

P&Z CASE # <u>Z2022-024</u>	P&Z DATE <u>June</u>	14, 2022 CC D	ATE June 20, 2022	Approved/Denied
ARCHITECTURAL REVIEW B	BOARD DATE	HPAB DATE_	PARK BOA	ARD DATE
Zoning Application  Specific Use Permit Zoning Change PD Concept Plan		□	Copy of Ordinance (C Applications Receipt Location Map	DRD#)
	ın		HOA Map PON Map FLU Map	
□ Site Plan □ Landscape Plan □ Treescape Plan □ Photometric Plan □ Building Elevations □ Material Samples □ Color Rendering  Platting Application □ Master Plat □ Preliminary Plat □ Final Plat			Newspaper Public No 500-foot Buffer Public Project Review Staff Report Correspondence Copy-all Plans Requi Copy-Mark-Ups City Council Minutes Minutes-Laserfiche Plat Filled Date Cabinet # Slide #	red  Laserfiche
<ul> <li>□ Replat</li> <li>□ Administrative/Minor</li> <li>□ Vacation Plat</li> <li>□ Landscape Plan</li> <li>□ Treescape Plan</li> </ul>	Plat	Notes:		
HPAB Application  Exhibit				
Miscellaneous Application  Variance/Exception F	Request	Zoning	Map Updated	



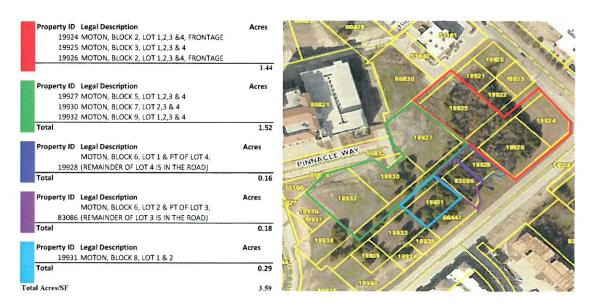
Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441

VIA EMAIL: rmiller@rockwall.com Date: 5/19/2022

### Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.



Please let us know if you have any questions as you go through the application.

Respectfully.

Asher Hamilton

Realty Investments / RIV Properties LLC

CEO

Date: 5/19/2022



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### **DEVELOPMENT APPLICATION**

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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO. 72027 - 024

<u>NOTE:</u> 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 AF	PPROPRIATE BOX BELOW TO INDICA	ATE THE TYPE OF D	DEVELOPMENT REQU	EST [SELECT ONLY ONE BOX]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	_AN (\$100.00)	☐ SPECIFIC USE ☐ PD DEVELOPM  OTHER APPLICAT ☐ TREE REMOVA ☐ VARIANCE REC  NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. FC 2: A \$1,000.00 FEE WIL	GE (\$200.00 + \$15.00 ACRE) 1 PERMIT (\$200.00 + \$15.00 ACRE) 182 IENT PLANS (\$200.00 + \$15.00 ACRE) 1 FION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		400 - 400 - VIII	
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19924 MOTON, BLOCK 2, LOT 1,2,3 &4, 19925 MOTON, BLOCK 3, LOT 1,2,3 &4, 19926 MOTON, BLOCK 2, LOT 1,2,3 &4, 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4, 19930 MOTON, BLOCK 7, LOT 2,3 & 4	FRONTAGE	19928 MOTON, E 83086 MOTON, E	oription SLOCK 9, LOT 1,2,3 & 4 SLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD) BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD) SLOCK 8, LOT 1 & 2
ZONING. SITE PLA	AN AND PLATTING INFORM	ATION IPLEASE P	PRINTI	
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium
ACREAGE	3.59 Acres	OTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU A PPROVAL PROCESS, AND FAILURE TO A NIAL OF YOUR CASE.	ACKNOWLEDGE THAT DDRESS ANY OF STA	T DUE TO THE PASSAC AFF'S COMMENTS BY T	SE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH HE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [	PLEASE PRINT/CHEC	K THE PRIMARY CONTA	CT/ORIGINAL SIGNATURES ARE REQUIRED]
	RIV Properties LLC		☑ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CC	ONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	C	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684		PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com		E-MAIL	ahamilton@realtyinvestments.com
	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSON ON THIS APPLICATION TO BE TRUE AN		ASHEL HO DLLOWING:	MILTO   [AGENT] THE UNDERSIGNED, WHO
	, TO COVER THE COST OF THI , 20 <b>22</b> . BY SIGNING THIS AF	S APPLICATION, HAS B PPLICATION, I AGREE T BLIC. THE CITY IS AL	BEEN PAID TO THE CITY C THAT THE CITY OF ROCK SO AUTHORIZED AND K	(WALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE	M _DAY OF	20 22	STEPHANIE SEGOVIA Notary ID #133593770  Wy Commission Expires

Stephanie Segovia



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

DEVELOPMENT APPLICATION

STA	EE	HICE	ONL	V

PLANNING & ZONING CASE NO. Z 2022 - 024

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

DIRECTOR OF PLANNING:

	NULNWAII, 16X45 73007		CITY E	NGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDIC	CATE THE TYPE OF DEVELOPM	ENT REQU	JEST (SELECT ONLY ONE BO.	XJ:
☐ PRELIMINARY P ☐ FINAL PLAT (\$300.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR I ☐ PLAT REINSTAT SITE PLAN APPLIC ☐ SITE PLAN (\$251	\$ 100.00 + \$15.00 ACRE)	☐ ZON☐ SPE ☑ PD (  OTHER ☐ TRE ☐ VAR  NOTES: ☐ IN DETI PER ACR A \$1.90	IING CHAN CCIFIC USE DEVELOPA R APPLICA E REMOVA RIANCE RE ERMINING THE E AMOUNT FOOLOOFEE WI	ATION FEES:  JGE (\$200.00 + \$15.00 ACRE)  PERMIT (\$200.00 + \$15.00 ACRE)  MENT PLANS (\$200.00 + \$15.00  TION FEES:  AL (\$75.00)  QUEST/SPECIAL EXCEPTION:  EFEE, PLEASE USE THE EXACT ACREA  DR REQUESTS ON LESS THAN ONE ACR  LL BE ADDED TO THE APPLICATION INTO MYTHOUT OR NOT IN COMPLIANCE.	CRE) 182  D ACRE) 1  S (\$100.00) 2  GE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE FEE FOR ANY REQUEST THAT
PROPERTY INFO	RMATION (PLEASE PRINT)				
ADDRESS		escription			
SUBDIVISION	10027 MOTON BLOCK			LOT	BLOCK
GENERAL LOCATION	19930 MOTON, BLOC			201	BEOOK
	19932 MOTON, BLOC	este seri estable se vicinica esta biologia			
SECTION OF SECTION SEC	.AN AND PLATTING INFOR		ENT USE	Undeveloped	
CURRENT ZONING					
PROPOSED ZONING			SED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT] N/A		LOTS [PROPOSED]	N/A
REGARD TO ITS	<u>PLATS</u> : BY CHECKING THIS BOX YOU APPROVAL PROCESS, AND FAILURE TO ENIAL OF YOUR CASE.	! ACKNOWLEDGE THAT DUE TO T ADDRESS ANY OF STAFF'S COMM	THE PASSA MENTS BY	GE OF <u>HB3167</u> THE CITY NO LG THE DATE PROVIDED ON THE DE	NGER HAS FLEXIBILITY WITH EVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORMATION	[PLEASE PRINT/CHECK THE PRIM	IARY CONT	ACT/ORIGINAL SIGNATURES ARE	E REQUIRED]
□ OWNER	Marion E Wilson, Michael White, Dimension	ns Real Estate Services LLC 🕱 APP	LICANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson	CONTACT P	ERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd	AD	DRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STAT	E & ZIP	Dallas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael qibson5279@yahoo.com		E-MAIL	ahamilton@realtyinvestmen	its com
STATED THE INFORMATION OF THEREBY CERTIFY THAT \$ \$260.00 IANUARY INFORMATION CONTAINED	RSIGNED AUTHORITY, ON THIS DAY PER ON ON THIS APPLICATION TO BE TRUE I AM THE OWNER FOR THE PURPOSE OF TO COVER THE COST OF T	AND CERTIFIED THE FÖLLOWING: THIS APPLICATION; ALL INFORMATIO IHIS APPLICATION, HAS BEEN PAID TO APPLICATION, I AGREE THAT THE C UBLIC. THE CITY IS ALSO AUTHOR	O THE CITY ITY OF ROC RIZED AND	Chaif of Piminsi TO HEREIN IS TRUE AND CORRECT, OF ROCKWALL ON THIS THE KWALL (IE "CITY") IS AUTHORIZEI PERMITTED TO REPRODUCE ANS	11th DAY OF D AND PERMITTED TO PROVIDE OF COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS HE COWNER'S SIGNATURE  FOR THE STATE OF TEXAS	B DAY OF December Charles of Bull	2021	JANI Nota Corr	NE ANTOINETTE MITCHELL ry Public, State of Texas on. Expires 01-25-2025 extery ID 130978165

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

STAFF USE ONLY	Green Parce
PLANNING & ZONING CASI	END. Z 2024-024
NOTE: THE APPLICATION IS	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	present on transmission of the second of the
CITY ENGINEER:	A Marie and the comment of the market market and the comment of th

Rockwall, Texas 75087	CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPE	MENT REQUEST ISSUECT ONLY ONE BOX
PLATTING APPLICATION FEES:   ZONIA	IG APPLICATION FEES: NING CHANGE (\$200.00 + \$15.00 ACRE) 1 ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 ER APPLICATION FEES: EE REMOVAL (\$75.00) RIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE E AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 80.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT IS CONSTRUCTION WITHOUT OR NOT IN COMPLANCE TO AN APPROVED BUILDING
PROPERTY INFORMATION [PLEASE PRINT]	
ADDRESS Property ID Legal Description SUBDIVISION 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4 19930 MOTON, BLOCK 7, LOT 2,3 & 4 19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	LOT BLOCK
ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)	,
CURRENT ZONING DD 20	NT USE Undayaloped
PROPOSED ZONING PD-32 PROPOS	ED USE Condominum
ACREAGE 1.52 ACRES Gross LOTS [CURRENT] N/A	LOTS [PROPOSED] NA
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMINESULT IN THE DENIAL OF YOUR CASE.	HE PASSAGE OF <u>H89167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
DWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMA	ARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED
OWNER Marion & Wilson, Michael White, Dimensions Real Esiste Services LLC X APPL	ICANT RIV Properties LLC
CONTACT PERSON   Michael Gibean CONTACT PE	to the term of the second section of the section of the second section of the section of th
ADDECO	RESS PO Box 162054
CITY OTATE & 7th	
CITY, STATE & ZIP DAMA, TX 78289 CITY, STATE	& ZIP Dallas, TX 75219
	HONE (214) 908 4864
E-MAIL michael glesch8276@yehoc.com	-MAIL ahamilton@raaliyinvestmante.com
IOTARY VERIFICATION [REQUIRED]  EFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:	OD WISON [OWNER] THE UNDERSIGNED, WHO
PERBY FRITE THAT I AN THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE LINE OF THIS APPLICATION, I AGREE THAT THE CITY FORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RE	Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
WEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF DECEMBER	JANINE ANTOINETTE MITCHELL
OWNER'S SIGNATURE	JANINE ANTOINETTE MITCHELL
OTARY PUBLIC IN AND FOR THE STATE OF TEXAS JOYNE C. THE STATE OF TEXAS	My COMMISSION EXPIRES tery. ID. 13.0978165
DEVELOPMENT APPLICATION CITY OF ROCKWALL . 385 SOUTH GOLIAD STE	REET . ROCKWALL, TX 75087 . [P] (972) 771-7745



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

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2101		JE	DIAL	1

PLANNING & ZONING CASE NO.

22022-024

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DIRECTOR OF PLANNING:

DI FI DE DIVERSI					
PLEASE CHECK TH	E APPROPRIATE BOX BELI	OW TO INDICATE THE TYPE O	F DEVELOPMENT RE	QUEST (SELECT ONLY ONE BO	XJ:
PLATTING APPL  MASTER PLA  PRELIMINARY  FINAL PLAT (\$ 300  REPLAT (\$ 300  AMENDING O  PLAT REINST,  SITE PLAN APPL  SITE PLAN (\$ 2	ICATION FEES: T (\$100.00 + \$15.00 ACRE) / PLAT (\$200.00 + \$15.00 AC :300.00 + \$20.00 ACRE) 1.00 + \$20.00 ACRE) R MINOR PLAT (\$150.00) ATEMENT REQUEST (\$100	CRE) 1	ZONING APPLI	CATION FEES: ANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> SE PERMIT (\$200.00 + \$15.00 AC PMENT PLANS (\$200.00 + \$15.00 CATION FEES:	CRE) 1 & 2  DACRE) 1  G (\$100.00) =  SE WHEN MULTIPLYING BY THE E. ROUND UP TO ONE (1) ACRE.
PROPERTY INF	ORMATION [PLEASE PR	RINTI			
ADDRES		Legal Description			
SUBDIVISIO	N 19927 MOTO	N, BLOCK 5, LOT 1,2,3 8	<b>4</b>		
GENERAL LOCATIO	19930 MOTOI	N, BLOCK 7, LOT 2,3 & 4 N, BLOCK 9, LOT 1,2,3 &	1	LOT	BLOCK
ZONING, SITE P		INFORMATION [PLEASE			
CURRENT ZONIN		• 600.20	CURRENT USE	Undeveloped	
PROPOSED ZONIN	G PD-32		PROPOSED USE	Condominium	
ACREAG	1.02 / 10/03 0/030		N/A	LOTS [PROPOSED]	N/A
X SITE PLANS AND REGARD TO ITS RESULT IN THE D	<u>D PLATS</u> : BY CHECKING THI APPROVAL PROCESS, AND F DENIAL OF YOUR CASE.	S BOX YOU ACKNOWLEDGE THA FAILURE TO ADDRESS ANY OF ST	T DUE TO THE PASSA AFF'S COMMENTS BY	GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV.	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORM	MATION [PLEASE PRINT/CHEC	K THE PRIMARY CONT.	ACT/ORIGINAL SIGNATURES ARE P	Power-
☐ OWNER	Matton E Wilson, Michael White	e, Dimensione Real Estate Services LL	c 🖾 APPLICANT	RIV Properties LLC	REQUIRED
CONTACT PERSON	Michael Gibson	C	ONTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dollas, TX 75233	C	ITY, STATE & ZIP	Dailas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael gibson5279@yahoo	com	E-MAIL	ahamilton@realfyinvestments	`Om
NOTARY VERIFIC EFORE ME, THE UNDER TATED THE INFORMATION	SIGNED AUTHORITY ON THIS	DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE FO	mahaol In	h.L.	HE UNDERSIGNED, WHO
HEREBY CERTIFY THAT I \$260.00 January JFORMATION CONTAINED	AM THE OWNER FOR THE PUR TO COVER THE C 2022 BY SIGN WITHIN THIS APPLICATION T	POSE OF THIS APPLICATION; ALL IN COST OF THIS APPLICATION, HAS BE INING THIS APPLICATION, I AGREE TO THE BURBLE THE COST OF THE	FORMATION SUBMITTED FEN PAID TO THE CITY OF HAT THE CITY OF ROCK	D HEREIN IS TRUE AND CORRECT; AN F ROCKWALL ON THIS THE WALL (I.E. "CITY") IS AUTHORIZED AN ERMITTED TO REPRODUCE ANY CO D A REQUEST FOR PUBLIC INFORMAT.	DAY OF ID PERMITTED TO PROVIDE
	AND SEAL OF OFFICE ON THIS	11710	mber .20.01	ar william	ANTOINETTE MITCHELL
	OWNER'S SIGNATURE	Michael I Who	le	6 Notary	Public, State of Texas Expires 01-25-2025
UTARY PUBLIC IN AND F	FOR THE STATE OF TEXAS	penine a. M	wiched_	MY COMMSTON EXPIRES	



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO. Z2022-024

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DIRECTOR OF PLANNING:

PLEASE CHECK THE A	APPROPRIATE BOX BELOV	N TO INDICATE THE TYPE OF I	DEVELOPMENT DEO	UEST [SELECT ONLY ONE BOX]:
PLATTING APPLIC  MASTER PLAT ( PRELIMINARY P FINAL PLAT (\$30.0 REPLAT (\$300.0 AMENDING OR I PLAT REINSTAT SITE PLAN APPLIC	ATION FEES: \$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 100.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.0	RE)1	ZONING APPLIC.  ZONING CHAI  SPECIFIC USI  PD DEVELOPI  OTHER APPLICA  TREE REMOV  VARIANCE RE  NOTES:  IN DETERMINING TH PER ACRE AMOUNT. F  2. A \$1,000.00 FEE	ATION FEES:  NGE (\$200.00 + \$15.00 ACRE) 1  E PERMIT (\$200.00 + \$15.00 ACRE) 182  MENT PLANS (\$200.00 + \$15.00 ACRE) 1  ATION FEES:
PROPERTY INFO	RMATION (PLEASE PRI	NT1		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID L 19928 MOT (REM	Legal Description FON, BLOCK 6, LOT 1 & MAINDER OF LOT 4 IS IN	THE ROAD)	LOT BLOCK
CURRENT ZONING		THE ORIGINATION PLEASE	CURRENT USE	Undeveloped
PROPOSED ZONING			PROPOSED USE	Condominium
REGARD TO ITS A	PLATS: BY CHECKING THIS	LOTS [CURRENT] S BOX YOU ACKNOWLEDGE THA FAILURE TO ADDRESS ANY OF ST	N/A T DUE TO THE PASSA AFF'S COMMENTS BY	LOTS [PROPOSED] N/A  IGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORM	MATION (PLEASE PRINT/CHEC	K THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE REQUIRED]
□ OWNER [	Mark R Carson	and the state of t	APPLICANT '	RIV Properties LLC
CONTACT PERSON	Mark R Carson	C	ONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189		CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437		PHONE	(214) 908-4684
E-MAIL			E-MAIL	ahamilton@realtyinvestments.com
STATED THE INFORMATIO  THEREBY CERTIFY THAT I  \$ \$260.00    lanuary  INFORMATION CONTAINED SUBMITTED IN CONJUNCTION  GIVEN UNDER MY HAND A	SIGNED AUTHORITY, ON THIS ON ON THIS APPLICATION TO  AM THE OWNER FOR THE PUR TO COVER THE 20_22_ BY SIGI OWNTHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS E NING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS AI SUCH REPRODUCTION IS ASSOCIA	NFORMATION SUBMITT BEEN PAID TO THE CITY THAT THE CITY OF RO SO AUTHORIZED AND	[OWNER] THE UNDERSIGNED, WHO  TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF OF ROCKWALL ON THIS THE  11th DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION."  Catherine Sabella Notary Public, State of Texas My Comm. Exp. 06/28/2025  MY COMM. Exp. 06/28/2025



City of Rockwall
Planning and Zoning Department
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Rockwall, Texas 75087

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DIRECTOR OF PLANNING:

PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF	DEVELOPMENT ST	
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 APPLIC  ZONING CHA  SPECIFIC US  PD DEVELOF  OTHER APPLIC  TREE REMOV  VARIANCE RI  NOTES:  IN DETERMINING THE PER ACRE AMOUNT.  A \$1,000.00 FEE W	CATION FEES:  NGE (\$200.00 + \$15.00 ACRE) 1  E PERMIT (\$200.00 + \$15.00 ACRE) 1 2  PMENT PLANS (\$200.00 + \$15.00 ACRE) 1  ATION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 83086 MOTON, BLOCK 6, LOT 3 (REMAINDER OF LOT 3)	S IN THE ROAD	LOT BLOCK
	AN AND PLATTING INFORMATION (PLEASE	PRINT]	
CURRENT ZONING		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	0.18 Acres LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
RESULT IN THE D	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST ENIAL OF YOUR CASE. ANT/AGENT INFORMATION [PLEASE PRINTICHE	AFF 3 CUMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
□ OWNER	Allen Anderson	APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson	ONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com
**IHEREBY CERTIFY THAT I.  ***	SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FIRM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS IN THE OWNER FOR THE COST OF THIS APPLICATION, HAS INCOME.	INFORMATION SUBMITT. BEEN PAID TO THE CITY THAT THE CITY OF ROO LSO AUTHORIZED AND ATED OR IN RESPONSE	CKWALL (I.E. 'CITY') IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION.



