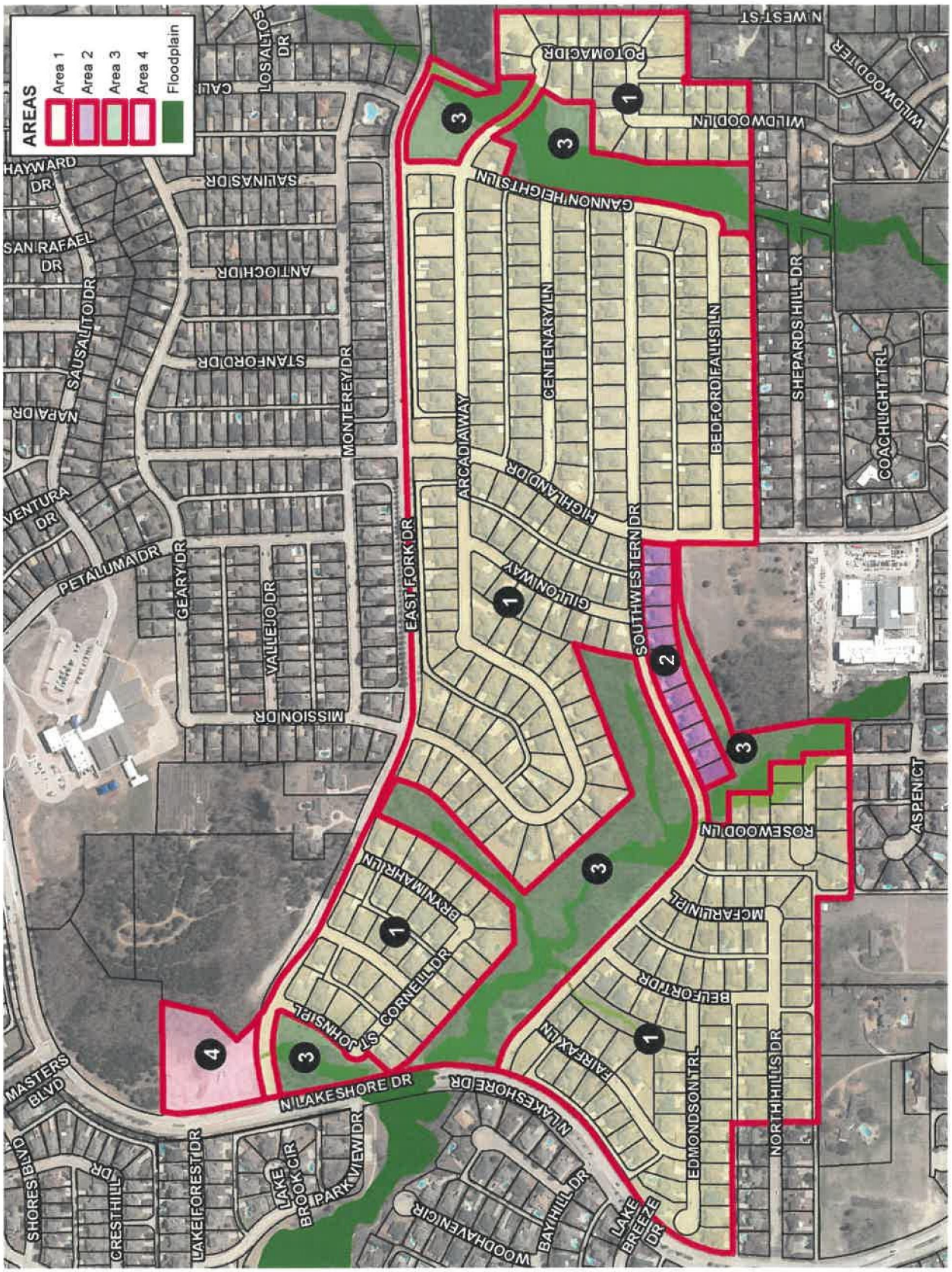


EXHIBIT 'C':
PD Development Standards

(A) *Purpose.*

(1) *Ordinance No. 94-15*. The purpose of the request is to permit the development of single-family homes comparable to those permitted on other tracts in the area. The development may include private amenities for the use and enjoyment of the residents within the subdivision. Other improvements will include greenbelts for the use and enjoyment of the general public and landscaping along N. Lakeshore Drive and Alamo Road.