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

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PLANNING & ZONING CASE NO. Z 2022-024

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DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIAT	E BUX BELOW TO INDICATE THE TYPE OF L	DEVELOPMENT REQ	DEST [SELECT ONLY ONE BOX	J:	
PLATTING APPLICATION FEES  MASTER PLAT (\$100.00 + \$1 PRELIMINARY PLAT (\$200.00 FINAL PLAT (\$300.00 + \$20.00 REPLAT (\$300.00 + \$20.00 A) MENDING OR MINOR PLAT PLAT REINSTATEMENT REC SITE PLAN APPLICATION FEES SITE PLAN (\$250.00 + \$20.00 AMENDED SITE PLAN/ELEV/	5.00 ACRE) 1 D + \$15.00 ACRE) 1 10 ACRE) 1 CRE) 1 CRE) 1 (\$150.00) DUEST (\$100.00)	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ VARIANCE REQUEST/SPEC			
PROPERTY INFORMATION	V [PLEASE PRINT]				
ADDRESS Proper SUBDIVISION 19924 19925 GENERAL LOCATION 19926	MOTON, BLOCK 2, LOT 1,2,3 MOTON, BLOCK 3, LOT 1,2,3 MOTON, BLOCK 2, LOT 1,2,3	& 4 &4, FRONTAGE	LOT	BLOCK	
ZONING, SITE PLAN AND	PLATTING INFORMATION (PLEASE P	RINTJ			
CURRENT ZONING PD-32	!	CURRENT USE	Undeveloped		
PROPOSED ZONING PD-32		PROPOSED USE	Condominium		
ACREAGE 1.44 A	cres Gross LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A	
SITE PLANS AND PLATS: BY OR REGARD TO ITS APPROVAL PRESULT IN THE DENIAL OF YOU	CHECKING THIS BOX YOU ACKNOWLEDGE THAT OCESS, AND FAILURE TO ADDRESS ANY OF STA IR CASE.	DUE TO THE PASSAC DEF'S COMMENTS BY T	GE OF <u>HB3167</u> THE CITY NO LON HE DATE PROVIDED ON THE DEV	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL	
OWNER/APPLICANT/AGE	NT INFORMATION [PLEASE PRINT/CHECK	THE PRIMARY CONTA	ACT/ORIGINAL SIGNATURES ARE I	REQUIREDI	
	Spalex Group	<b>☑</b> APPLICANT	RIV Properties LLC	•	
CONTACT PERSON Gary Shultz	CO	NTACT PERSON	Asher Hamilton		
ADDRESS PO Box 19	90569	ADDRESS	PO Box 192054		
CITY, STATE & ZIP Dallas, TX	75219 CI	ITY, STATE & ZIP	Dallas, TX 75219		
PHONE 817-233-04	78	PHONE	(214) 908-4684		
E-MAIL gshultz@dia	amond-a.com	E-MAIL	ahamilton@realtyinvestments	.com	
NOTARY VERIFICATION (RI BEFORE ME, THE UNDERSIGNED AUTH STATED THE INFORMATION ON THIS AR	EQUIRED] ORITY, ON THIS DAY PERSONALLY APPEARED_ PLICATION TO BE TRUE AND CERTIFIED THE FOL	GARY 5	HULTZ [OWNER]	THE UNDERSIGNED, WHO	
NFORMATION CONTAINED WITHIN THIS SUBMITTED IN CONJUNCTION WITH THIS SOLVEN UNDER MY HAND AND SEAL OF COUNTRYS	SIGNATURE Jon Shul	HAT THE CITY OF ROCK	WALL (I.E. "CITY") IS THE WALL (I.E. "CITY") IS AUTHORIZED OF REPRODUCE ANY OF A REQUIRED TO REPRODUCE ANY OF A REQUIRED TO PRODUCE AND A REQUIRED TO PRODU	DAY OF AND PERMITTED TO PROVIDE CORPRICHTED INFORMATION MASS ABRAHAM	
NOTARY PUBLIC IN AND FOR THE STAT	E OF IEXAS		MY COMMISSION EXPIRES	07-25-2025	

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745



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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO.

Z2022-024

<u>NOTE:</u> 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 REC	QUEST [SELECT ONLY ONE BOX	1:	
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)		ZONING APPLIC  ZONING CHA  SPECIFIC US  PD DEVELOR  OTHER APPLIC  TREE REMOV	ZONING APPLICATION FEES:  ☐ 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/SPECIAL EXCEPTIONS (\$100.00) ²		
	ICATION FEES: 50.00 + \$20.00 ACRE) <sup>1</sup> E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$10	NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. 2: A \$1,000,00 FEE V	HE FEE. PLEASE USE THE EXACT ACREAGE FOR REQUESTS ON LESS THAN ONE ACRE VILL BE ADDED TO THE APPLICATION FI CTION WITHOUT OR NOT IN COMPLIANCE	E WHEN MULTIPLYING BY THE ROUND UP TO ONE (1) ACRE.	
PROPERTY INFO	ORMATION [PLEASE PRINT]				
ADDRES	S Property ID Legal Description	n			
SUBDIVISIO	N 19931 MOTON, BLOC	K 8, LOT 1 & 2	LOT	BLOCK	
GENERAL LOCATIO	N				
ZONING, SITE P	LAN AND PLATTING INFORMATION	[PLEASE PRINT]			
CURRENT ZONIN		CURRENT USE	Undeveloped		
PROPOSED ZONING	G PD-32	PROPOSED USE	Condominium		
ACREAG	E 0.29 Acres Lots [CU	RRENT] N/A	LOTS [PROPOSED]	N/A	
RESULT IN THE L	D PLATS: BY CHECKING THIS BOX YOU ACKNOWL APPROVAL PROCESS, AND FAILURE TO ADDRESS O DENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE P	ANY OF STAFF'S COMMENTS BY	THE DATE PROVIDED ON THE DEV	ELOPMENT CALENDAR WILL	
□ OWNER	In the Estate of Ernest Fields	☑ APPLICANT	RIV Properties LLC	KEQOIKED]	
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton		
ADDRESS	1502 LANGEL AVE	ADDRESS	PO Box 192054		
	A			1.99	
	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219		
PHONE	510-421-6848 amwriting@yahoo.com	PHONE	(214) 908-4684		
E-MAIL		E-MAIL	ahamilton@realtyinvestments	.com	
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY AF ION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEAREDED THE FOLLOWING:	[OWNER]	THE UNDERSIGNED, WHO	
January INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICA TO COVER THE COST OF THIS APPLICA 2022. BY SIGNING THIS APPLICATION OF WITHIN THIS APPLICATION TO THE PUBLIC. THE FION WITH THIS APPLICATION, IF SUCH REPRODUCTION	ION, HAS BEEN PAID TO THE CITY ( , I AGREE THAT THE CITY OF ROC CITY IS ALSO AUTHORIZED AND	OF ROCKWALL ON THIS THE 11 KWALL (I.E. "CITY") IS AUTHORIZED I	th DAY OF	
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE DAY OF	Teeths 20_	Please see attach Acknowledgem	ed California ent / Jurat	
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	NOTE OF STREET	MV COMMISSION EVENERS	ATTEMPT OF STREET	

DEVELOPMENT APPLICATION . CITY OF ROCKWALL 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Contra Costa	}
	ctory evidence to be the person(s) whose estrument and acknowledged to me that r/their authorized capacity(ies), and that by the person(s), or the entity upon behalf of
the foregoing paragraph is true and corre	N. BEESON Notary Public - California Contra Costa County Commission # 2288942 My Comm. Expires May 18, 2023
ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT  Re: Development (Title or description of attached document) Appuration (Title or description of attached document continued)  Number of Pages 2 Document Date 1/1/22	if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.  State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.  Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.  The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).  Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER  Individual (4) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	o Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording  The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form  Signature of the notary public must match the signature on file with the office of the county clerk.  Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.  Indicate title or type of attached document, number of pages and date.  Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)

Securely attach this document to the signed document with a staple

2015 Version www.NotaryClasses.com 800-873-9865

### PROJECT DATA REQUIRED PARKING: SITE AREA: 2.73 ACRES (ESTIMATED) 1 BR UN**I**TS 104 UNITS 156 SPACES 66% LOT COVERAGE 2 BR UNITS 72 UNITS 144 SPACES TOTAL UNITS 176 UNITS 300 SPACES (1) FOUR/FIVE STORY BUILDING 209,000 GSF PROVIDED PARKING: 167,200 NRSF

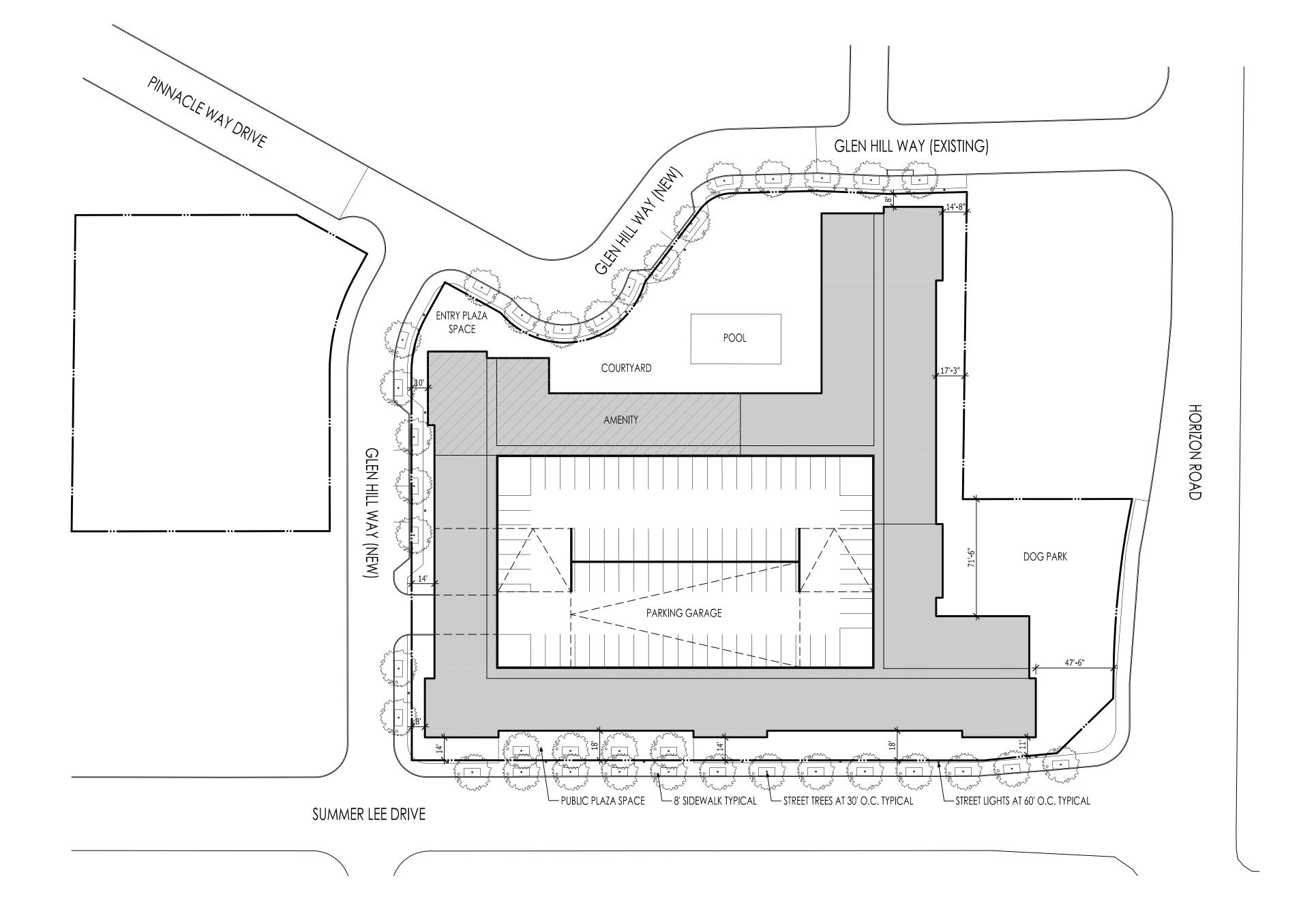
950 SF AVG. UNIT SIZE TOTAL PARKING 300 SPACES

300 SPACES

GARAGES

INTERIOR AMENITY SPACE 300 PARKING SPACES PROVIDED 7,500 GSF @ 1.7 SPACE / UNIT

176 UNITS







PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

Z2022-001

DESIGN BALANCE, INC.

2231 RIDGE ROAD, SUITE 200 ROCKWALL, TEXAS 75087 214.668.2306

RIV PROPERTIES, LLC P.O. BOX 192054 DALLAS, TX 75219 214.908.4684

RESIDENCE

PROJECT NUMBER:

DATE ISSUED:

05/20/2022

REVISIONS:

SHEET TITLE:

PD DEVELOPMENT PLAN

SHEET NAME:

A100

CASE NUMBER:



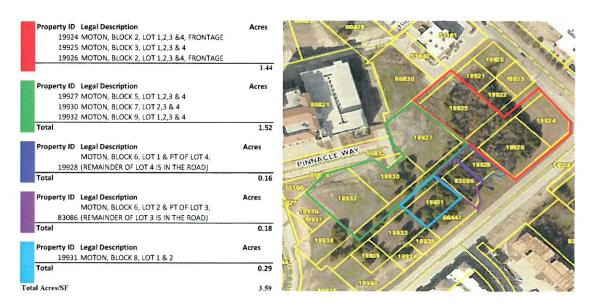
Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441

VIA EMAIL: rmiller@rockwall.com Date: 5/19/2022

### Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.



Please let us know if you have any questions as you go through the application.

Respectfully.

Asher Hamilton

Realty Investments / RIV Properties LLC

CEO

Date: 5/19/2022



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### **DEVELOPMENT APPLICATION**

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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO. 72027 - 024

<u>NOTE:</u> 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 AF	PPROPRIATE BOX BELOW TO INDICA	ATE THE TYPE OF D	DEVELOPMENT REQU	EST [SELECT ONLY ONE BOX]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	_AN (\$100.00)	☐ SPECIFIC USE ☐ PD DEVELOPM  OTHER APPLICAT ☐ TREE REMOVA ☐ VARIANCE REC  NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. FC 2: A \$1,000.00 FEE WIL	GE (\$200.00 + \$15.00 ACRE) 1 PERMIT (\$200.00 + \$15.00 ACRE) 182 IENT PLANS (\$200.00 + \$15.00 ACRE) 1 FION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		400 - 400 - VIII	
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19924 MOTON, BLOCK 2, LOT 1,2,3 &4, 19925 MOTON, BLOCK 3, LOT 1,2,3 &4, 19926 MOTON, BLOCK 2, LOT 1,2,3 &4, 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4, 19930 MOTON, BLOCK 7, LOT 2,3 & 4	FRONTAGE	19928 MOTON, E 83086 MOTON, E	oription SLOCK 9, LOT 1,2,3 & 4 SLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD) BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD) SLOCK 8, LOT 1 & 2
ZONING. SITE PLA	AN AND PLATTING INFORM	ATION IPLEASE P	PRINTI	
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium
ACREAGE	3.59 Acres	OTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU A PPROVAL PROCESS, AND FAILURE TO A NIAL OF YOUR CASE.	ACKNOWLEDGE THAT DDRESS ANY OF STA	T DUE TO THE PASSAC AFF'S COMMENTS BY T	SE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH HE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [	PLEASE PRINT/CHEC	K THE PRIMARY CONTA	CT/ORIGINAL SIGNATURES ARE REQUIRED]
	RIV Properties LLC		☑ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CC	ONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	C	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684		PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com		E-MAIL	ahamilton@realtyinvestments.com
	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSON ON THIS APPLICATION TO BE TRUE AN		ASHEL HO DLLOWING:	MILTO   [AGENT] THE UNDERSIGNED, WHO
	, TO COVER THE COST OF THI , 20 <b>22</b> . BY SIGNING THIS AF	S APPLICATION, HAS B PPLICATION, I AGREE T BLIC. THE CITY IS AL	BEEN PAID TO THE CITY C THAT THE CITY OF ROCK SO AUTHORIZED AND K	(WALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE	M _DAY OF	20 22	STEPHANIE SEGOVIA Notary ID #133593770  Wy Commission Expires

Stephanie Segovia



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

DEVELOPMENT APPLICATION

STA	EE	HICE	ONL	V

PLANNING & ZONING CASE NO. Z 2022 - 024

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

DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		CITY E	NGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO II	NDICATE THE TYPE OF D	EVELOPMENT REQ	UEST (SELECT ONLY ON	E BOXJ:
☐ PRELIMINARY P☐ FINAL PLAT (\$30.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR I☐ PLAT REINSTAT  SITE PLAN APPLIC ☐ SITE PLAN (\$250	\$100.00 + \$15.00 ACRE)   LAT (\$200.00 + \$15.00 ACRE)   LAT (\$200.00 + \$15.00 ACRE)   LAT (\$20.00 ACRE)   LAT (\$150.00 ACRE)   LAT (\$150.00)   LATION FEES:		☐ SPECIFIC USE  ☑ PD DEVELOPE  OTHER APPLICA  ☐ TREE REMOV  ☐ VARIANCE RE  NOTES: □ IN DETERMINING THE PER ACRE AMOUNT F	NGE (\$200.00 + \$15.00 AC E PERMIT (\$200.00 + \$15.0 MENT PLANS (\$200.00 + \$ TION FEES: AL (\$75.00) "QUEST/SPECIAL EXCEP E FEE, PLEASE USE THE EXACT.O OR REQUESTS ON LESS THAN ON	00 ACRE) 18.2 15.00 ACRE)
LI AMENDED SITE	PLAN/ELEVATIONS/LANDSCAPII	NG PLAN (\$100.00)	INVOLVES CONSTRUC PERMIT.	TION WITHOUT OR NOT IN COM	PLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS	Property ID Lega	l Description			
SUBDIVISION	19927 MOTON, BLC 19930 MOTON, BLC	OCK 5, LOT 1,2,3 &	4	LOT	BLOCK
GENERAL LOCATION	19932 MOTON, BLO	OCK 9, LOT 1,2,3 &	4		
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION (PLEASE P	RINT)		
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A	LOTS [PROPO	SED] N/A
REGARD TO ITS A RESULT IN THE D	APPROVAL PROCESS, AND FAILURE ENIAL OF YOUR CASE.	TO ADDRESS ANY OF STA	FF'S COMMENTS BY	THE DATE PROVIDED ON T	
OWNER/APPLICA	ANT/AGENT INFORMATI	ON [PLEASE PRINT/CHECK	THE PRIMARY CONT	ACT/ORIGINAL SIGNATURE	S ARE REQUIRED]
□ OWNER	Marion E Wilson, Michael White Dime	nsions Real Estate Services LLC	a APPLICANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson	CC	INTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75233	С	ITY, STATE & ZIP	Dallas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael qibson5279@yahoo.com		E-MAIL	ahamilton@realtyinves	stments com
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATION	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY ON ON THIS APPLICATION TO BE TR	PERSONALLY APPEARED ALLE AND CERTIFIED THE FO	Michael LLOWING: on be		WER THE UNDERSIGNED, WHO  NSIONS Real Estate Sema
\$ S260.00 January INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE TO COVER THE COST 2022 BY SIGNING TO WITHIN THIS APPLICATION TO THE TON WITH THIS APPLICATION, IF SUCH	OF THIS APPLICATION, HAS BI THIS APPLICATION, I AGREE T LE PUBLIC. THE CITY IS AL	EEN PAID TO THE CITY THAT THE CITY OF ROC SO AUTHORIZED AND	OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHO PERMITTED TO REPRODUC	11th DAY OF DRIZED AND PERMITTED TO PROVIDE E ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE	B DAY OF Dece	mber 2021	SHARY PULL	JANINE ANTOINETTE MITCHELL
	OWNER'S SIGNATURE	unal E.	(Julyson)		Notary Public, State of Texas Comm. Expires 01-25-2025
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	nune a. M	ichal	M COMMOSION E	XPIAEStary ID 130978165

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

STAFF USE ONLY	Green Parce
PLANNING & ZONING CAS	ENO. 72024-024
NOTE: THE APPLICATION	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	presente de l'ambient de la les de les des les les les les des les les des les les les les les les les les les l
CITY ENGINEER:	Exemple to the commence of the

Rockwall, Texas 75087	CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOP	MENT REQUEST ISELECT 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/I AND SCAPING PLAN (\$400.00)	AG APPLICATION FEES:  NING CHANGE (\$200.00 + \$15.00 ACRE) 1  ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  R APPLICATION FEES:  EE REMOVAL (\$75.00)  RIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2  ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ELE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. BOLLOW TO THE PROPERTY OF THE
PROPERTY INFORMATION (PLEASE PRINT)	
ADDRESS Property ID Legal Description  SUBDIVISION 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4  19930 MOTON, BLOCK 7, LOT 2,3 & 4  19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	LOT BLOCK
ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)	t seems common and the rest of the seems of
CURRENT TONING DR 20	NT USE Undeveloped
PROPOSED ZONING PD-32 PROPOS  ACREAGE 1.52 ACRES Gross LOTS [CURRENT] N/A	ED USE Condominium  LOTS [PROPOSED] N/A
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMITTEE TO THE DENIAL OF YOUR CASE.	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH IENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
DWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIM	ARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED
OWNER Marion & Wilson, Michael White, Dimensione Real Esiste Services LLC X APPL	ICANT RIV Properties LLC
CONTACT PERSON Michael Gloson CONTACT PE	the first of the same with the same of the
ADDECO	PC Box 162054
CITY STATE & 7th	Control Control of the Control of th
CITY, STATE & ZIP DAMA, TX 78229 CITY, STATE	William Comment of the State of the second sta
그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그	HONE (214) 908-4964
	-MAIL ahemilion@rasilyinvestmants.com
IOTARY VERIFICATION (REQUIRED)  EFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED.  TATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:	OD WISON [OWNER] THE UNDERSIGNED, WHO
PERENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO BY A BY	Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
WEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF DECEMBER	JANINE ANTOINETTE MITCHELL
OWNER'S SIGNATURE	JANINE ANTOINETTE MITCHELL
OTARY PUBLIC IN AND FOR THE STATE OF TEXAS JOYNE Q. THE	MY COMMISSION EXPIRES tary, ID. 13.0978165
DEVELOPMENT APPLICATION OCITY OF ROCKWALL . 385 SOUTH GOLIAD ST	REET . NOCKWALL, TX 75087 . [P] (972) 771-7745



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

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2101		JE	DIAL	1

PLANNING & ZONING CASE NO.

22022-024

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

DIRECTOR OF PLANNING:

DI FI DE DIVERSI					
PLEASE CHECK TH	E APPROPRIATE BOX BELI	OW TO INDICATE THE TYPE O	F DEVELOPMENT RE	QUEST (SELECT ONLY ONE BO	XJ:
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)			ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)   ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)   ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)   ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) -  NOTES: ☐ 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 10 ONE (1) ACRE. ☐ A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INF	ORMATION [PLEASE PR	RINTI			
ADDRES		Legal Description			
SUBDIVISIO	N 19927 MOTO	N, BLOCK 5, LOT 1,2,3 8	<b>4</b>		
GENERAL LOCATIO	19930 MOTOI	N, BLOCK 7, LOT 2,3 & 4 N, BLOCK 9, LOT 1,2,3 &	1	LOT	BLOCK
ZONING, SITE P		INFORMATION [PLEASE			
CURRENT ZONIN		• 600.20	CURRENT USE	Undeveloped	
PROPOSED ZONIN	G PD-32		PROPOSED USE	Condominium	
ACREAG	1.02 / 10/03 0/030		N/A	LOTS [PROPOSED]	N/A
X SITE PLANS AND REGARD TO ITS RESULT IN THE D	<u>D PLATS</u> : BY CHECKING THI APPROVAL PROCESS, AND F DENIAL OF YOUR CASE.	S BOX YOU ACKNOWLEDGE THA FAILURE TO ADDRESS ANY OF ST	T DUE TO THE PASSA AFF'S COMMENTS BY	GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV.	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORM	MATION [PLEASE PRINT/CHEC	K THE PRIMARY CONT.	ACT/ORIGINAL SIGNATURES ARE P	Power-
☐ OWNER	Matton E Wilson, Michael White	e, Dimensione Real Estate Services LL	c 🖾 APPLICANT	RIV Properties LLC	REQUIRED
CONTACT PERSON	Michael Gibson	C	ONTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dollas, TX 75233	C	ITY, STATE & ZIP	Dailas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael gibson5279@yahoo	com	E-MAIL	ahamilton@realfyinvestments	`Om
NOTARY VERIFIC EFORE ME, THE UNDER TATED THE INFORMATION	SIGNED AUTHORITY ON THIS	DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE FO	mahaol In	h.L.	HE UNDERSIGNED, WHO
HEREBY CERTIFY THAT I \$260.00 January JFORMATION CONTAINED	AM THE OWNER FOR THE PUR TO COVER THE C 2022 BY SIGN WITHIN THIS APPLICATION T	POSE OF THIS APPLICATION; ALL IN COST OF THIS APPLICATION, HAS BE INING THIS APPLICATION, I AGREE TO THE BURBLE THE COST OF THE	FORMATION SUBMITTED FEN PAID TO THE CITY OF HAT THE CITY OF ROCK	D HEREIN IS TRUE AND CORRECT; AN F ROCKWALL ON THIS THE WALL (I.E. "CITY") IS AUTHORIZED AN ERMITTED TO REPRODUCE ANY CO D A REQUEST FOR PUBLIC INFORMAT.	DAY OF ID PERMITTED TO PROVIDE
	AND SEAL OF OFFICE ON THIS	11710	mber .20.01	ar william	ANTOINETTE MITCHELL
	OWNER'S SIGNATURE	Michael I Who	le	6 Notary	Public, State of Texas Expires 01-25-2025
UTARY PUBLIC IN AND F	FOR THE STATE OF TEXAS	penine a. M	wiched_	MY COMMSTON EXPIRES	



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO. Z2022-024

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

DIRECTOR OF PLANNING:

PLEASE CHECK THE A	APPROPRIATE BOX BELOV	N TO INDICATE THE TYPE OF I	DEVELOPMENT DEO	LIEST (SELECT ONLY ONE BOY)
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF D  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 APPLIC.  ZONING CHAI  SPECIFIC USI  PD DEVELOPI  OTHER APPLICA  TREE REMOV  VARIANCE RE  NOTES:  IN DETERMINING TH PER ACRE AMOUNT. F  2. A \$1,000.00 FEE	ATION FEES:  NGE (\$200.00 + \$15.00 ACRE) 1  E PERMIT (\$200.00 + \$15.00 ACRE) 182  MENT PLANS (\$200.00 + \$15.00 ACRE) 1  ATION FEES:
PROPERTY INFO	RMATION (PLEASE PRI	NTI		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID L 19928 MOT (REM	Legal Description TON, BLOCK 6, LOT 1 & MAINDER OF LOT 4 IS IN	THE ROAD)	LOT BLOCK
CURRENT ZONING		HALOKIAM LIOIA INTERSEL	CURRENT USE	Undeveloped
PROPOSED ZONING			PROPOSED USE	Condominium
REGARD TO ITS A	PLATS: BY CHECKING THIS	LOTS [CURRENT] S BOX YOU ACKNOWLEDGE THA AILURE TO ADDRESS ANY OF STA	N/A T DUE TO THE PASSA AFF'S COMMENTS BY	LOTS [PROPOSED] N/A  IGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORM	MATION (PLEASE PRINT/CHEC	K THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE REQUIRED]
□ OWNER [	Mark R Carson	The second secon	APPLICANT '	RIV Properties LLC
CONTACT PERSON	Mark R Carson	C	ONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189		CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437		PHONE	(214) 908-4684
E-MAIL			E-MAIL	ahamilton@realtyinvestments.com
STATED THE INFORMATIO  THEREBY CERTIFY THAT I  \$ \$260.00    lanuary  INFORMATION CONTAINED SUBMITTED IN CONJUNCTION  GIVEN UNDER MY HAND A	SIGNED AUTHORITY, ON THIS ON ON THIS APPLICATION TO  AM THE OWNER FOR THE PUR TO COVER THE 20_22_ BY SIGI OWNTHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS ENING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS ALE SUCH REPRODUCTION IS ASSOCIA	NFORMATION SUBMITT BEEN PAID TO THE CITY THAT THE CITY OF RO SO AUTHORIZED AND	[OWNER] THE UNDERSIGNED, WHO  TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF OF ROCKWALL ON THIS THE  11th DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION."  Catherine Sabella Notary Public, State of Texas My Comm. Exp. 06/28/2025  MY COMM. Exp. 06/28/2025



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO.

72022-024

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

DIRECTOR OF PLANNING:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:				
PLATTING APPLICATION FEES:  MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 AMENDING OR MINOR PLAT (\$150.00) PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		ZONING APPLICATION FEES:  ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1  SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  OTHER APPLICATION FEES:  TREE REMOVAL (\$75.00)  VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2  NOTES:  IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE 2. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFO	RMATION [PLEASE PRINT]			
ADDRESS Property ID Legal Description  SUBDIVISION 83086 MOTON, BLOCK 6, LOT 2 & PT OF LOT 3, LOT BLOCK  GENERAL LOCATION (REMAINDER OF LOT 3 IS IN THE ROAD)				
	AN AND PLATTING INFORMATION (PLEASE	PRINT]		
CURRENT ZONING		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium	
ACREAGE	0.18 Acres LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A	
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 OF YOUR CASE.  OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]				
□ OWNER	Allen Anderson	APPLICANT	RIV Properties LLC	
CONTACT PERSON	Allen Anderson	ONTACT PERSON	Asher Hamilton	
ADDRESS		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219	
PHONE	214-908-4684	PHONE	(214) 908-4684	
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com	
**IHEREBY CERTIFY THAT I.  ***	SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FIRM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS IN THE OWNER FOR THE COST OF THIS APPLICATION, HAS INCOME.	INFORMATION SUBMITT. BEEN PAID TO THE CITY THAT THE CITY OF ROO LSO AUTHORIZED AND ATED OR IN RESPONSE	CKWALL (I.E. 'CITY') IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION.	



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

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PLANNING & ZONING CASE NO. Z 2022-024

<u>NOTE:</u> 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 API	RUPRIATE BUX BELUW TO INDICATE TH	ETYPE OF DEVELOPMENT REG	QUEST [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 CHA ☐ SPECIFIC US ☑ PD DEVELOP  OTHER APPLICA ☐ TREE REMOV. ☐ VARIANCE RE  MOTES:  ¹: IN DETERMINING THE PER ACRE AMOUNT. F. ²: A \$1,000.00 FEE W	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ VARIANCE REQUEST/SPEC		
PROPERTY INFOR	MATION [PLEASE PRINT]				
ADDRESS SUBDIVISION GENERAL LOCATION	19925 MOTON, BLOCK 3, L 19926 MOTON, BLOCK 2, L	.OT 1,2,3 & 4, FRONTAGE .OT 1,2,3 & 4 .OT 1,2,3 &¾, FRONTAGE	EO1 BLOCK		
ZONING, SITE PLA	N AND PLATTING INFORMATION	N [PLEASE PRINT]			
CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	1.44 Acres Gross LOTS [C	URRENT] N/A	LOTS [PROPOSED] N/A		
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF <u>HB3167</u> 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/APPLICAN	IT/AGENT INFORMATION [PLEASE	PRINT/CHECK THE PRIMARY CONT.	ACT/ORIGINAL SIGNATURES ARE REQUIRED]		
	Culpepper Spalex Group	☑ APPLICANT	RIV Properties LLC		
CONTACT PERSON G	Gary Shultz	CONTACT PERSON	Asher Hamilton		
ADDRESS	PO Box 190569	ADDRESS	PO Box 192054		
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Dallas, TX 75219		
PHONE	817-233-0478	PHONE	(214) 908-4684		
E-MAIL	gshultz@diamond-a.com	E-MAIL	ahamilton@realtyinvestments.com		
NOTARY VERIFICATION [REQUIRED]  SEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SPRY SHULTZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:					
NFORMATION CONTAINED WESUBMITTED IN CONJUNCTION	20 21 BY SIGNING THIS APPLICATION ITHIN THIS APPLICATION TO THE PUBLIC. THE WITH THIS APPLICATION, IF SUCH REPRODUCTION OF SEAL OF OFFICE ON THIS THE 27 DAY OF OWNER'S SIGNATURE	N, I AGREE THAT THE CITY OF ROC	CRWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVI PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION OF THE PROPERTY O		
NOTARY PUBLIC IN AND FOR	THE STATE OF TEXAS	A	MY COMMISSION EXPIRES 07-25-2025		

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745



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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO.

Z2022-024

<u>NOTE:</u> 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 REC	QUEST [SELECT ONLY ONE BOX	1:
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)		ZONING APPLIC  ☐ ZONING CHA ☐ SPECIFIC US ☑ PD DEVELOR OTHER APPLIC ☐ TREE REMOVE	ZONING APPLICATION FEES:  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/SPECIAL EXCEPTIONS (\$100.00) 2	
SITE PLAN APPLICATION FEES:  ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. 3: A \$1,000,00 FEE V	HE FEE. PLEASE USE THE EXACT ACREAGE FOR REQUESTS ON LESS THAN ONE ACRE VILL BE ADDED TO THE APPLICATION F CTION WITHOUT OR NOT IN COMPLIANCE	E WHEN MULTIPLYING BY THE ROUND UP TO ONE (1) ACRE.
PROPERTY INFO	ORMATION [PLEASE PRINT]			
ADDRES	S Property ID Legal Descripti	on		
SUBDIVISIO	N 19931 MOTON, BLOC	CK 8, LOT 1 & 2	LOT	BLOCK
GENERAL LOCATIO	N Comments of the Comments of			
ZONING, SITE P	LAN AND PLATTING INFORMATION	(PLEASE PRINT)		
CURRENT ZONIN		CURRENT USE	Undeveloped	
PROPOSED ZONING	S PD-32	PROPOSED USE	Condominium	
ACREAG	E 0.29 Acres LOTS [CI	JRRENT] N/A	LOTS [PROPOSED]	N/A
RESULT IN THE L	D PLATS: BY CHECKING THIS BOX YOU ACKNOW APPROVAL PROCESS, AND FAILURE TO ADDRESS DENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE]	ANY OF STAFF'S COMMENTS BY	THE DATE PROVIDED ON THE DEV	ELOPMENT CALENDAR WILL
□ OWNER	in the Estate of Ernest Fields		RIV Properties LLC	REGOINED
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton	
ADDRESS	1502 LANGEL AVE	ADDRESS	PO Box 192054	
	A			
	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219	
PHONE	510-421-6848 amwriting@yahoo.com	PHONE	(214) 908-4684	
E-MAIL		E-MAIL	ahamilton@realtyinvestments	.com
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY A ION ON THIS APPLICATION TO BE TRUE AND CERTII	PPEARED	[OWNER]	THE UNDERSIGNED, WHO
January INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION 2022. BY SIGNING THIS APPLICATION TO WITHIN THIS APPLICATION TO THE PUBLIC. THE FION WITH THIS APPLICATION, IF SUCH REPRODUCTION	NION, HAS BEEN PAID TO THE CITY ( N. 1 AGREE THAT THE CITY OF ROC CITY IS ALSO AUTHORIZED AND	OF ROCKWALL ON THIS THE 11 "KWALL (I.E. "CITY") IS AUTHORIZED I	AND PERMITTED TO PROVIDE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE DAY OF	7. Fleths 20_	Please see attach Acknowledgem	ed California ent / Jurat
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS		MV COMMISSION EVPIPES	ATTENDED OF STREET

DEVELOPMENT APPLICATION . CITY OF ROCKWALL 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

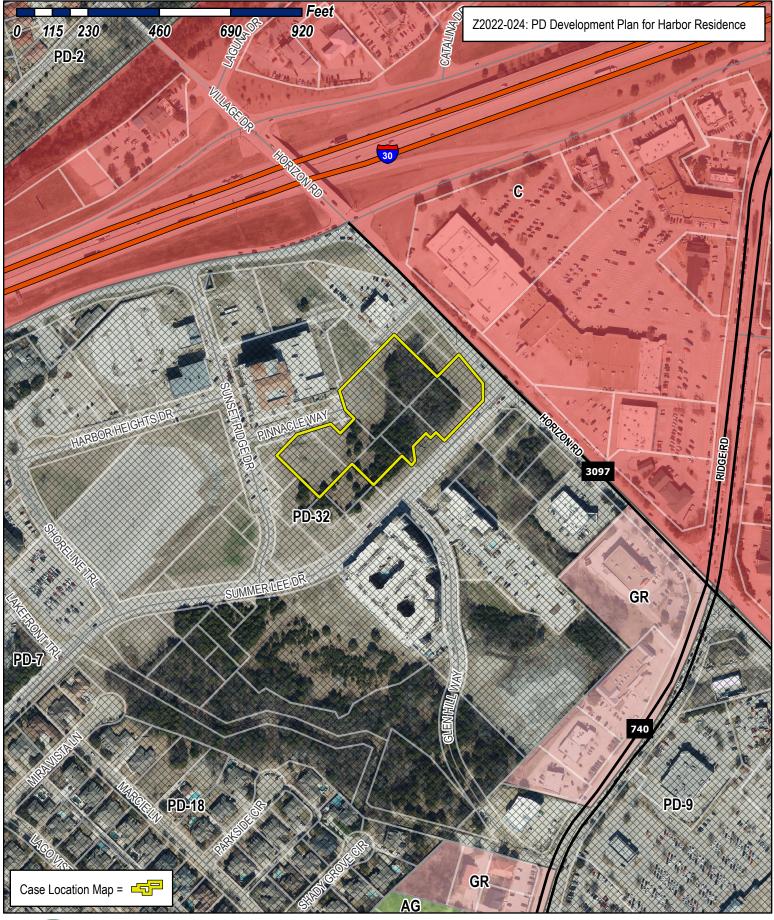
# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Contra Costa	}
	ctory evidence to be the person(s) whose estrument and acknowledged to me that r/their authorized capacity(ies), and that by the person(s), or the entity upon behalf of
the foregoing paragraph is true and corre	N. BEESON Notary Public - California Contra Costa County Commission # 2288942 My Comm. Expires May 18, 2023
ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT  Re: Development (Title or description of attached document) Appuration (Title or description of attached document continued)  Number of Pages 2 Document Date 1/1/22	if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.  State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.  Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.  The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).  Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER  Individual (4) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	o Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording  The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form  Signature of the notary public must match the signature on file with the office of the county clerk.  Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.  Indicate title or type of attached document, number of pages and date.  Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)

Securely attach this document to the signed document with a staple

2015 Version www.NotaryClasses.com 800-873-9865





# 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.

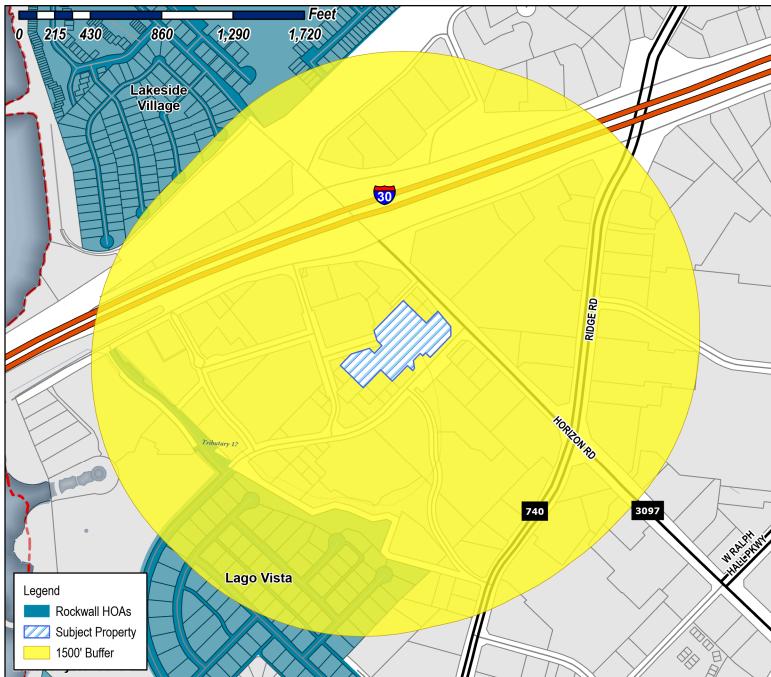




# City of Rockwall

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: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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

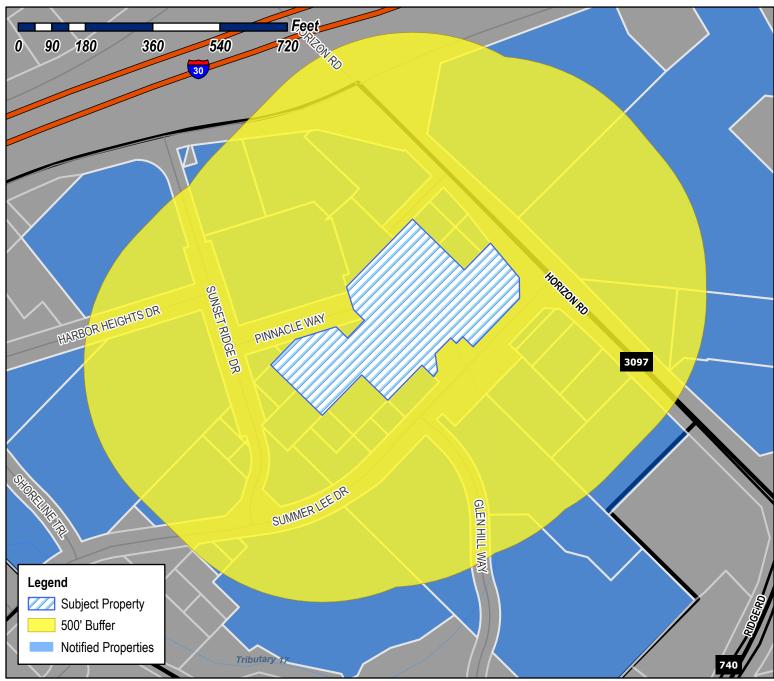




# **City of Rockwall**

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





Case Number: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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