(2) *Ordinance No. 01-27*. The City initiated a zoning amendment to Planned Development District 41 (PD-41) in accordance with the Planned Development Review Process performed by the City of Rockwall Planning and Zoning Commission as required under the Planned Development of the Comprehensive Zoning Ordinance (*Ordinance No. 83-23*).

(3) *Ordinance No. __*. The purpose of this request is to incorporate a 1.46-acre tract of land into Planned Development District 41 (PD-41) and change a 2.96-acre property at the northeast corner of E. Fork Drive and N. Lakeshore Drive to allow limited General Retail (GR) District land uses and development standards.

(B) *Areas 1 & 2: ~145.7-Acres [Phases 1, 2 & 3 of the Preserve Subdivision]*: The area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

(1) *Permitted Land Uses*. *Areas 1 & 2* shall be subject to the permitted land uses stipulated for properties in a Single-Family 10 (SF-10) District as specified by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Lot Composition*. The lot composition shall conform to the following:

Area	*Acreage*	*Minimum Lot Size (SF)*	*Dwelling Units (#)*	*Dwelling Unit (%)*
1	~118.10-Acres	10,000 SF	294	84.24%
2	~19.60-Acres	10,000 SF	55	15.76%
TOTAL:	~145.70-Acres		*349*	*100.00%*

(3) *Density and Dimensional Requirements*. The following density and dimensional requirements are required for development on *Areas 1 & 2*:

Lot Type (see Concept Plan) ▶	***AREA 1*** [1]	***AREA 2*** [1] & [2]
Minimum Lot Area	10,000 SF	10,000 SF
Minimum Lot Width at Front Building Setback	80'	80'
Minimum Lot Depth	100'	100'
Minimum Front Yard Setback	25'	25'
Minimum Side Yard Setback	6'	6'
Minimum Side Yard Setback (Adjacent to a Residential Street)	15'	15'
Minimum Rear Yard Setback (Adjacent to an Arterial Street)	20'	20'
Minimum Rear Yard Setback	10'	10'
Minimum Area/Dwelling Unit (SF)	2,000 SF	2,000 SF
Minimum Distance Between Buildings	10'	10'
Maximum Lot Coverage	35%	35%
Maximum Height	36'	36'
Minimum Off-Street Parking Requirement [3]	2	2

General Notes:

1: Maximum number of single-family dwellings per lot is one (1).
2: Without alleyways.
3: Minimum two (2) car garage required.

(4) *Masonry Requirements*. Exterior wall construction within the Planned Development District shall consist of a minimum of 75% masonry with no single elevation of any structure containing less than 50% of its exposed surface of masonry construction as specified herein. This requirement applies only to the first floor of the structure.

(5) *Garage Orientation*. On lots *not* accessible by an alleyway, garage doors shall be oriented in a *Traditional Swing* or *J-Swing* (*i.e. oriented so that the garage doors do not face onto a public street*).

(6) *Schematic Sections*. All development within *Areas 1 & 2* shall maintain conformance with the following schematics:

Figure 1: Park and Trail

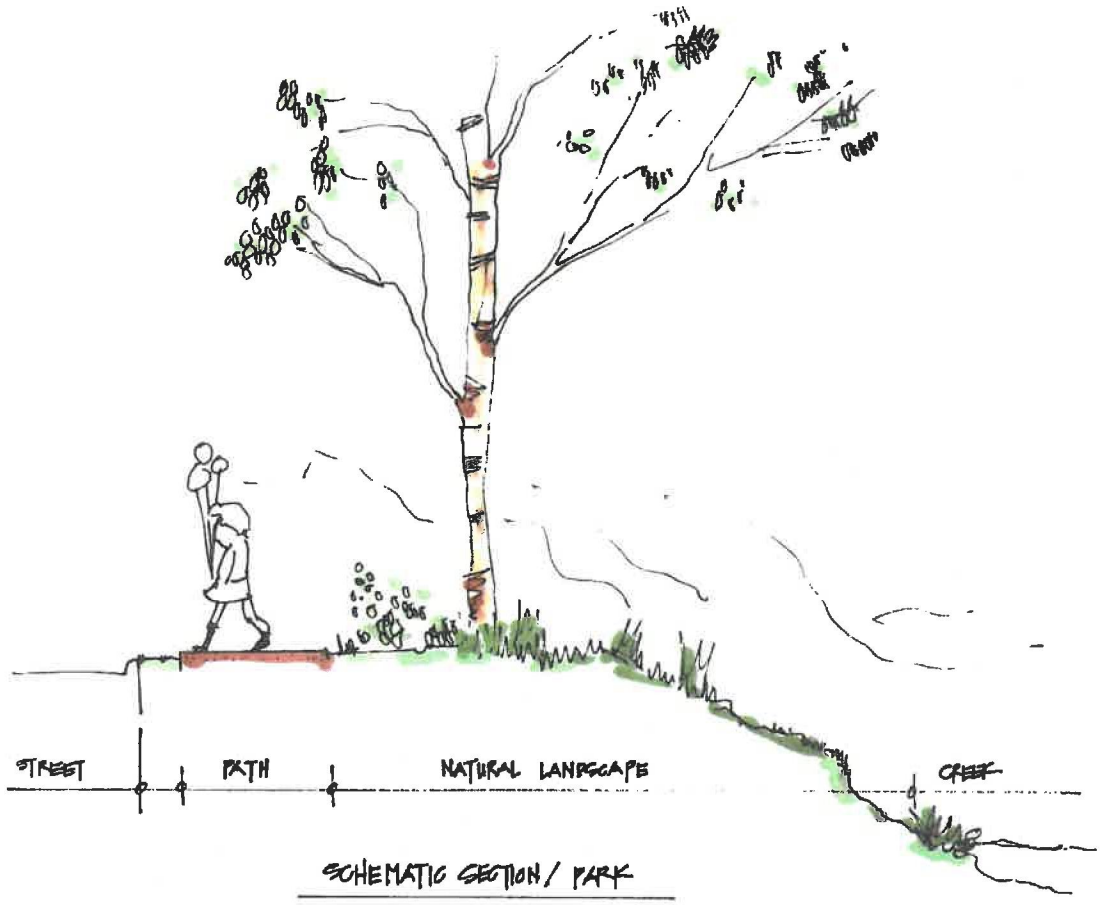


Figure 2: Screening Along N. Lakeshore Drive

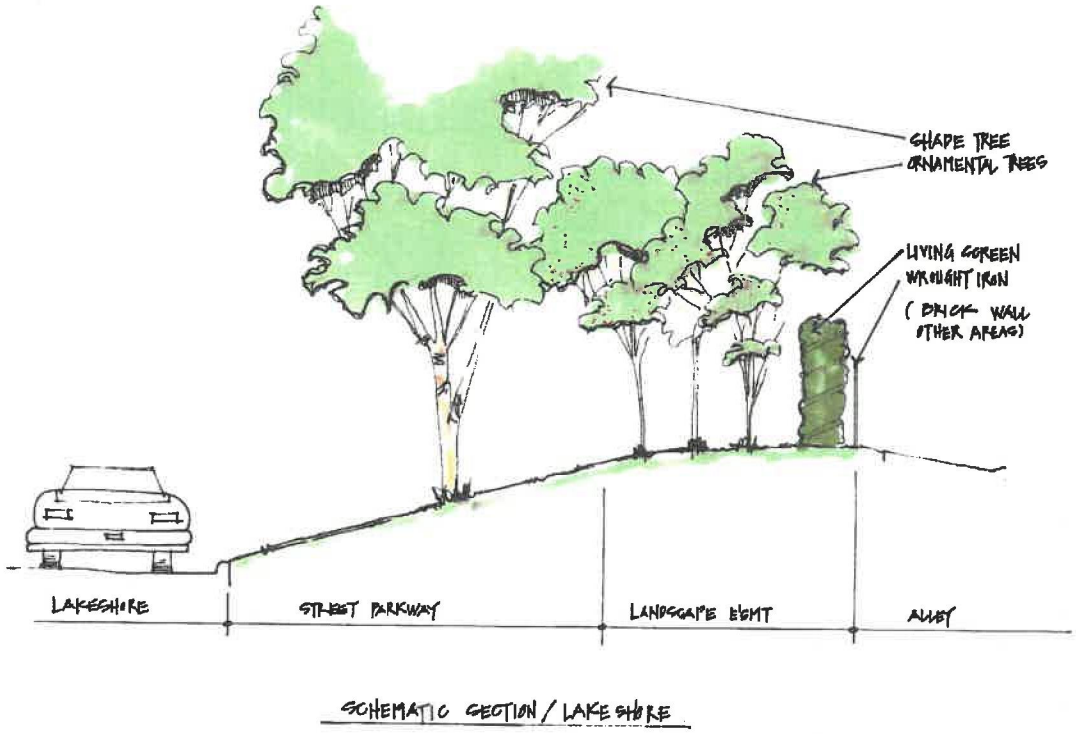
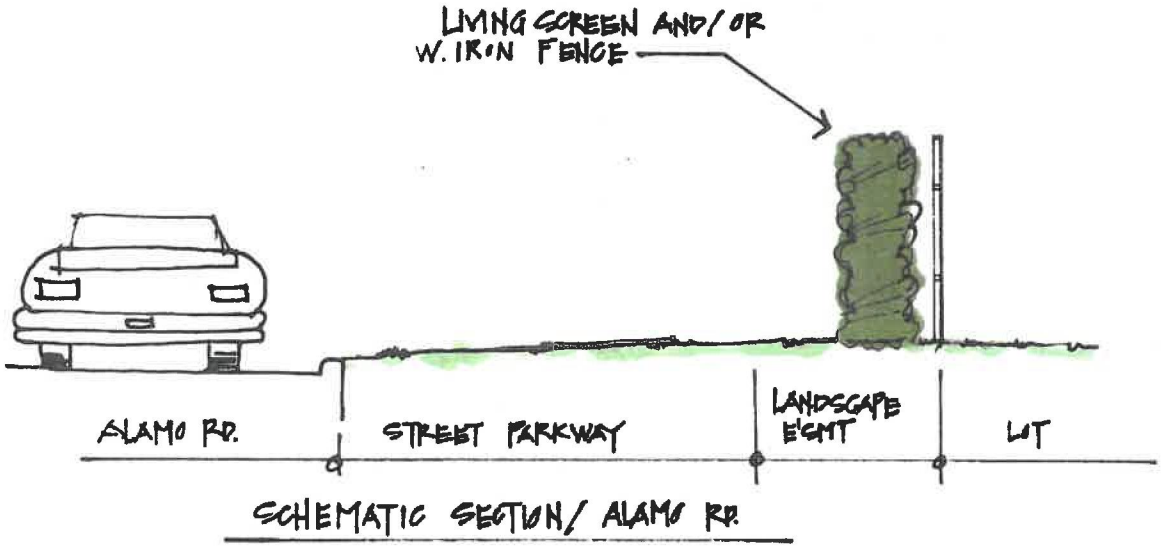


Figure 3: Screening Along Alamo Road



(C) *Area 3: 8.0-Acres [Greenbelt and Open Space]*: The area identified as *Area 3* in *Exhibit 'B'* of this ordinance shall be preserved as a greenbelt, and shall not be developed for any purpose other than to provide open space for the area identified as *Areas 1 & 2* in *Exhibit 'B'* of this ordinance.

(D) *Area 4: 2.96-Acres [General Retail (GR) District]*: The area identified as *Area 4* in *Exhibit 'B'* of this ordinance shall be subject to the following requirements:

EXHIBIT 'C':
PD Development Standards

(1) *Permitted Land Uses*. *Area 4* shall be limited to the following land uses: [*1*] *Medical Office Building*, [*2*] *Office Building*, and [*3*] *Daycare with Seven (7) or More Children*. These land uses shall be subject to the *Conditional Land Use Standards* stipulated for a property in a General Retail (GR) District as required by Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future.