SONG CORPORATION ANDERSON ALLEN D ETUX CAIN DOYLE E 1200 HORIZON RD 1208 S LAKESHORE DR 1375 COUNTY ROAD 2290 ROCKWALL, TX 75032 ROCKWALL, TX 75087 MINEOLA, TX 75773 MHC ROCKWALL LLC ROCKWALL HARBOR HILL, LTD BENT TREE REALTY CO 1468 KIMBROUGH RD SUITE 103 15653 HIGHWAY 243 16475 DALLAS PKWY STE 880 GERMANTOWN, TN 38138 KAUFMAN, TX 75142 ADDISON, TX 75001 WHITE MICHAEL AND HARBOR URBAN CENTER LLC MARION E WILSON AND DIMENSIONS REAL ROCKWALL HARBOR HILL, LTD **ESTATE SERVICES LLC** 2400 SUMMER LEE DR 2500 SUMMER LEE DR 2304 W WHEATLAND RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 **DALLAS, TX 75232 BRYANT JUDY GRACE AND** ATTICUS SUMMER LEE TOWNHOMES LLC HH RETAIL CENTER LP DOUGLASS FREDERICK WYGAL 2500 SUMMER LEE DR 2620 SUNSET RIDGE DR 2528 MARK ROCKWALL, TX 75032 ROCKWALL, TX 75032 MESQUITE, TX 75150 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC MHC ROCKWALL LLC 101 HUBBARD DR LLC 2651 SUNSET RIDGE DR 2700 SUMMER LEE 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 HH RETAIL CENTER LP HARBOR HEIGHTS INVESTORS LP BENT TREE REALTY CO 2701 SUNSET RIDGE DR SUITE 610 2701 SUNSET RIDGE DR SUITE 610 2850 RIDGE RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 MOTON ETHEL REED W & R PROPERTIES INC MOTON ALVIN D SR & ETHEL C/O OF TONY C MOTON 2860 RIDGE RD **3419 LILY LN 3419 LILY LN** ROCKWALL, TX 75032 ROWLETT, TX 75089 ROWLETT, TX 75089

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

HARBOR URBAN CENTER LLC 5339 ALPHA RD SUITE 300 DALLAS, TX 75240

KATHERINE BANNER FAMILY TRUST KATHERINE BANNER- TRUSTEE 600 HORIZON DR ROCKWALL, TX 75032 ATTICUS SUMMER LEE TOWNHOMES LLC 5339 ALPHA ROAD SUITE 300

**DALLAS, TX 75240** 

**BUILDERS ASSOCIATES #3** 

ATTN: ARNOLD SCHLESINGER

405 130

ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206

> BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212

SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

W & R PROPERTIES INC PO BOX 657 KAUFMAN, TX 75142

### PROJECT DATA REQUIRED PARKING: SITE AREA: 2.73 ACRES (ESTIMATED) 1 BR UN**I**TS 104 UNITS 156 SPACES 66% LOT COVERAGE 2 BR UNITS 72 UNITS 144 SPACES TOTAL UNITS 176 UNITS 300 SPACES (1) FOUR/FIVE STORY BUILDING 209,000 GSF PROVIDED PARKING: 167,200 NRSF

950 SF AVG. UNIT SIZE

176 UNITS

7,500 GSF

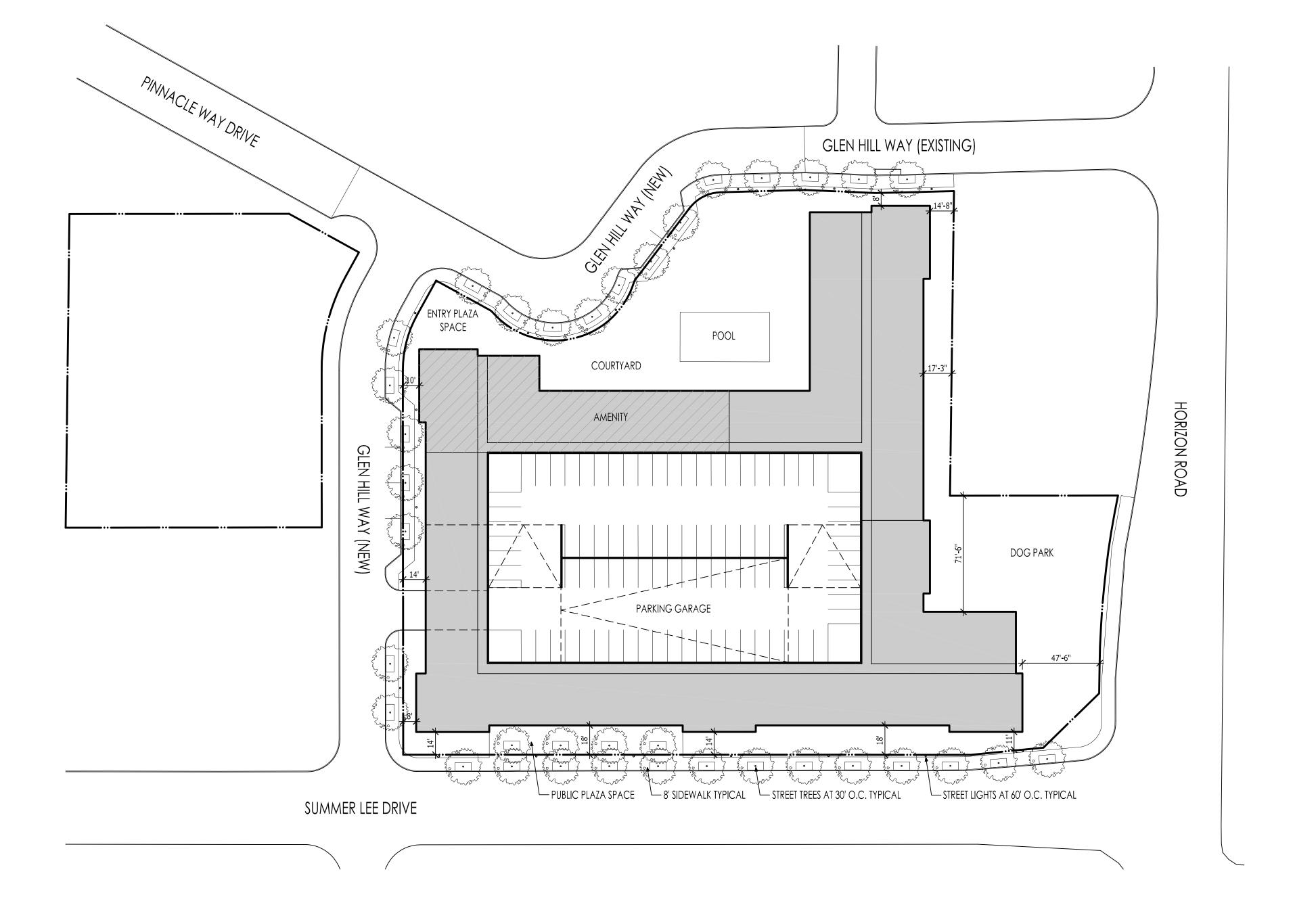
INTERIOR AMENITY SPACE 300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT

GARAGES

TOTAL PARKING

300 SPACES

300 SPACES







PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

DESIGN BALANCE, INC. 2231 RIDGE ROAD, SUITE 200 ROCKWALL, TEXAS 75087 214.668.2306

RIV PROPERTIES, LLC P.O. BOX 192054 DALLAS, TX 75219 214.908.4684

RESIDENCE

PROJECT NUMBER:

DATE ISSUED:

05/20/2022

REVISIONS:

SHEET TITLE:

PD DEVELOPMENT PLAN

SHEET NAME:

A100

CASE NUMBER:

Z2022-001

#### CITY OF ROCKWALL

### ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE IORDINANCE NO. 20-021 OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

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

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32 different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

SEAL SEAL

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

### Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

### Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the POINT OF BEGINNING and containing 0.463-acres (20,176 square-feet) of land.

### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances:

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

### Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

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### Legal Description and Location Map

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances:

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

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Ordinance No. 22-10; PD-32

### Legal Description and Location Map

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

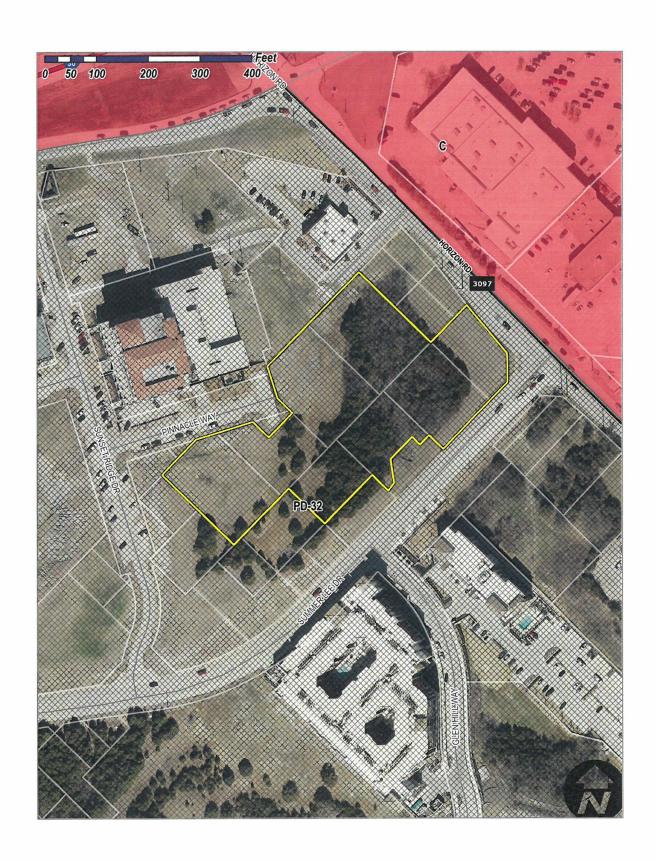
#### Legal Description and Location Map

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

Z2022-001: PD Development Plan for PD-32 Page 9 City of Rockwall, Texas Ordinance No. 22-10; PD-32

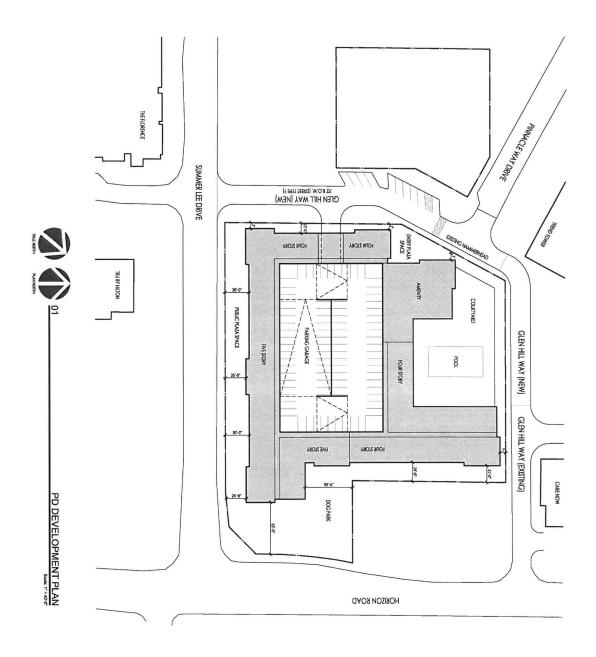
Exhibit 'A': Legal Description and Location Map



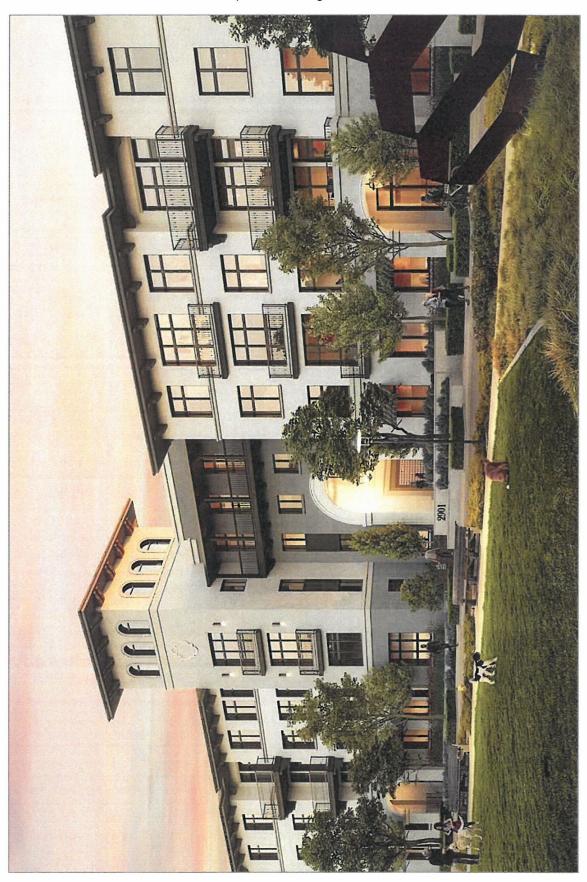
Z2022-001: PD Development Plan for PD-32 Page 10 Ordinance No. 22-10; PD-32

Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA:	REQUIRED PARKING:	KING:	
2.84 ACRES (ESTIMATED)	I BR UNITS	104 UNITS	156 SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
THE FOLIR/HVE STORY RIIII DING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF			
167.200 NRSF	PROVIDED PARKING:	KING:	
SO SE AVC HINT SIZE	GARAGES		300 SPACES
176 UNITS	TOTAL PARKING	Ç)	300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	PACES PROVID	ĕ



**Exhibit 'C':**Conceptual Building Elevations



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

# PROJECT COMMENTS



DATE: 5/27/2022

PROJECT NUMBER: Z2022-024

PROJECT NAME: Planned Development for Harbor Residence

SITE ADDRESS/LOCATIONS:

CASE MANAGER PHONE: CASE MANAGER EMAIL:

CASE MANAGER:

(972) 772-6488 bross@rockwall.com

**Bethany Ross** 

CASE CAPTION: Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of

Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32),

generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Ryan Miller	05/27/2022	Approved w/ Comments	

05/27/2022: Z2022-024; PD Development Plan for Harbor Residence

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

- I.1 This request is for the approval of a PD Development Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), and generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.
- 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 (Z2022-024) in the lower right-hand corner of all pages on future submittals.
- I.4 Please note that the approval of this ordinance will supersede Ordinance No. 20-10.
- I.5 Please note that the approval of this PD Development Plan does not grant the abandonment of the right-of-way along Summer Lee Drive, and that this will have to be considered separately by the City Council.
- 1.6 Please note the following requirements per the Horizon/Summer Lee Subdistrict:
- (1) Setbacks from Right-of-Way Line
- (a) Horizon Road: 40'; In Conformance
- (b) Glen Hill Way (without Parking): 30'; Not In Conformance @ 8' 10'
- (c) Glen Hill Way (with Parking): 50'; Not In Conformance @ 10' 14'
- (d) Summer Lee Drive: 30'; Not In Conformance @ 11' 18'
- (2) Maximum Lot Coverage: 60%; Not In Conformance @ 66%
- (3) Building Height for First Floor: 15'; Will Require Conformance at Site Plan
- (4) Overall Building Height: 120'; Will Require Conformance at Site Plan
- (5) Encroachments in Setbacks: 5'; Will Require Conformance at Site Plan
- (6) Land Uses
- (a) First Floor: Office, Retail, & Restaurant
- (b) Upper Floors: Office

Approval of this PD Development Plan may waive some of these plan requirements; however, the applicant should try to meet these requirements where feasible and show conformance to these requirements on the plan.

- M.7 On the Concept Plan please make the following changes (see attached Planning Department mark ups):
- (1) Relabel the street on the northside of the proposed building (i.e. labeled as Glen Hill Way New and Glen Hill Way Existing) as Pinnacle Way Drive. Leave the portion of Glen Hill Way running north/south on the west side of the building.
- M.8 Please review the attached Draft Ordinance prior to the May 31, 2022 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 7, 2022. 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 June 7, 2022; 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 June 14, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 31, 2022.
- I.10 The projected City Council meeting dates for this case will be June 20, 2022 (1st Reading) and July 5, 2022 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2022	Needs Review

05/25/2022: - Min 50' CL Radius. This is not currently ROW, will need to dedicate ROW from Trend Tower?

- Need to show property lines north of Glen Hill Way to clarify

The following items are informational for the engineering design process.

#### General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

#### Drainage Items:

- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.
- Will require WOUS and wetland study for creek

#### Water and Wastewater Items:

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study required with fees
- 12" water line to be installed in "new" street

#### Roadway Paving Items:

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Need offsite fire line and accessibility easement.

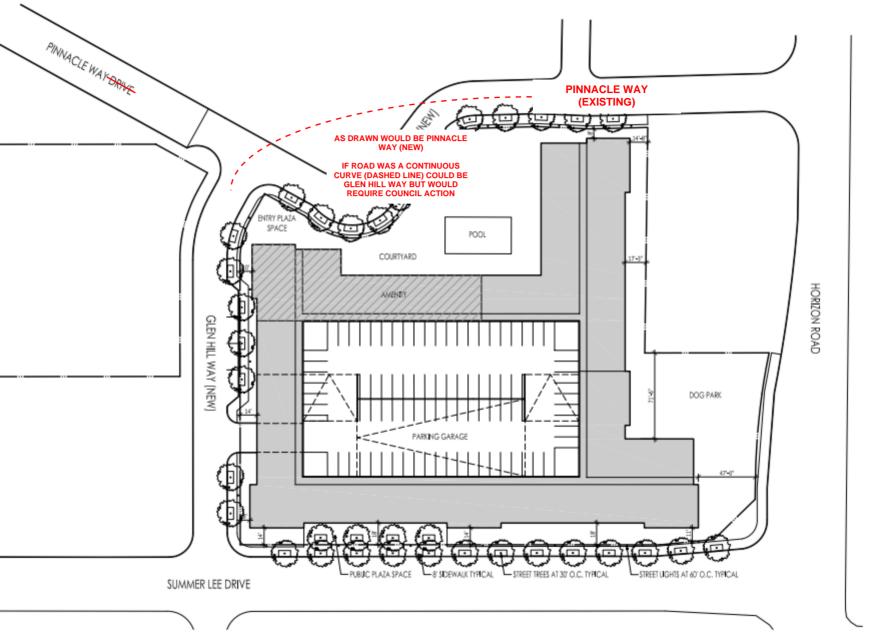
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and New Street and "new' street with landscaping and lighting

#### Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Rusty McDowell	05/24/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	05/25/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	05/23/2022	Approved w/ Comments	
05/23/2022: As the road is drawn	it would be 'Pinnacle Way' to tie two existing	pieces.		
If the new connecting road was a c	curved (more direct) path it could become Gle	en Hill Way but the existing portion of Pinnacle Way	(by Care Now) would require a City Council name	
change. (see attached drawing)				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	05/23/2022	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	05/23/2022	Approved w/ Comments	

05/23/2022: Please provide landscape and tree mitigation plans.



# **General Items:**

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

# **Drainage Items:**

- Dumpster to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.
- Will require WOUS and wetland study for creek

156 SPACES 144 SPACES 300 SPACES

300 SPACES

300 SPACES

# **Water and Wastewater Items:**

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- Infrastructure study required with fees
- 12" water line to be installed in "new" street

# **Roadway Paving Items:**

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
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- Need offsite fire line and accessibility easement.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

Need to show property lines north of Glen Hill Way to clarify Min 50' CL Radius. This is not currently PINNACLEWAY DRIVE ROW, will need to dedicate ROW from Trend Tower? GLEN HILL WAY (EXISTING) POOL COURTYARD HORIZON ROAD DOG PARK 47'-6" SUMMER LEE DRIVE





PD DEVELOPMENT PLAN

CASE NUMBER: 72022-001

A100

PD DEVELOPMENT

PLAN

DESIGN BALANCE, INC.

2231 RIDGE ROAD, SUITE 200

ROCKWALL, TEXAS 75087

214.668.2306

RIV PROPERTIES, LLC P.O. BOX 192054

DALLAS, TX 75219 214.908.4684

RESIDENCE

HARBOR

PROJECT NUMBER:

DATE ISSUED:

REVISIONS:

SHEET TITLE:

SHEET NAME:

05/20/2022



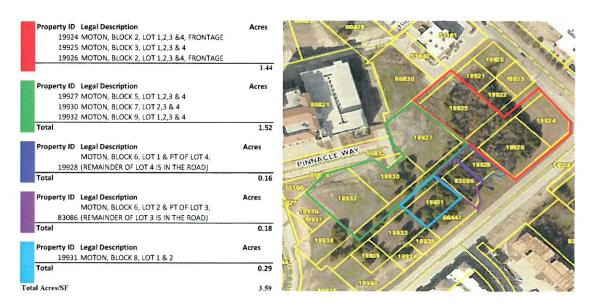
Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441

VIA EMAIL: rmiller@rockwall.com Date: 5/19/2022

#### Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.



Please let us know if you have any questions as you go through the application.

Respectfully.

Asher Hamilton

Realty Investments / RIV Properties LLC

CEO

Date: 5/19/2022



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

### **DEVELOPMENT APPLICATION**

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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO. 72027 - 024

<u>NOTE:</u> 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 AF	PPROPRIATE BOX BELOW TO INDICA	ATE THE TYPE OF D	DEVELOPMENT REQU	EST [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)			☐ SPECIFIC USE ☐ PD DEVELOPM  OTHER APPLICAT ☐ TREE REMOVA ☐ VARIANCE REC  NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. FC 2: A \$1,000.00 FEE WIL	GE (\$200.00 + \$15.00 ACRE) 1 PERMIT (\$200.00 + \$15.00 ACRE) 182 IENT PLANS (\$200.00 + \$15.00 ACRE) 1 FION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		400 - 400 - VIII	
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19924 MOTON, BLOCK 2, LOT 1,2,3 &4, 19925 MOTON, BLOCK 3, LOT 1,2,3 &4, 19926 MOTON, BLOCK 2, LOT 1,2,3 &4, 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4, 19930 MOTON, BLOCK 7, LOT 2,3 & 4	FRONTAGE	19928 MOTON, E 83086 MOTON, E	oription SLOCK 9, LOT 1,2,3 & 4 SLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD) BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD) SLOCK 8, LOT 1 & 2
ZONING. SITE PLA	AN AND PLATTING INFORM	ATION IPLEASE P	PRINTI	
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium
ACREAGE	3.59 Acres	OTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU A PPROVAL PROCESS, AND FAILURE TO A NIAL OF YOUR CASE.	ACKNOWLEDGE THAT DDRESS ANY OF STA	T DUE TO THE PASSAC AFF'S COMMENTS BY T	SE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH HE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [	PLEASE PRINT/CHEC	K THE PRIMARY CONTA	CT/ORIGINAL SIGNATURES ARE REQUIRED]
	RIV Properties LLC		☑ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CC	ONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	C	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684		PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com		E-MAIL	ahamilton@realtyinvestments.com
	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSON ON THIS APPLICATION TO BE TRUE AN		ASHEL HO DLLOWING:	MILTO   [AGENT] THE UNDERSIGNED, WHO
	, TO COVER THE COST OF THI , 20 <b>22</b> . BY SIGNING THIS AF	S APPLICATION, HAS B PPLICATION, I AGREE T BLIC. THE CITY IS AL	BEEN PAID TO THE CITY C THAT THE CITY OF ROCK SO AUTHORIZED AND K	(WALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE	M _DAY OF	20 22	STEPHANIE SEGOVIA Notary ID #133593770  WY Commission Expires

Stephanie Segovia



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

DEVELOPMENT APPLICATION

STA	EE	HICE	ONL	V

PLANNING & ZONING CASE NO. Z 2022 - 024

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

DIRECTOR OF PLANNING:

	MULAWall, 16xas 73007		CITY E	NGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO INDIC	CATE THE TYPE OF DEVELOPM	ENT REQU	JEST (SELECT ONLY ONE BO.	XJ:
☐ PRELIMINARY P☐ FINAL PLAT (\$30.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTAT  SITE PLAN APPLIC ☐ SITE PLAN (\$251	\$ 100.00 + \$15.00 ACRE)	☐ ZON☐ SPE ☑ PD (  OTHER ☐ TRE ☐ VAR  NOTES: ☐ IN DETI PER ACR A \$1.90	IING CHAN CCIFIC USE DEVELOPA R APPLICA E REMOVA RIANCE RE ERMINING THE E AMOUNT FOOLOOFEE WI	ATION FEES:  JGE (\$200.00 + \$15.00 ACRE)  PERMIT (\$200.00 + \$15.00 ACRE)  MENT PLANS (\$200.00 + \$15.00  TION FEES:  AL (\$75.00)  QUEST/SPECIAL EXCEPTION:  EFEE, PLEASE USE THE EXACT ACREA  DR REQUESTS ON LESS THAN ONE ACR  LL BE ADDED TO THE APPLICATION INTO MYTHOUT OR NOT IN COMPLIANCE.	CRE) 182  D ACRE) 1  S (\$100.00) 2  GE WHEN MULTIPLYING BY THE E, ROUND UP TO ONE (1) ACRE FEE FOR ANY REQUEST THAT
PROPERTY INFO	RMATION (PLEASE PRINT)				
ADDRESS		escription			
SUBDIVISION	10027 MOTON BLOCK			LOT	BLOCK
GENERAL LOCATION	19930 MOTON, BLOC			201	BEOOK
	19932 MOTON, BLOC	este seri estable se vicinica esta biologia			
SECTION OF SECTION SEC	.AN AND PLATTING INFOR		ENT USE	Undeveloped	
CURRENT ZONING					
PROPOSED ZONING			SED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT] N/A		LOTS [PROPOSED]	N/A
REGARD TO ITS	<u>PLATS</u> : BY CHECKING THIS BOX YOU APPROVAL PROCESS, AND FAILURE TO ENIAL OF YOUR CASE.	! ACKNOWLEDGE THAT DUE TO T ADDRESS ANY OF STAFF'S COMM	THE PASSA MENTS BY	GE OF <u>HB3167</u> THE CITY NO LG THE DATE PROVIDED ON THE DE	NGER HAS FLEXIBILITY WITH EVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORMATION	[PLEASE PRINT/CHECK THE PRIM	IARY CONT	ACT/ORIGINAL SIGNATURES ARE	E REQUIRED]
□ OWNER	Marion E Wilson, Michael White, Dimension	ns Real Estate Services LLC 🕱 APP	LICANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson	CONTACT P	ERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd	AD	DRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75233	CITY, STAT	E & ZIP	Dallas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael qibson5279@yahoo.com		E-MAIL	ahamilton@realtyinvestmen	its com
STATED THE INFORMATION OF THEREBY CERTIFY THAT \$ \$260.00 IANUARY INFORMATION CONTAINED	RSIGNED AUTHORITY, ON THIS DAY PER ON ON THIS APPLICATION TO BE TRUE I AM THE OWNER FOR THE PURPOSE OF , TO COVER THE COST OF T	AND CERTIFIED THE FÖLLOWING: THIS APPLICATION; ALL INFORMATIO IHIS APPLICATION, HAS BEEN PAID TO APPLICATION, I AGREE THAT THE C UBLIC. THE CITY IS ALSO AUTHOR	O THE CITY ITY OF ROC RIZED AND	Chaif of Piminsi TO HEREIN IS TRUE AND CORRECT, OF ROCKWALL ON THIS THE KWALL (IE "CITY") IS AUTHORIZEI PERMITTED TO REPRODUCE ANS	11th DAY OF D AND PERMITTED TO PROVIDE OF COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS HE COWNER'S SIGNATURE  FOR THE STATE OF TEXAS	B DAY OF December Charles of Bull	202	JANI Nota Corr	NE ANTOINETTE MITCHELL ry Public, State of Texas on. Expires 01-25-2025

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

STAFF USE ONLY	Green Parce
PLANNING & ZONING CAS	ENO. 22024-024
NOTE: THE APPLICATION !	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	presente de l'ammera de la les de la
CITY ENGINEER:	Exercise and the commence of t

Rockwall, Texas 75087	CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOP	MENT REQUEST ISELECT 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/I AND SCAPING PLAN (\$400.00)	AG APPLICATION FEES:  NING CHANGE (\$200.00 + \$15.00 ACRE) 1  ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  ECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  R APPLICATION FEES:  EE REMOVAL (\$75.00)  RIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2  ERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ELE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. BOLLOW TO THE PROPERTY OF THE
PROPERTY INFORMATION (PLEASE PRINT)	
ADDRESS Property ID Legal Description  SUBDIVISION 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4  19930 MOTON, BLOCK 7, LOT 2,3 & 4  19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	LOT BLOCK
ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)	t seems common and the rest of the seems of
CURRENT TONING DR 20	NT USE Undeveloped
PROPOSED ZONING PD-32 PROPOS  ACREAGE 1.52 ACRES Gross LOTS [CURRENT] N/A	ED USE Condominium  LOTS [PROPOSED] N/A
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMITTEE TO THE DENIAL OF YOUR CASE.	HE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH IENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
DWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIM	ARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED
OWNER Marion & Wilson, Michael White, Dimensione Real Esiste Services LLC X APPL	ICANT RIV Properties LLC
CONTACT PERSON Michael Gloson CONTACT PE	the first of the same with the same of the
ADDECO	PC Box 162054
CITY STATE & 7th	Control Control of the Control of th
CITY, STATE & ZIP DAMA, TX 78229 CITY, STATE	William Comment of the State of the second sta
그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그	HONE (214) 908-4964
	-MAIL ahemilion@rasilyinvestmants.com
IOTARY VERIFICATION (REQUIRED)  EFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED.  TATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:	OD WISON [OWNER] THE UNDERSIGNED, WHO
PERENT FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO BY BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY FORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORICATION IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RE	Y OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
WEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF DECEMBER	JANINE ANTOINETTE MITCHELL
OWNER'S SIGNATURE	JANINE ANTOINETTE MITCHELL
OTARY PUBLIC IN AND FOR THE STATE OF TEXAS JOYNE Q. THE	MY COMMISSION EXPIRES tary, ID. 13.0978165
DEVELOPMENT APPLICATION OCITY OF ROCKWALL . 385 SOUTH GOLIAD ST	REET . NOCKWALL, TX 75087 . [P] (972) 771-7745



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

STAL	FI	ISE	ONII	v
2101		JE	DIAL	1

PLANNING & ZONING CASE NO.

22022-024

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:

DI FI DE DIVERSI					
PLEASE CHECK TH	E APPROPRIATE BOX BELI	OW TO INDICATE THE TYPE O	F DEVELOPMENT RE	QUEST (SELECT ONLY ONE BO	XJ:
PLATTING APPL  MASTER PLA  PRELIMINARY  FINAL PLAT (\$ 300  REPLAT (\$ 300  AMENDING O  PLAT REINST,  SITE PLAN APPL  SITE PLAN (\$ 2	ICATION FEES: T (\$100.00 + \$15.00 ACRE) / PLAT (\$200.00 + \$15.00 AC :300.00 + \$20.00 ACRE) 1.00 + \$20.00 ACRE) R MINOR PLAT (\$150.00) ATEMENT REQUEST (\$100	CRE) 1	ZONING APPLI	CATION FEES: ANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> SE PERMIT (\$200.00 + \$15.00 AC PMENT PLANS (\$200.00 + \$15.00 CATION FEES:	CRE) 1 & 2  DACRE) 1  G (\$100.00) =  SE WHEN MULTIPLYING BY THE E. ROUND UP TO ONE (1) ACRE.
PROPERTY INF	ORMATION [PLEASE PR	RINTI			
ADDRES		Legal Description			
SUBDIVISIO	N 19927 MOTO	N, BLOCK 5, LOT 1,2,3 8	<b>4</b>		
GENERAL LOCATIO	19930 MOTOI	N, BLOCK 7, LOT 2,3 & 4 N, BLOCK 9, LOT 1,2,3 &	1	LOT	BLOCK
ZONING, SITE P		INFORMATION [PLEASE			
CURRENT ZONIN		• 600.20	CURRENT USE	Undeveloped	
PROPOSED ZONIN	G PD-32		PROPOSED USE	Condominium	
ACREAG	1.02 / 10/03 0/030		N/A	LOTS [PROPOSED]	N/A
X SITE PLANS AND REGARD TO ITS RESULT IN THE D	<u>D PLATS</u> : BY CHECKING THI APPROVAL PROCESS, AND F DENIAL OF YOUR CASE.	S BOX YOU ACKNOWLEDGE THA FAILURE TO ADDRESS ANY OF ST	T DUE TO THE PASSA AFF'S COMMENTS BY	GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV.	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORM	MATION [PLEASE PRINT/CHEC	K THE PRIMARY CONT.	ACT/ORIGINAL SIGNATURES ARE P	Power-
☐ OWNER	Matton E Wilson, Michael White	e, Dimensione Real Estate Services LL	c 🖾 APPLICANT	RIV Properties LLC	REQUIRED
CONTACT PERSON	Michael Gibson	C	ONTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dollas, TX 75233	C	ITY, STATE & ZIP	Dailas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael gibson5279@yahoo	com	E-MAIL	ahamilton@realfyinvestments	`Om
NOTARY VERIFIC EFORE ME, THE UNDER TATED THE INFORMATION	SIGNED AUTHORITY ON THIS	DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE FO	mahaol In	h.L.	HE UNDERSIGNED, WHO
HEREBY CERTIFY THAT I \$260.00 January JFORMATION CONTAINED	AM THE OWNER FOR THE PUR TO COVER THE C 2022 BY SIGN WITHIN THIS APPLICATION T	POSE OF THIS APPLICATION; ALL IN COST OF THIS APPLICATION, HAS BE INING THIS APPLICATION, I AGREE TO THE BURBLE THE COST OF THE	FORMATION SUBMITTED FEN PAID TO THE CITY OF HAT THE CITY OF ROCK	D HEREIN IS TRUE AND CORRECT; AN F ROCKWALL ON THIS THE WALL (I.E. "CITY") IS AUTHORIZED AN ERMITTED TO REPRODUCE ANY CO D A REQUEST FOR PUBLIC INFORMAT.	DAY OF ID PERMITTED TO PROVIDE
	AND SEAL OF OFFICE ON THIS	11710	mber .20.01	ar william	ANTOINETTE MITCHELL
	OWNER'S SIGNATURE	Michael I Who	le	6 Notary	Public, State of Texas Expires 01-25-2025
UTARY PUBLIC IN AND F	FOR THE STATE OF TEXAS	penine a. M	wiched_	MY COMMSTON EXPIRES	



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO. Z2022-024

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 A	APPROPRIATE BOX BELOV	N TO INDICATE THE TYPE OF I	DEVELOPMENT DEO	LIEST (SELECT ONLY ONE BOY)
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF D  PLATTING APPLICATION FEES:  MASTER PLAT (\$100.00 + \$15.00 ACRE) 1  PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1  FINAL PLAT (\$300.00 + \$20.00 ACRE) 1  REPLAT (\$300.00 + \$20.00 ACRE) 1  AMENDING OR MINOR PLAT (\$150.00)  PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES:  SITE PLAN (\$250.00 + \$20.00 ACRE) 1  AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²  NOTES: ¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFO	RMATION (PLEASE PRI	NTI		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID L 19928 MOT (REM	Legal Description TON, BLOCK 6, LOT 1 & MAINDER OF LOT 4 IS IN	THE ROAD)	LOT BLOCK
CURRENT ZONING		HALOKIAM LIOIA INTERSEL	CURRENT USE	Undeveloped
PROPOSED ZONING			PROPOSED USE	Condominium
REGARD TO ITS A	PLATS: BY CHECKING THIS	LOTS [CURRENT] S BOX YOU ACKNOWLEDGE THA AILURE TO ADDRESS ANY OF STA	N/A T DUE TO THE PASSA AFF'S COMMENTS BY	LOTS [PROPOSED] N/A  IGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORM	MATION (PLEASE PRINT/CHEC	K THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE REQUIRED]
□ OWNER [	Mark R Carson	The second secon	APPLICANT '	RIV Properties LLC
CONTACT PERSON	Mark R Carson	C	ONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189		CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437		PHONE	(214) 908-4684
E-MAIL			E-MAIL	ahamilton@realtyinvestments.com
STATED THE INFORMATIO  THEREBY CERTIFY THAT I  \$ \$260.00    lanuary  INFORMATION CONTAINED SUBMITTED IN CONJUNCTION  GIVEN UNDER MY HAND A	SIGNED AUTHORITY, ON THIS ON ON THIS APPLICATION TO  AM THE OWNER FOR THE PUR TO COVER THE 20_22_ BY SIGI OWNTHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS ENING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS ALE SUCH REPRODUCTION IS ASSOCIA	NFORMATION SUBMITT BEEN PAID TO THE CITY THAT THE CITY OF RO SO AUTHORIZED AND	[OWNER] THE UNDERSIGNED, WHO  TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF OF ROCKWALL ON THIS THE  11th DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION."  Catherine Sabella Notary Public, State of Texas My Comm. Exp. 06/28/2025  MY COMM. Exp. 06/28/2025



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO.

72022-024

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	
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF IN PLATTING APPLICATION FEES:  MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 AMENDING OR MINOR PLAT (\$150.00) PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²  NOTES: ☐ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE ²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.	
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 83086 MOTON, BLOCK 6, LOT 2 (REMAINDER OF LOT 3 I	S IN THE ROAD	LOT BLOCK
	AN AND PLATTING INFORMATION (PLEASE	PRINT]	
CURRENT ZONING		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	0.18 Acres LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
RESULT IN THE D	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST ENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE PRINTICHED	AFF S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
□ OWNER	Allen Anderson	☑ APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson C	ONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com
STATED THE INFORMATIO  I HEREBY CERTIFY THAT I.  \$ \$\frac{5260.00}{January}  INFORMATION CONTAINED SUBMITTED IN CONJUNCTIO  GIVEN UNDER MY HAND A	SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IN ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FORM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL IN TO COVER THE COST OF THIS APPLICATION, HAS EXAMPLED THE APPLICATION, HAS EXAMPLED THE APPLICATION. HAS EXAMPLED THE APPLICATION.	NFORMATION SUBMITTI SEEN PAID TO THE CITY THAT THE CITY OF ROO SO AUTHORIZED AND ATED OR IN RESPONSE	CKWALL (I.E. 'CITY') IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION.



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

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PLANNING & ZONING CASE NO. Z 2022-024

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

FLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF	F DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:		
PLATTING APPLICATION FEES:  ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)  SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)  ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ NOTES: ☐ 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. ☐ \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFORMATION [PLEASE PRINT]			
ADDRESS Property ID Legal Description  SUBDIVISION 19924 MOTON, BLOCK 2, LOT 1,2, 19925 MOTON, BLOCK 3, LOT 1,2, GENERAL LOCATION 19926 MOTON, BLOCK 2, LOT 1,2,	3 & 4 3 &º≰, FRONTAGE		
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE	E PRINT]		
CURRENT ZONING PD-32	CURRENT USE Undeveloped		
PROPOSED ZONING PD-32	PROPOSED USE Condominium		
ACREAGE 1.44 Acres Gross LOTS [CURRENT]	N/A LOTS [PROPOSED] N/A		
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE TH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF S RESULT IN THE DENIAL OF YOUR CASE.	IAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL		
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHE	ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED		
☐ OWNER Culpepper Spatex Group	☑ APPLICANT RIV Properties LLC		
CONTACT PERSON Gary Shultz	CONTACT PERSON Asher Hamilton		
ADDRESS PO Box 190569	ADDRESS PO Box 192054		
CITY, STATE & ZIP Dallas, TX 75219	CITY, STATE & ZIP Dallas, TX 75219		
PHONE 817-233-0478	PHONE (214) 908-4684		
E-MAIL gshultz@diamond-a.com	E-MAIL ahamilton@reallyinvestments.com		
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE F	GARY SHULTZ [OWNER] THE UNDERSIGNED, WHO		
20 23. BY SIGNING THIS APPLICATION, I AGREE NFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS A SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED  GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 27 DAY OF OWNER'S SIGNATURE  OWNER'S SIGNATURE	Cember 20 21  Comm. Expires 07-25-2025  Notary ID 11501644		
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	MY COMMISSION EXPIRES 07-25-2025		

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745



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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO.