(2) *Density and Dimensional Requirements*. *Area 4* shall be subject to all of the development standards for a property in a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future; however, the minimum lot depth for a property in *Area 4* shall be 83-feet.

(3) *General Overlay District Standards*. *Area 4* shall be subject to the development requirements contained in Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, only a ten (10) foot landscape buffer will be required along N. Lakeshore Boulevard and E. Fork Road.

Miller, Ryan

From: Doug Galloway <Doug@viaductdev.com>
Sent: Friday, December 18, 2020 9:45 AM
To: Miller, Ryan
Subject: Zoning Submittal Lakeshore Medical
Attachments: RECORD DRAWING SITE PLAN (12-15-2020).pdf; Rezone_Letter of Intent.pdf; sharpcopier@coopergencon.com_20201218_095209 (dragged).pdf

Ryan,

Please see attached zoning submittal for 1940 N Lakeshore. I got your message about the fee, it totals for the full 2.96 ac.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Office - 972.905.0376
Mobile - 512.698.9494

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Miller, Ryan

From: Miller, Ryan
Sent: Tuesday, December 22, 2020 3:12 PM
To: 'Doug Galloway'
Subject: Project Comments: Z2020-057
Attachments: Project Comments (12.22.2020).pdf; Draft Ordinance (12.18.2020).pdf; Engineering Markups (12.19.2020).pdf

Mr. Galloway,

Attached are the comments and draft ordinance for you zoning case. Please address these comments, redline the draft ordinance, and return them to staff no later than January 5, 2020. Please also note, the following meeting schedule:

Planning and Zoning Commission Work Session: January 5, 2020
Planning and Zoning Commission (Public Hearing): January 12, 2020
City Council (Public Hearing and 1st Reading): January 19, 2020
City Council (2nd Reading): February 1, 2020

All meetings will be held at 6:00 PM in the City Council Chambers at City Hall (*i.e. 385 S. Goliad Street*). A representative will need to be present at the meeting. If you have any questions please let me know. Thank you.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE

NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

Miller, Ryan

From: Doug Galloway <Doug@viaductdev.com>
Sent: Tuesday, January 5, 2021 3:53 PM
To: Miller, Ryan
Subject: Re: Project Comments: Z2020-057
Attachments: SITE PLAN (12-29-2020).pdf; Zoning Case_Z2020-057.pdf; Respose Letter.pdf

Ryan please see attached response letter, updated site plan and exhibit that I would like to present. Thanks.

https://www.dropbox.com/sh/jjrab1j4qh32qcf/AAA5-Wt3oefPCo-n9Sshy1qCa?dl=0

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Office - 972.905.0376
Mobile - 512.698.9494

On Dec 22, 2020, at 4:23 PM, Miller, Ryan <RMiller@rockwall.com> wrote:

Doug … Please note that the work session meeting is December 29,2020 and not January 5, 2020, and that all January dates are 2021. If you have any questions please let me know. Thanks.

<image002.jpg>RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
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<image003.jpg>RYAN C. MILLER, AICP
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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

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Miller, Ryan

From: Doug Galloway <Doug@viaductdev.com>
Sent: Tuesday, January 5, 2021 3:38 PM
To: Miller, Ryan
Subject: Re: Ordinance

Yes this is fine thanks.

Thanks,

Doug Galloway | Managing Partner
Viaduct Development
Office - 972.905.0376
Mobile - 512.698.9494

On Jan 5, 2021, at 1:55 PM, Miller, Ryan <RMiller@rockwall.com> wrote:

Doug … Attached is the updated ordinance limiting your land uses. Please send me an email stating you are good with this or if you have any corrections please let me know. Thanks.
RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION WEBSITE | MUNICIPAL CODE WEBSITE
GIS DIVISION WEBSITE | CITY OF ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE
NOTES
1) *APPOINTED AND ELECTED OFFICIALS*: BY *REPLYING ALL* TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

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