Z2022-024

<u>NOTE:</u> 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 REC	QUEST [SELECT ONLY ONE BOX	1:
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)		ZONING APPLIC  ☐ ZONING CHA ☐ SPECIFIC US ☑ PD DEVELOR OTHER APPLIC ☐ TREE REMOVE	ZONING APPLICATION FEES:  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/SPECIAL EXCEPTIONS (\$100.00) 2	
	CATION FEES: 50.00 + \$20.00 ACRE) <sup>1</sup> E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$10	NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. 3: A \$1,000,00 FEE V	HE FEE. PLEASE USE THE EXACT ACREAGE FOR REQUESTS ON LESS THAN ONE ACRE VILL BE ADDED TO THE APPLICATION F CTION WITHOUT OR NOT IN COMPLIANCE	E WHEN MULTIPLYING BY THE ROUND UP TO ONE (1) ACRE.
PROPERTY INFO	ORMATION [PLEASE PRINT]			
ADDRES	S Property ID Legal Descripti	on		
SUBDIVISIO	N 19931 MOTON, BLOC	CK 8, LOT 1 & 2	LOT	BLOCK
GENERAL LOCATIO	N Comments of the comments of			
ZONING, SITE P	LAN AND PLATTING INFORMATION	(PLEASE PRINT)		
CURRENT ZONIN		CURRENT USE	Undeveloped	
PROPOSED ZONING	G PD-32	PROPOSED USE	Condominium	
ACREAG	E 0.29 Acres LOTS [CI	JRRENT] N/A	LOTS [PROPOSED]	N/A
RESULT IN THE L	D PLATS: BY CHECKING THIS BOX YOU ACKNOW APPROVAL PROCESS, AND FAILURE TO ADDRESS DENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE]	ANY OF STAFF'S COMMENTS BY	THE DATE PROVIDED ON THE DEV	ELOPMENT CALENDAR WILL
□ OWNER	in the Estate of Ernest Fields		RIV Properties LLC	REGOINED
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton	
ADDRESS	1502 LANGEL AVE	ADDRESS	PO Box 192054	
	A			
	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219	
PHONE	510-421-6848 amwriting@yahoo.com	PHONE	(214) 908-4684	
E-MAIL		E-MAIL	ahamilton@realtyinvestments	.com
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY A ION ON THIS APPLICATION TO BE TRUE AND CERTII	PPEARED	[OWNER]	THE UNDERSIGNED, WHO
January INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION TO COVER THE COST OF THIS APPLICATION 2022. BY SIGNING THIS APPLICATION TO WITHIN THIS APPLICATION TO THE PUBLIC. THE FION WITH THIS APPLICATION, IF SUCH REPRODUCTION	NION, HAS BEEN PAID TO THE CITY ( N. 1 AGREE THAT THE CITY OF ROC CITY IS ALSO AUTHORIZED AND	OF ROCKWALL ON THIS THE 11 "KWALL (I.E. "CITY") IS AUTHORIZED I	AND PERMITTED TO PROVIDE
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE DAY OF	7. Fleths 20_	Please see attach Acknowledgem	ed California ent / Jurat
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS		MV COMMISSION EVPIPES	ATTENDED OF STREET

DEVELOPMENT APPLICATION . CITY OF ROCKWALL 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

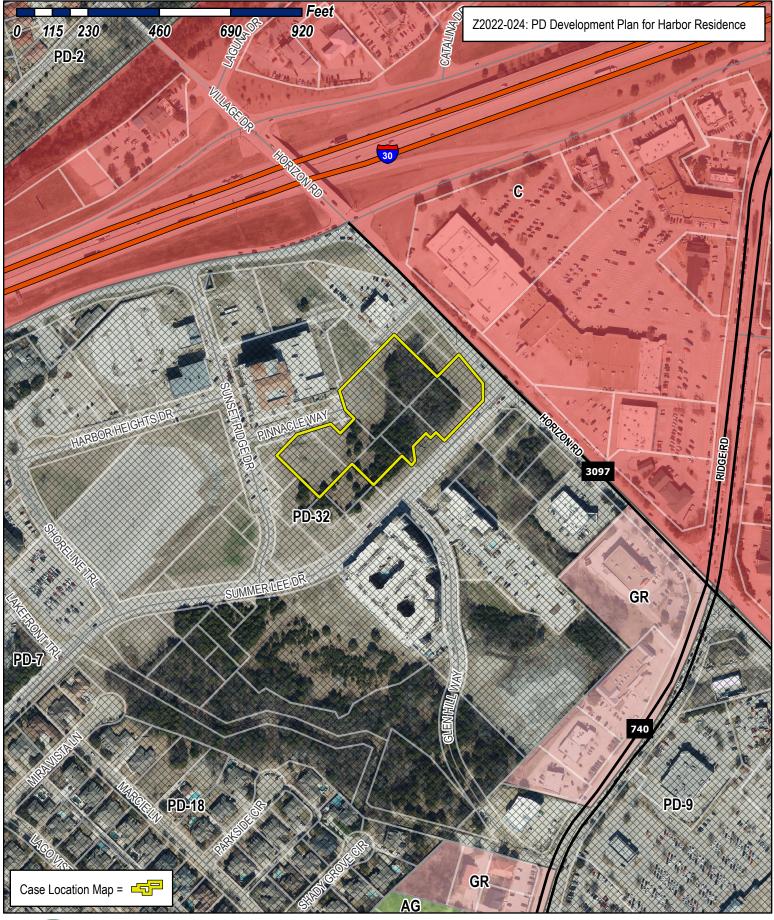
# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Contra Costa	}
	ctory evidence to be the person(s) whose estrument and acknowledged to me that cytheir authorized capacity(ies), and that by the person(s), or the entity upon behalf of
the foregoing paragraph is true and corre	N. BEESON Notary Public - California Contra Costa County Commission # 2288942 My Comm. Expires May 18, 2023
ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT  Re: Development (Title or description of attached document) Appuration (Title or description of attached document continued)  Number of Pages 2 Document Date 1/1/22	if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.  State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.  Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.  The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).  Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER  Individual (4) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	o Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/hey-, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording  The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form  Signature of the notary public must match the signature on file with the office of the county clerk.  ★ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.  Indicate title or type of attached document, number of pages and date.  ★ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)

Securely attach this document to the signed document with a staple

2015 Version www.NotaryClasses.com 800-873-9865





# 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.

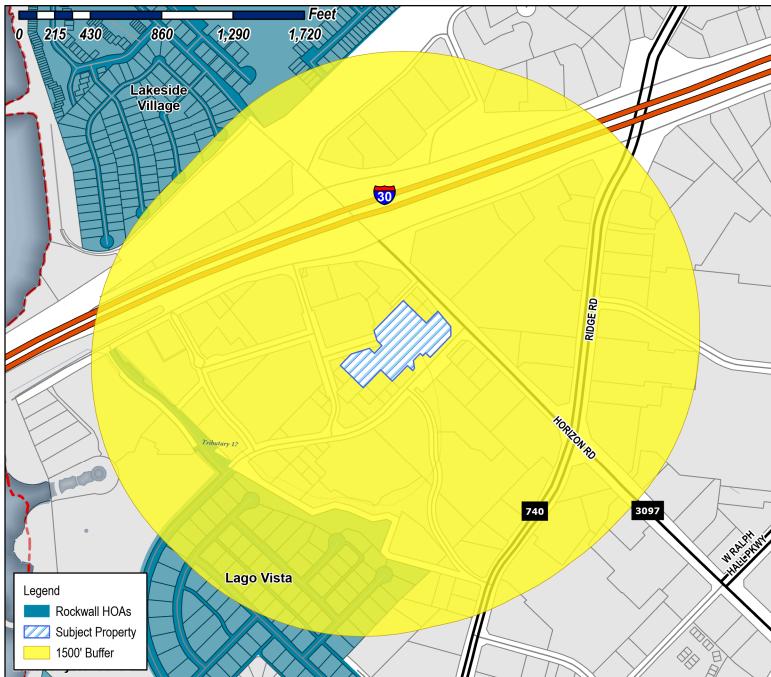




### City of Rockwall

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Case Number: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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

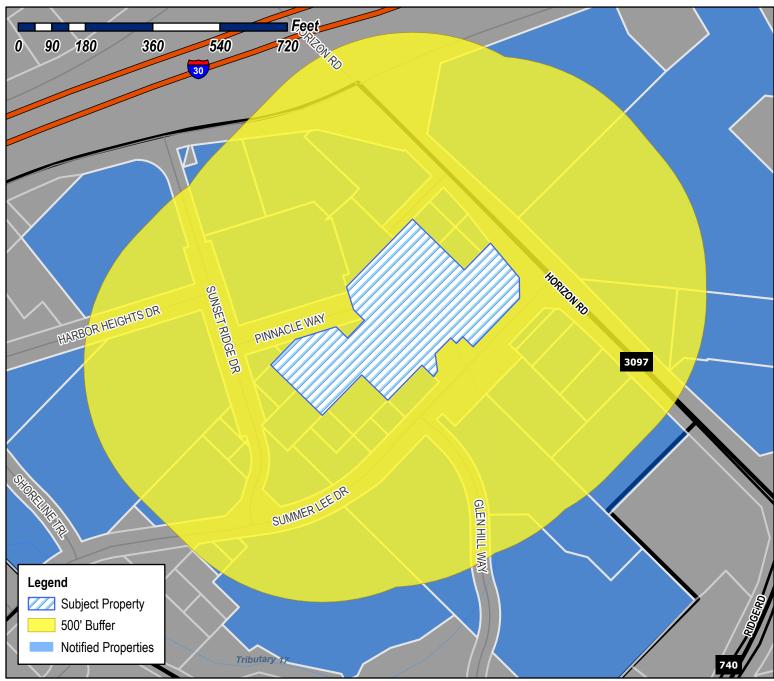




### **City of Rockwall**

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





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(PD-32)

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SONG CORPORATION ANDERSON ALLEN D ETUX CAIN DOYLE E 1200 HORIZON RD 1208 S LAKESHORE DR 1375 COUNTY ROAD 2290 ROCKWALL, TX 75032 ROCKWALL, TX 75087 MINEOLA, TX 75773 MHC ROCKWALL LLC ROCKWALL HARBOR HILL, LTD BENT TREE REALTY CO 1468 KIMBROUGH RD SUITE 103 15653 HIGHWAY 243 16475 DALLAS PKWY STE 880 GERMANTOWN, TN 38138 KAUFMAN, TX 75142 ADDISON, TX 75001 WHITE MICHAEL AND HARBOR URBAN CENTER LLC MARION E WILSON AND DIMENSIONS REAL ROCKWALL HARBOR HILL, LTD **ESTATE SERVICES LLC** 2400 SUMMER LEE DR 2500 SUMMER LEE DR 2304 W WHEATLAND RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 **DALLAS, TX 75232 BRYANT JUDY GRACE AND** ATTICUS SUMMER LEE TOWNHOMES LLC HH RETAIL CENTER LP DOUGLASS FREDERICK WYGAL 2500 SUMMER LEE DR 2620 SUNSET RIDGE DR 2528 MARK ROCKWALL, TX 75032 ROCKWALL, TX 75032 MESQUITE, TX 75150 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC MHC ROCKWALL LLC 101 HUBBARD DR LLC 2651 SUNSET RIDGE DR 2700 SUMMER LEE 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 HH RETAIL CENTER LP HARBOR HEIGHTS INVESTORS LP BENT TREE REALTY CO 2701 SUNSET RIDGE DR SUITE 610 2701 SUNSET RIDGE DR SUITE 610 2850 RIDGE RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 MOTON ETHEL REED W & R PROPERTIES INC MOTON ALVIN D SR & ETHEL C/O OF TONY C MOTON 2860 RIDGE RD 3419 LILY LN **3419 LILY LN** ROCKWALL, TX 75032 ROWLETT, TX 75089 ROWLETT, TX 75089

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

HARBOR URBAN CENTER LLC 5339 ALPHA RD SUITE 300 DALLAS, TX 75240

KATHERINE BANNER FAMILY TRUST KATHERINE BANNER- TRUSTEE 600 HORIZON DR ROCKWALL, TX 75032 ATTICUS SUMMER LEE TOWNHOMES LLC 5339 ALPHA ROAD SUITE 300

**DALLAS, TX 75240** 

**BUILDERS ASSOCIATES #3** 

ATTN: ARNOLD SCHLESINGER

405 130

ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206

> BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212

SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

W & R PROPERTIES INC PO BOX 657 KAUFMAN, TX 75142 Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

#### Case No. Z2022-024: PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a <u>PD Development Plan</u> for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 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 Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





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

PLEASE RETURN THE BELOW FORM —
ase No. Z2022-024: PD Development Plan for Harbor Residence
ease 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:
ddress:

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

#### PROJECT DATA REQUIRED PARKING: SITE AREA: 2.73 ACRES (ESTIMATED) 1 BR UN**I**TS 104 UNITS 156 SPACES 66% LOT COVERAGE 2 BR UNITS 72 UNITS 144 SPACES TOTAL UNITS 176 UNITS 300 SPACES (1) FOUR/FIVE STORY BUILDING 209,000 GSF PROVIDED PARKING: 167,200 NRSF

950 SF AVG. UNIT SIZE

176 UNITS

7,500 GSF

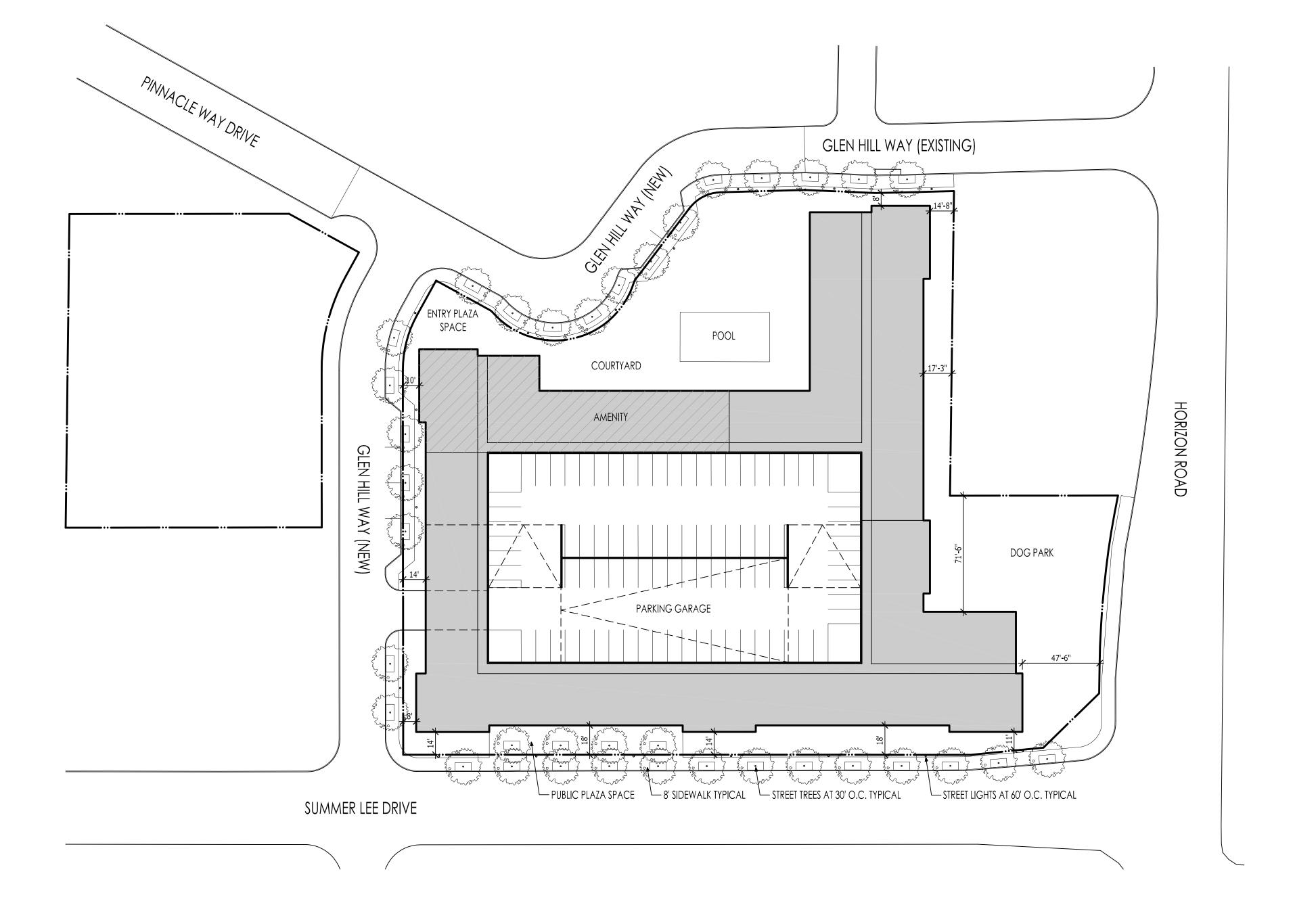
INTERIOR AMENITY SPACE 300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT

GARAGES

TOTAL PARKING

300 SPACES

300 SPACES







PD DEVELOPMENT PLAN
Scale: 1" = 40'-0"

DESIGN BALANCE, INC. 2231 RIDGE ROAD, SUITE 200 ROCKWALL, TEXAS 75087 214.668.2306

RIV PROPERTIES, LLC P.O. BOX 192054 DALLAS, TX 75219 214.908.4684

RESIDENCE

PROJECT NUMBER:

DATE ISSUED:

05/20/2022

REVISIONS:

SHEET TITLE:

PD DEVELOPMENT PLAN

SHEET NAME:

A100

CASE NUMBER:

Z2022-001

#### CITY OF ROCKWALL

#### ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE IORDINANCE NO. 20-021 OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

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

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32 different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

SEAL SEAL

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

#### Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

#### Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the POINT OF BEGINNING and containing 0.463-acres (20,176 square-feet) of land.

#### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances:

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

#### Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

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#### Legal Description and Location Map

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances:

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

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#### Legal Description and Location Map

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

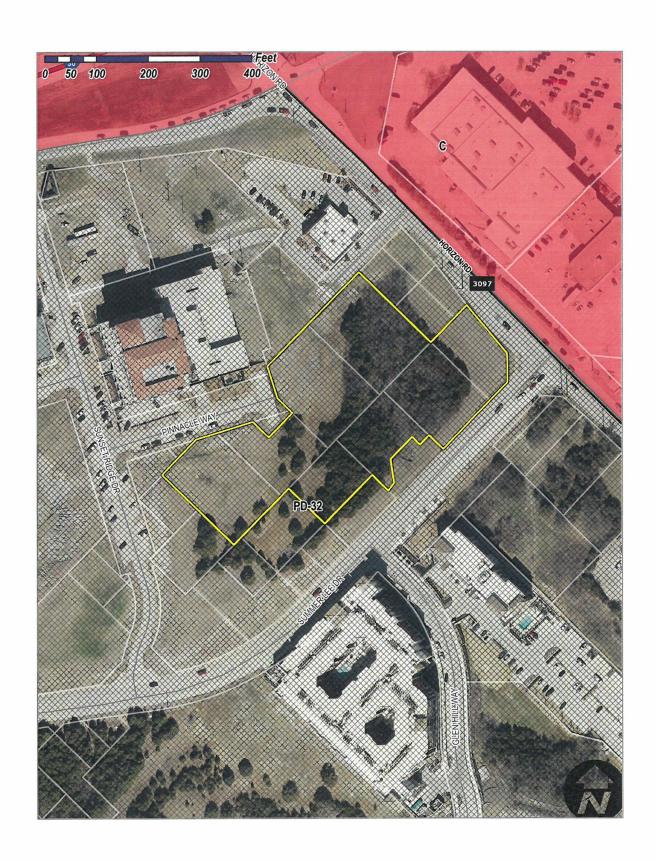
#### Legal Description and Location Map

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

Z2022-001: PD Development Plan for PD-32 Page 9 City of Rockwall, Texas Ordinance No. 22-10; PD-32

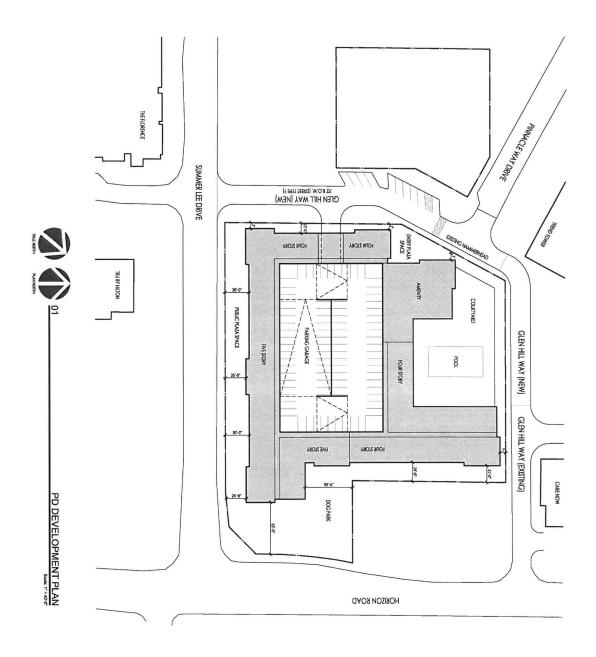
Exhibit 'A': Legal Description and Location Map



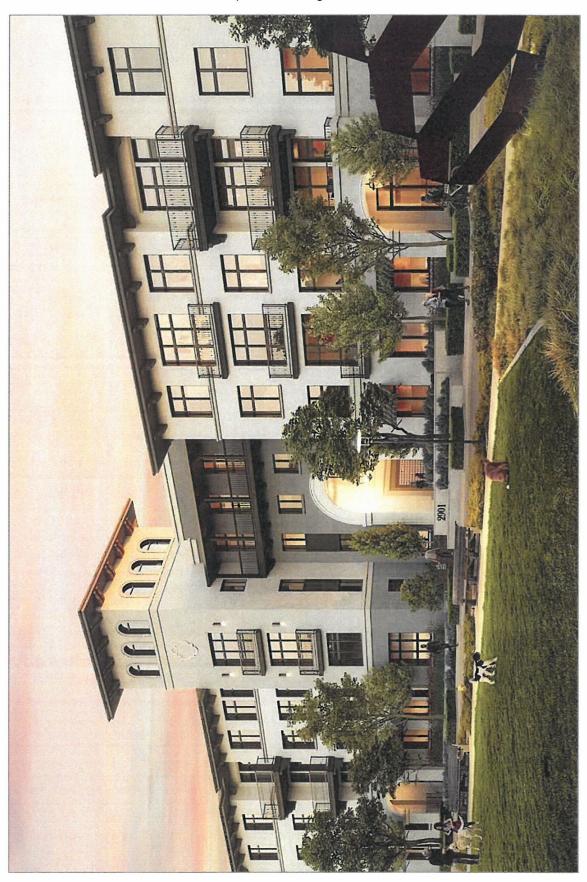
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Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA:	REQUIRED PARKING	CING:	
2.84 ACRES (ESTIMATED)	I BR UNITS	104 UNITS	156 SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
(1) FOUR/FIVE STORY BUILDING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF			
167,200 NRSF	PROVIDED PARKING:	KING:	
DED SE AVE HINT SIZE	GARAGES		300 SPACES
176 UNIS	TOTAL PARKING	47	300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	PACES PROVID	ĕ



**Exhibit 'C':**Conceptual Building Elevations



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

#### **CITY OF ROCKWALL**

#### ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION. CITY OF ROCKWALL. ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 *Ordinance No. 22-10*; and,

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 5.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed Conceptual Building Elevations depicted in Exhibit 'C' of this ordinance and to the design guidelines contained in Resolution No. 10-40.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.
- **SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Z2022-024: PD Development Plan for PD-32 Ordinance No. 22-XX; PD-32 **SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $5^{\text{TH}}$  DAY OF JULY, 2022.

ATTEST:	Kevin Fowler, Mayor	
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 <sup>st</sup> Reading: <i>June</i> 20, 2022		
2 <sup>nd</sup> Reading: <i>July 5</i> , 2022		

#### Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county:

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner:

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

#### Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34"East, a distance of 27.56-feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition:

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement:

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

#### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

#### Legal Description and Location Map

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records:

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS"

#### Legal Description and Location Map

6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

#### Legal Description and Location Map

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2. Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest

#### Legal Description and Location Map

line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition:

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South 45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

Exhibit 'A': Legal Description and Location Map

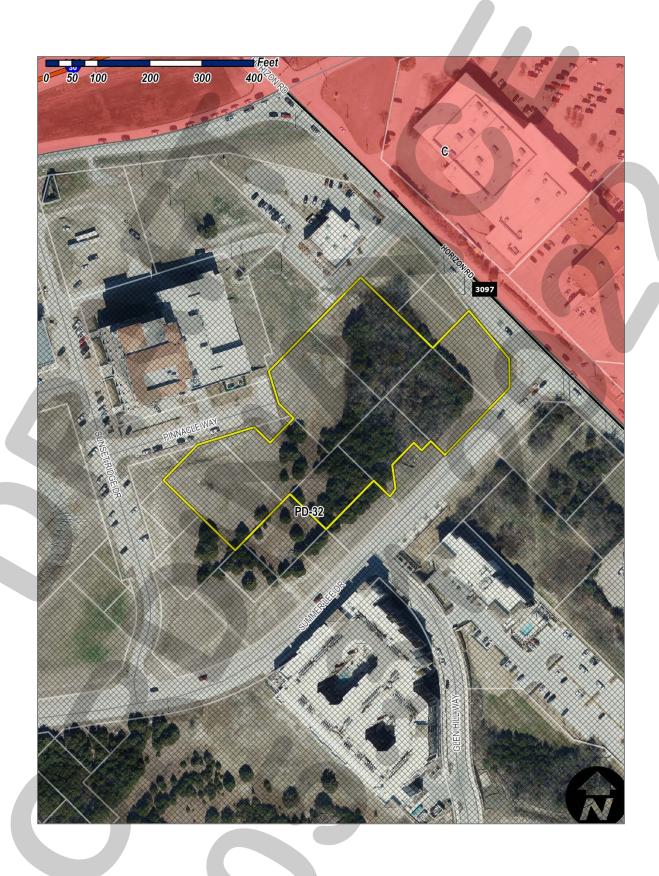
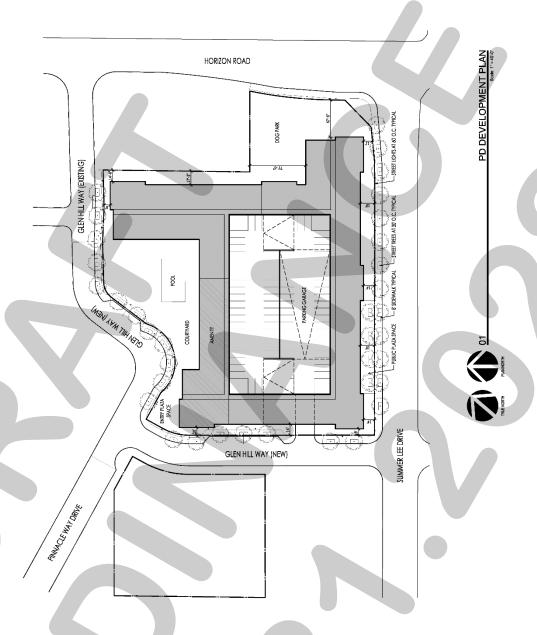
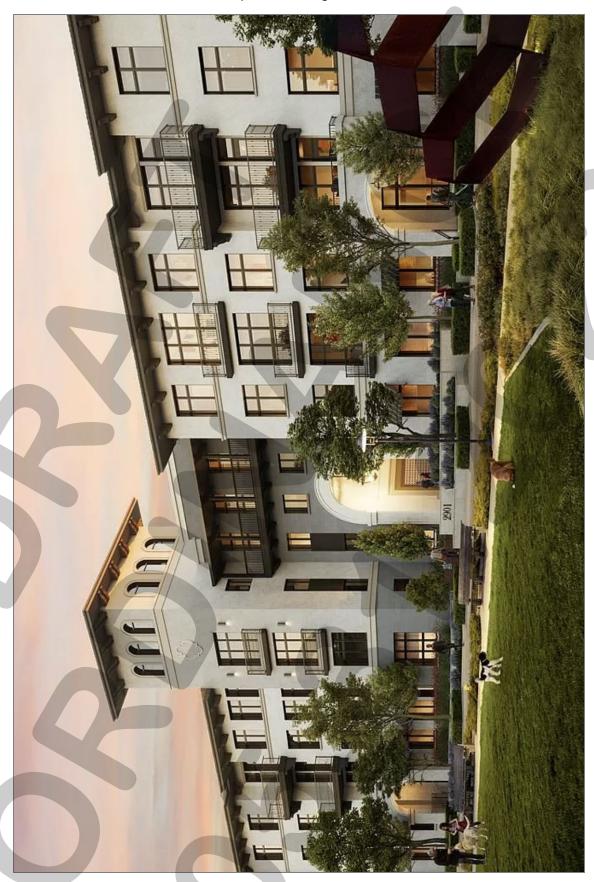


Exhibit 'B': Concept Plan

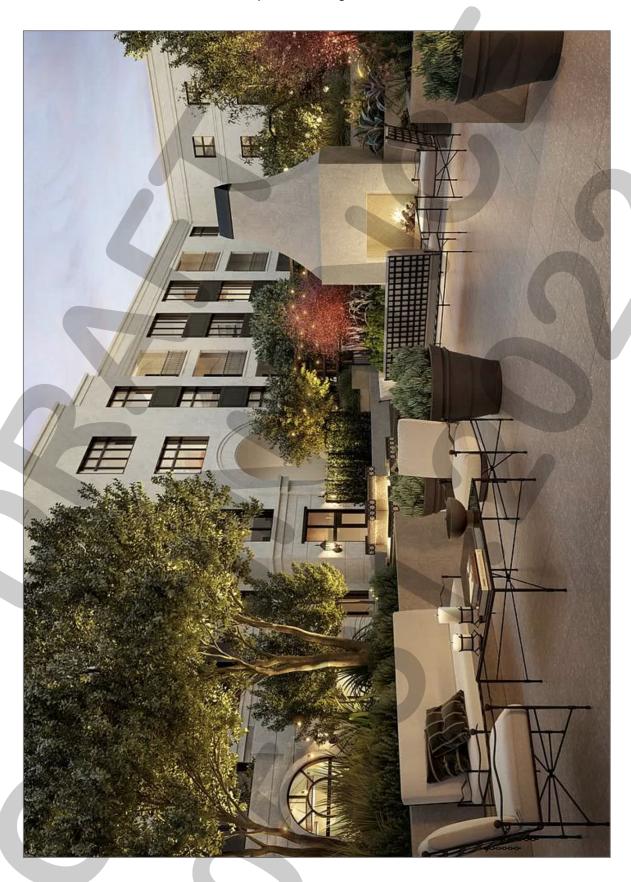


PROJECT DATA			
SIE AREA: 2.73 ACRES [SETIMATED] 66%, LOT COVERAGE 2.90 FOUR CONTRACE 2.90 COST 2.90 C	REQUIRED PARKING: 1 BR UNIS 104 2 BR UNIS 72 1OTAL UNITS 176 FROVIDED PARKING: GARAGES TOTAL PARKING	ING: 104 UNITS 72 UNITS 176 UNITS 3NG:	156 SPACES 144 SPACES 300 SPACES 300 SPACES 300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1,7 SPACE / UNIT	ACES PROVID	Q

**Exhibit 'C':** Conceptual Building Elevations



**Exhibit 'C':** Conceptual Building Elevations





TO: Planning and Zoning Commission

**DATE:** June 14, 2022

**APPLICANT:** Asher Hamilton; *RIV Properties, LLC* 

CASE NUMBER: Z2022-024; PD Development Plan for the Harbor Residence

#### **SUMMARY**

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a <u>PD Development Plan</u> for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

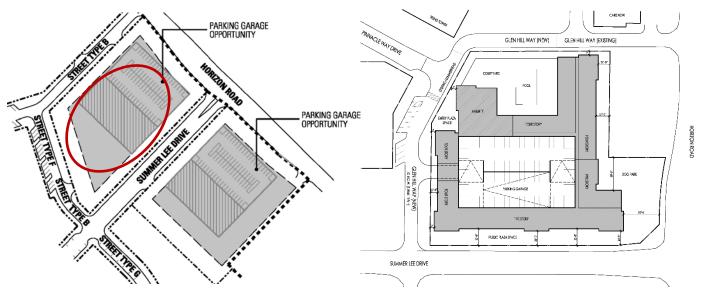
#### **BACKGROUND**

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. On December 2, 2002, Planned Development District 32 (PD-32) [*Ordinance No. 02-55*. This amendment brought the entire subject property into Planned Development District 32 (PD-32), which -- at the time -- designated the property for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* ... The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22 [i.e. the regulating ordinance for Planned Development District 32 (PD-32)*] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.

On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. Under this approval a 176-unit condominium building was permitted to be established on the subject property. Also contained within

this approval, was a reconfigured street network changing the alignments of Glen Hill Way and Pinnacle Way (see Figure 1 for the alignment of these roadways prior to the approval of Ordinance No. 22-10). Specifically, the concept plan contained in Ordinance No. 22-10 showed Glen Hill Way being extended around the proposed building, connecting it to the section of Pinnacle Way adjacent to Trend Tower and the stub of Pinnacle Way of off Horizon Road (see Figure 2).



<u>FIGURE 1</u>: HORIZON/SUMMER LEE SUBDISTRICT CONCEPT PLAN CONTAINED IN ORDINANCE NO. 10-22

RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY

<u>FIGURE 2</u>: CONCEPT PLAN APPROVED WITH ORDINANCE NO. 22-10 SHOWING THE UPDATED AND APPROVED ALIGNMENT FOR GLEN HILL WAY AND PINNACLE WAY.

#### **PURPOSE**

On May 20, 2022, the applicant -- Asher Hamilton of RIV Properties, LLC -- submitted an application requesting to amend the PD Development Plan approved by Ordinance No. 22-10 to change the street alignment for Pinnacle Way and Glen Hill Way.

#### ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest corner of the intersection of Horizon Road and [FM-3097] and Summer Lee Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is: [1] a 0.915-acre parcel of land (*i.e. Lot 4, Block A, Briscoe/Hillcrest Addition*) with a medical/office building (*i.e. CareNow*) situated on it, [2] a 2.0617-acre parcel of land (*i.e. Lot 6, Block A, Harbor District Addition*) with a multi-tenant office building and structured parking garage (*i.e. Trend Tower*) situated on it, and [3] a 0.45-acre vacant tract of land owned by the City of Rockwall. All of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Summit Office Subdistrict*. Beyond this are three (3) vacant tracts of land also situated within the *Summit Office Subdistrict* of Planned Development District 32 (PD-32). Beyond this is the eastbound frontage road and main lane of E. IH-30.

South:

Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is: [1] a 2.15-acre parcel of land (*i.e. Lot 5, Block A, Harbor Village Addition*) with a hotel (*i.e. Tru by Hilton*) situated on it, and [2] a 2.144-acre parcel of land (*i.e. Lot 1, Block A, Harbor Village Addition*) with a 228-unit condominium building situated on it. Running in between these properties in Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee, Interior*, and *Residential Subdistricts* of Planned Development District 32 (PD-32).

<u>East</u>: Directly east of the subject property is Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. Beyond this is a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*) that is occupied with a portion of an existing commercial retail shopping center (*i.e. Carlisle Plaza*). This property is zoned Commercial (C) District.

W<u>est</u>:

Directly west of the subject property is a vacant 6.1978-acre tract of land (*i.e.* Tract 41 of the E. Teal Survey, Abstract No. 207) owned by the City of Rockwall. Adjacent to this tract of land is a 2.0617-acre parcel of land (*i.e.* Lot 6, Block A, Harbor District Addition) with a seven (7) story multi-tenant office building (*i.e.* Trend Tower). Both of these properties are zoned Planned Development District 32 (PD-32) and are situated within the Summit Office Subdistrict. Beyond this is Sunset Ridge Drive, which is identified as a Type 'E' roadway by Planned development District 32 (PD-32) or a roadway that serves as a primary street frontage for retail, residential and mixed-use developments.

#### CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan showing a revised street layout from what was approved with the PD Development Plan adopted by Ordinance No. 22-10. Specifically, the concept plan contained in Ordinance No. 22-10 shows Glen Hill Way being extended around the proposed building in a 70-foot right-of-way, connecting into the section of Pinnacle Way adjacent to Trend Tower (i.e. creating a 'T' intersection of Pinnacle Way into Glen Hill Way) and extending to the stub of Pinnacle Way off of Horizon Road. This stub was to be renamed Glen Hill Way. Under the proposed concept plan Glen Hill Way dead ends into Pinnacle Way (i.e. creating a 'T' intersection of Glen Hill Way into Pinnacle Way), and Pinnacle Way will be extended from the stub adjacent to Trend Tower to the stub off of Horizon Road. The new concept plan does result in a reduction in the on-street parking in the district from ten (10) parking spaces approved with the concept plan contained in *Ordinance No. 10-22* to four (4)

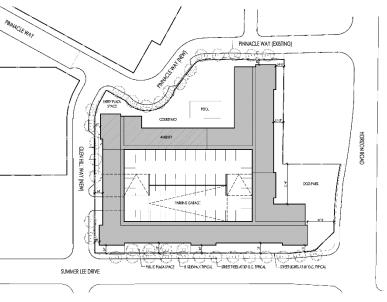


FIGURE 3: PROPOSED CONCEPT PLAN WITH REVISED STREET LAYOUT

parking spaces proposed with the new concept plan. Staff should note that the only changes to the concept plan approved with *Ordinance No. 10-22* deal with street alignment and that the building layout and *urban residential* unit count have not changed.

#### CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is partially located within the *Hillside Mixed-Use Subdistrict*; however, the majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*. This subdistrict is also where all of the development is being proposed for the urban residential units or condominiums. The following is a summary of the form-based code requirements for the *Horizon/Summer Lee Subdistrict* and how the project approved with *Ordinance No. 10-22* conforms to these requirements:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE FOR THE CONDOMINIUMS IN THE HORIZON/SUMMER LEE SUBDISTRICT

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILD-TO-LINE (FROM THE ROW):		
SUMMER LEE DRIVE	30-Feet	30-Feet; IN CONFORMANCE
SETBACK (FROM THE ROW):		
HORIZON ROAD	40-Feet	41-Feet; IN CONFORMANCE
GLEN HILL WAY (STREET TYPE F)	50-Feet	$X \ge 7$ '; APPROVED WITH ORD. 10-22
GLEN HILL WAY (STREET TYPE B)	30-Feet	7' to 12' 6"; APPROVED WITH ORD. 10-22
BUILDING FORM:	Summer Lee Drive block must have a minimum of 50% of its length defined by the building façade.	~87%; IN CONFORMANCE
	Summer Lee Drive minimum façade built to the build-to-line is 45%	60.77%; IN CONFORMANCE

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	Between 2' & 4'; IN CONFORMANCE
MAXIMUM LOT COVERAGE	60%	~60.009%; IN CONFORMANCE
LAND USE:		
GROUND FLOOR	Office, Retail, and Restaurant	Condominiums; APPROVED WITH ORD. 10-22
UPPER FLOORS	Office	Condominiums; APPROVED WITH ORD. 10-22
BUILDING HEIGHT	8-Stories	4-Stories; IN CONFORMANCE
ENCROACHMENTS	5-Feet	No Encroachments Defined; IN CONFORMANCE
SURFACE PARKING:		
SETBACK FROM ROW LINE	Summer Lee Drive and Horizon Road: 30-Feet Street Type 'F' and Street Type 'B': 10-Feet	No Surface Parking Indicated; IN CONFORMANCE
MAXIMUM AMOUNT OF SURFACE PARKING	20%	0%; IN CONFORMANCE
MAXIMUM NUMBER OF DRIVEWAYS	Summer Lee Drive: 2; Horizon Road: 0; Street Type 'F' and Street Type 'B': 1	1 on Glen Hill Way (Street Type 'F'); IN CONFORMANCE

Staff should note, that the applicant's current request does not change the conformance of the concept plan to the standards listed above; however, it does require the *PD Development Plan* to be amended. According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], "(a) development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided by *Section 9.3* of this ordinance." This section of the ordinance states "(i)n order to provide flexibility and create high quality projects, an applicant for development within the *PD District* [*PD-32*] may request a waiver of the following *District* or *Subdistrict* standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict."

In evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: "(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and (c) Will not prevent the implementation of the intent of this *PD District*." In this case, the applicant's request does not appear to change the intent of the *Sub-District* as approved by the City Council by *Ordinance No. 10-22*, or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

#### **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density approved with *Ordinance No. 22-10*, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) <u>Roadways</u>. The applicant will be responsible for the construction of portions of Glen Hill Way and Pinnacle Way. Specifically, the applicant will be required to [1] build a 28-foot face-to-face concrete street from Summer Lee Drive to the proposed 'T' intersection of Glen Hill Way and Pinnacle Way, and [2] build a 28-foot face-to-face concrete street from the stub of Pinnacle Way adjacent to Trend Tower to the stub of Pinnacle Way off of Horizon Road [FM-3097]. A Streetscape Plan showing the sidewalks and pedestrian areas will be required to be submitted with site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the Harbor District per the City Council's direction from the November 5, 2018 City Council meeting.
- (2) <u>Wastewater and Water</u>. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan. In addition, a minimum of a 12-inch waterline shall be installed and looped through Glen Hill Way Drive.
- (3) <u>Drainage</u>. The applicant shall be required to pay a stormwater pro-rata fee of \$7,226.59 per acre.

#### **NOTIFICATIONS**

On May 20, 2022, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOAs), which were the only HOAs 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 not received any notices returned regarding the applicant's request.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>PD Development Plan</u>, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the *PD Development Plan* ordinance.
- (2) The applicant shall provide a *Streetscape Plan* for the proposed plazas and open spaces indicated along Summer Lee Drive and Glen Hill Way at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Department, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.
- (3) Any construction resulting from the approval of this <u>PD Development Plan</u> 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.



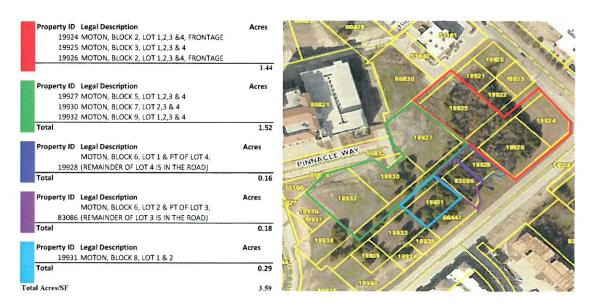
Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441

VIA EMAIL: rmiller@rockwall.com Date: 5/19/2022

#### Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.



Please let us know if you have any questions as you go through the application.

Respectfully.

Asher Hamilton

Realty Investments / RIV Properties LLC

CEO

Date: 5/19/2022



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## **DEVELOPMENT APPLICATION**

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

TAF	F USE	ONLY	

PLANNING & ZONING CASE NO. 72027 - 024

<u>MOTE:</u> 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 AF	PPROPRIATE BOX BELOW TO INDICA	ATE THE TYPE OF D	DEVELOPMENT REQU	EST [SELECT ONLY ONE BOX]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	_AN (\$100.00)	☐ SPECIFIC USE ☐ PD DEVELOPM  OTHER APPLICAT ☐ TREE REMOVA ☐ VARIANCE REC  NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. FC 2: A \$1,000.00 FEE WIL	GE (\$200.00 + \$15.00 ACRE) 1 PERMIT (\$200.00 + \$15.00 ACRE) 182 IENT PLANS (\$200.00 + \$15.00 ACRE) 1 FION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		400 - 400 - VIII	
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19924 MOTON, BLOCK 2, LOT 1,2,3 &4, 19925 MOTON, BLOCK 3, LOT 1,2,3 &4, 19926 MOTON, BLOCK 2, LOT 1,2,3 &4, 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4, 19930 MOTON, BLOCK 7, LOT 2,3 & 4	FRONTAGE	19928 MOTON, E 83086 MOTON, E	oription SLOCK 9, LOT 1,2,3 & 4 SLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD) BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD) SLOCK 8, LOT 1 & 2
ZONING. SITE PLA	AN AND PLATTING INFORM	ATION IPLEASE P	PRINTI	
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium
ACREAGE	3.59 Acres	OTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU A PPROVAL PROCESS, AND FAILURE TO A NIAL OF YOUR CASE.	ACKNOWLEDGE THAT DDRESS ANY OF STA	T DUE TO THE PASSAC AFF'S COMMENTS BY T	SE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH HE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [	PLEASE PRINT/CHEC	K THE PRIMARY CONTA	CT/ORIGINAL SIGNATURES ARE REQUIRED]
	RIV Properties LLC		☑ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CC	ONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	C	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684		PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com		E-MAIL	ahamilton@realtyinvestments.com
	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSON ON THIS APPLICATION TO BE TRUE AN		ASHEL HO DLLOWING:	MILTO   [AGENT] THE UNDERSIGNED, WHO
	, TO COVER THE COST OF THI , 20 <b>22</b> . BY SIGNING THIS AF	S APPLICATION, HAS B PPLICATION, I AGREE T BLIC. THE CITY IS AL	BEEN PAID TO THE CITY C THAT THE CITY OF ROCK SO AUTHORIZED AND K	(WALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE	M _DAY OF	20 22	STEPHANIE SEGOVIA Notary ID #133593770  WY Commission Expires

Stephanie Segovia



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

DEVELOPMENT APPLICATION

STA	EE	HICE	ONL	V

PLANNING & ZONING CASE NO. Z 2022 - 024

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

DIRECTOR OF PLANNING:

	Rockwall, Texas 7508	1	CITY E	NGINEER:	
PLEASE CHECK THE A	APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF D	EVELOPMENT REQ	UEST (SELECT ONLY ONE BO	DX]:
☐ PRELIMINARY P ☐ FINAL PLAT (\$ 30 .0 ☐ REPLAT (\$ 300 .0 ☐ AMENDING OR I ☐ PLAT REINSTAT SITE PLAN APPLIC ☐ SITE PLAN (\$ 251	\$ 100.00 + \$15.00 ACRE)	PING PLAN (\$100.00)	☐ SPECIFIC US!  ☑ PD DEVELOP!  OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RE  MOTES: □ IN DETERMINING TH PER ACRE AMOUNT F	NGE (\$200.00 + \$15.00 ACRE) E PERMIT (\$200.00 + \$15.00 A MENT PLANS (\$200.00 + \$15.0 ITION FEES:	CRE) 1 8 2 DO ACRE)  NS (\$ 100.00) -  AGE WHEN MULTIPLYING BY THE RE, ROUND UP TO ONE (1) ACRE FEE FOR ANY REQUEST THAT
PROPERTY INFO	PRMATION (PLEASE PRINT)				
ADDRESS		al Description			
SUBDIVISION	19927 MOTON, BL	OCK 5, LOT 1,2,3 & 4 OCK 7, LOT 2,3 & 4	4	LOT	BLOCK
GENERAL LOCATION		OCK 9, LOT 1,2,3 &	4		
ZONING, SITE PL	AN AND PLATTING INF	ORMATION (PLEASE P	RINT)		
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A	LOTS [PROPOSE[	)] N/A
REGARD TO ITS	D <u>PLATS</u> : BY CHECKING THIS BO APPROVAL PROCESS, AND FAILUI ENIAL OF YOUR CASE.	X YOU ACKNOWLEDGE THAT RE TO ADDRESS ANY OF STA	DUE TO THE PASSA FF'S COMMENTS BY	GE OF <u>HB3167</u> THE CITY NO L THE DATE PROVIDED ON THE D	ONGER HAS FLEXIBILITY WITH EVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORMAT	10N [PLEASE PRINT/CHECK	THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES AF	RE REQUIRED]
□ OWNER	Marion E Wilson, Michael White, Dim	nensions Real Estate Services LLC	APPLICANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson	CC	INTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas TX 75233	С	ITY, STATE & ZIP	Dallas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael qibson5279@yahoo.com		E-MAIL	ahamilton@realtyinvestme	ents com
	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DA ON ON THIS APPLICATION TO BE		Michael LLOWING: on be	GIBSON LOWNE.	n the undersigned, who somes,
\$ S260.00 January INFORMATION CONTAINE		T OF THIS APPLICATION, HAS BI THIS APPLICATION, I AGREE T THE PUBLIC. THE CITY IS AL	EEN PAID TO THE CITY THAT THE CITY OF ROC SO AUTHORIZED AND	OF ROCKWALL ON THIS THE	11th DAY OF ED AND PERMITTED TO PROVIDE BY COPYRIGHTED INFORMATION
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	OWNER'S SIGNATURE	uchad E.	Julyson	S Co	ary Public, State of Texas Dm. Expires 01=25-2025
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	aruse a. 1/2	ychall	M COMMOSION EXPIR	legtary ID 130978165

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

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CITY ENGINEER:	Samere, successive and promote a second residence of the second s

Rockwall, Texas 75087	CITY ENGINEER:
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT	ENT REDUEST ISELECT ONLY ONE BOX
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CURRENT ZONING , PD-32 CURREI	NT USE Undeveloped
PROPOSED ZONING PD-32 PROPOSE	D USE Condominium
ACREAGE 1.52 ACRES Gross LOTS [CURRENT] N/A	LOTS [PROPOSED] N/A
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OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMA	RY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED
OWNER Marion & Wilson, Michael While, Dimensions Real Esiste Services LLC 🗵 APPLI	CANT RIV. Properties LLC
CONTACT PERSON   Michael Gibeon CONTACT PER	the first of the control of the cont
ADDRESS 2804 W Wheelland Rd ADDI	RESS PO Box 162054
CITY, STATE & ZIP DAILAG, TX 78233 CITY, STATE	B ZIP Dallas, TX 75219
PHONE 214:770-9286 PH	ONE (214) 808-4884
E-MAIL michael glesch8279@yehoo.com E-	MAIL ahámilion@raallylnveatmanla.com
NOTARY VERIFICATION [REQUIRED]  EFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO THE FOLLOWING:	DO WILSON [OWNER] THE UNDERSIGNED, WHO
THE BY FRITE THAT I AN THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE LITY OF THIS APPLICATION, I AGREE THAT THE CITY FORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZ. UBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RES	OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE
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OWNER'S SIGNATURE	JANINE ANTOINETTE MITCHELL
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DEVELOPMENT APPLICATION CITY OF ROCKWALL . 385 SOUTH GOLIAD STR	EET · ROCKWALL, TX 75087 · [P] (972) 771-7745



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

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PLANNING & ZONING CASE NO.

22022-024

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:

					1 100000 100	ENGINEEN.		
PLEASE CHECK THE	<i>APPROPRIATE</i>	BOX BELOW TO IN	DICATE THE TYP	E OF DE	VELOPMENT RE	QUEST (SELECT ONLY ON	IF ROXI:	
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☐ OWNER	Marlon E Wilson, N	fichael White, Dimension	ns Real Estate Servic	es LLC	APPLICANT	RIV Properties LLC	AND NEGOINED	
CONTACT PERSON	Michael Gibson			CONT	ACT PERSON	Asher Hamilton		
ADDRESS	2304 W Wheatland	Rd			ADDRESS	PO Box 192054		
CITY, STATE & ZIP	Dollas, TX 75233			CITY,	STATE & ZIP	Dailas, TX 75219		
PHONE	214-770-6285				PHONE	(214) 908-4684		
E-MAIL	michael gibson52	79@yahoo com			E-MAIL	ahamilton@realtyinvestm	nents com	
NOTARY VERIFIC EFORE ME, THE UNDERS TATED THE INFORMATIO	SIGNED AUTHORIT	Y ON THIS DAY PEDS	SONALLY APPEARE IND CERTIFIED THE	D McC	hael wi	hte IOWN	<i>ER</i> ] THE UNDE	RSIGNED, WHO
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City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

STAFF USE ONLY -

PLANNING & ZONING CASE NO. Z2022-024

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 A	PPROPRIATE BOX BELOW TO INDICATE	THE TYPE OF DEVELOPMENT REO	HEST ISSUECT ONLY ONE BOY		
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ZONING, SITE PL	AN AND PLATTING INFORMAT	ION [PLEASE PRINT]			
CURRENT ZONING	PD-32	CURRENT USE	Undeveloped		
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium		
ACREAGE	0.16 Acres LOT	S [CURRENT] N/A	LOTS [PROPOSED]	N/A	
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□ OWNER	Mark R Carson		RIV Properties LLC		
CONTACT PERSON	Mark R Carson	CONTACT PERSON	Asher Hamilton		
ADDRESS	701 N Munson Rd.	ADDRESS	PO Box 192054		
CITY, STATE & ZIP	Royse City, TX 75189	CITY, STATE & ZIP	Dallas, TX 75219		
PHONE	972-345-5437	PHONE	(214) 908-4684		
E-MAIL		E-MAIL	ahamilton@realtyinvestment	s.com	
STATED THE INFORMATIO  "I HEREBY CERTIFY THAT I. \$ \$260.00  January INFORMATION CONTAINED	SIGNED AUTHORITY, ON THIS DAY PERSONAI N ON THIS APPLICATION TO BE TRUE AND C AM THE OWNER FOR THE PURPOSE OF THIS AP TO COVER THE COST OF THIS AP	ERTIFIED THE FOLLOWING:  PLICATION; ALL INFORMATION SUBMITI PLICATION, HAS BEEN PAID TO THE CITY ATION, I AGREE THAT THE CITY OF RO THE CITY IS ALSO AUTHORIZED AND	ED HEREIN IS TRUE AND CORRECT; OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHORIZED PERMITTED TO REPRODUCE ANY	AND PERMITTED TO PROVIDE	
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NOTARY PUBLIC IN AND F	00 6	la		omm_Exp. 06/28/2025 dary ID 13319565-6	



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO.

72022-024

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	PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:			
☐ MASTER PLAT ( ☐ PRELIMINARY F ☐ FINAL PLAT (\$30.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ PLAT REINSTAT  SITE PLAN APPLIC ☐ SITE PLAN (\$25	##100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00) #################################	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$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/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE ² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFO	RMATION [PLEASE PRINT]			
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 83086 MOTON, BLOCK 6, LOT 2 (REMAINDER OF LOT 3 I	S IN THE ROAD	LOT BLOCK	
	AN AND PLATTING INFORMATION (PLEASE	PRINT]		
CURRENT ZONING		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium	
ACREAGE	0.18 Acres LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A	
RESULT IN THE D	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST ENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE PRINTICHED	AFF S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL	
□ OWNER	Allen Anderson	☑ APPLICANT	RIV Properties LLC	
CONTACT PERSON	Allen Anderson C	ONTACT PERSON	Asher Hamilton	
ADDRESS		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219	
PHONE	214-908-4684	PHONE	(214) 908-4684	
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com	
STATED THE INFORMATIO  I HEREBY CERTIFY THAT I.  \$ \$\frac{5260.00}{January}  INFORMATION CONTAINED SUBMITTED IN CONJUNCTIO  GIVEN UNDER MY HAND A	SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED IN ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FORM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL IN TO COVER THE COST OF THIS APPLICATION, HAS EXAMPLED THE APPLICATION, HAS EXAMPLED THE APPLICATION. HAS EXAMPLED THE APPLICATION.	NFORMATION SUBMITTI SEEN PAID TO THE CITY THAT THE CITY OF ROO SO AUTHORIZED AND ATED OR IN RESPONSE	CKWALL (I.E. 'CITY') IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION.	



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

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	21	MIT	OSE	UNL	7

PLANNING & ZONING CASE NO. Z 2022-024

<u>NOTE:</u> 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 A	PPROPRIATE BOX BELOW TO II	NDICATE THE TYPE OF L	DEVELOPMENT REQ	UEST (SELECT ONLY ONE BO	XJ:
☐ PRELIMINARY P ☐ FINAL PLAT (\$30.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR I ☐ PLAT REINSTAT  SITE PLAN APPLIC ☐ SITE PLAN (\$250	\$100.00 + \$15.00 ACRE) 1 LAT (\$200.00 + \$15.00 ACRE) 1 10.00 + \$20.00 ACRE) 1 10 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00)	NG PLAN (\$100.00)	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ VARIANCE REQUEST/SP		
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS		Description			
SUBDIVISION	19924 MOTON, B 19925 MOTON, B	LOCK 2, LOT 1,2,3 LOCK 3, LOT 1,2,3		LOT	BLOCK
GENERAL LOCATION		LOCK 2, LOT 1,2,3			
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION (PLEASE P	RINT]		
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.44 Acres Gross	LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A
REGARD TO ITS A	<u>PLATS</u> : BY CHECKING THIS BOX Y PPROVAL PROCESS, AND FAILURE ENIAL OF YOUR CASE.	YOU ACKNOWLEDGE THAT TO ADDRESS ANY OF STA	DUE TO THE PASSAC FF'S COMMENTS BY TO	GE OF <u>HB3167</u> THE CITY NO LOI HE DATE PROVIDED ON THE DE	NGER HAS FLEXIBILITY WITH VELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION	ON [PLEASE PRINT/CHECK	THE PRIMARY CONTA	ACT/ORIGINAL SIGNATURES ARE	REQUIRED]
□ OWNER	Culpepper Spatex Group		☑ APPLICANT	RIV Properties LLC	
CONTACT PERSON	Gary Shultz	CC	NTACT PERSON	Asher Hamilton	
ADDRESS	PO Box 190569		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75219	С	ITY, STATE & ZIP	Dallas, TX 75219	
PHONE	817-233-0478		PHONE	(214) 908-4684	
E-MAIL	gshultz@diamond-a.com		E-MAIL	ahamilton@realtyinvestment	s.com
NOTARY VERIFICATION [REQUIRED]  BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GRAY SHULTZ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:					
INFORMATION CONTAINED SUBMITTED IN CONJUNCTION	20 <b>2).</b> BY SIGNING TH WITHIN THIS APPLICATION TO THE ON WITH THIS APPLICATION, IF SUCH F	IS APPLICATION, I AGREE TO PUBLIC. THE CITY IS ALS REPRODUCTION IS ASSOCIA	HAT THE CITY OF ROCK SO AUTHORIZED AND F TED OR IN RESPONSE TO	ROCKWALL ON THIS THE WALL (I.E. "CITY) IS AUTHORIZED PERMITTED TO REPRODUCE ANY OA REQUIRE TOWN THE TOWN NO A REQUIREMENT OF THE TOWN NO A RECTAUTE OF THE TOWN NO A RE	AND PERMITTED TO PROVIDE
GIVEN UNDER MT HAND A	ND SEAL OF OFFICE ON THIS THE	DAY OF WEC	2 20 21	Comn	n. Expires 07-25-2025
NOTARY PURLIC IN AND F	OWNER'S SIGNATURE	any smul	<b>'</b> )		tary ID 11501644
NOTARY PUBLIC IN AND F	OR THE STATE OF TEXAS	That.		MY COMMISSION EXPIRES	07-25-2025

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745



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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO.

Z2022-024

<u>NOTE:</u> 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 BELO	OW TO INDICATE THE TYPE OF	DEVELOPMENT REC	QUEST [SELECT ONLY ONE BOX]:
☐ PRELIMINARY ☐ FINAL PLAT (\$ ☐ REPLAT (\$300. ☐ AMENDING OF ☐ PLAT REINSTA  SITE PLAN APPLI ☐ SITE PLAN (\$2	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) ATEMENT REQUEST (\$100 ICATION FEES: 50.00 + \$20.00 ACRE) 1	CRE)1	☐ SPECIFIC US ☐ PD DEVELOP  OTHER APPLICA ☐ TREE REMOV ☐ VARIANCE RI  NOTES: ☐ IN DETERMINING THE PER ACRE AMOUNT. IT A \$1,000.00 FEE W	NGE (\$200.00 + \$15.00 ACRE) 1 SE PERMIT (\$200.00 + \$15.00 ACRE) 182 PMENT PLANS (\$200.00 + \$15.00 ACRE) 1 ATION FEES:
PROPERTY INFO	ORMATION (PLEASE PR	RINT]		
ADDRES	S Property ID	Legal Description		
SUBDIVISIO	40004	MOTON, BLOCK 8, LO	T1&2	LOT BLOCK
GENERAL LOCATIO	N			
ZONING, SITE P	LAN AND PLATTING	G INFORMATION [PLEASE	PRINTI	
CURRENT ZONIN			CURRENT USE	Undeveloped
PROPOSED ZONIN	G <b>PD-32</b>		PROPOSED USE	Condominium
ACREAG	E 0.29 Acres	LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
RESULT IN THE L	DENIAL OF YOUR CASE.	FAILURE TO ADDRESS ANY OF S	TAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WIT THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WIL ACT/ORIGINAL SIGNATURES ARE REQUIRED]
☐ OWNER	In the Estate of Ernest Fie		APPLICANT	RIV Properties LLC
CONTACT PERSON	Robert Fields	C	CONTACT PERSON	Asher Hamilton
ADDRESS	1407 LANDE	LAVE	ADDRESS	PO Box 192054
CITY, STATE & ZIP	RICHMOND, C	CA 94805	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	510-421-6848		PHONE	(214) 908-4684
E-MAIL	amwriting@yahoo.com		E-MAIL	ahamilton@realtyinvestments.com
BEFORE ME, THE UNDER STATED THE INFORMAT  THEREBY CERTIFY THAT \$ \$260.00  January INFORMATION CONTAINE SUBMITTED IN CONJUNCT	ION ON THIS APPLICATION TO I AM THE OWNER FOR THE PLANT TO COVER THE AMOUNT OF THE PLANT OF THE	SNING THIS APPLICATION, HAS SINING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS A IF SUCH REPRODUCTION IS ASSOCI	INFORMATION SUBMITTE BEEN PAID TO THE CITY ( THAT THE CITY OF ROC LSO AUTHORIZED AND ATED OR IN RESPONSE 1	[OWNER] THE UNDERSIGNED, WHO  ED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE O  OF ROCKWALL ON THIS THE 11th DAY O  KWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVID  PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION  TO A REQUEST FOR PUBLIC INFORMATION."  Please see attached California  Applications of the companion of the com
NOTARY PUBLIC IN AND	OWNER'S SIGNATURE FOR THE STATE OF TEXAS	Robot 1.7	Lew	MV COMMISSION E VIDEO

DEVELOPMENT APPLICATION . CITY OF ROCKWALL 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

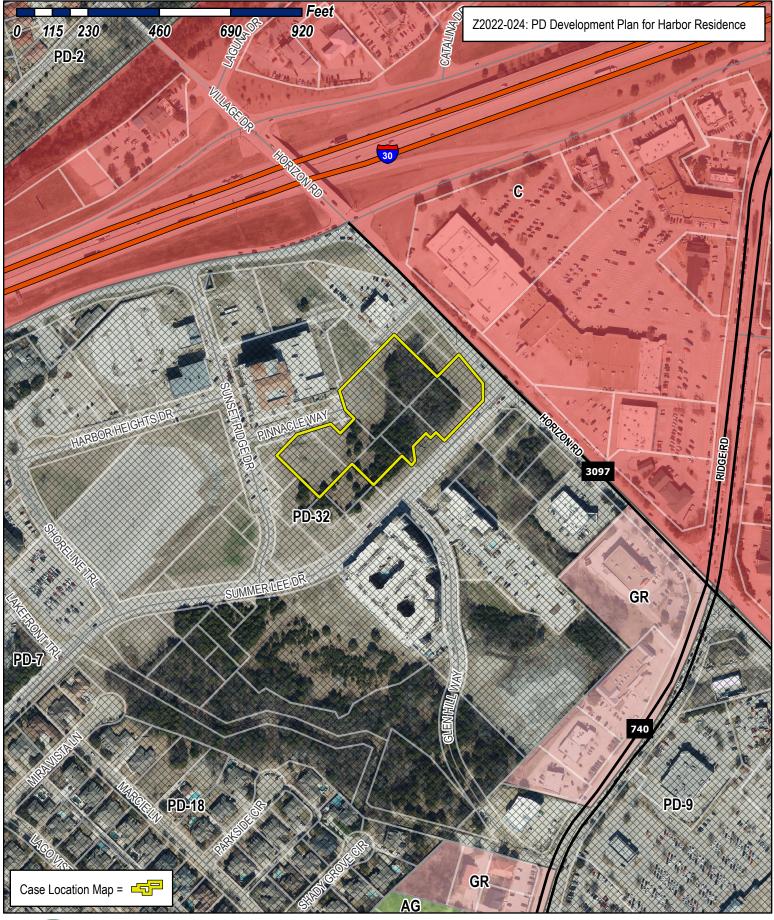
# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Contra Costa	}
	ctory evidence to be the person(s) whose estrument and acknowledged to me that tr/their authorized capacity(ies), and that by the person(s), or the entity upon behalf of
the foregoing paragraph is true and corre	N. BEESON Notary Public - California Contra Costa County Commission # 2288942 My Comm. Expires May 18, 2023
ADDITIONAL OPTIONAL INFORMATIC  DESCRIPTION OF THE ATTACHED DOCUMENT  Re: Development  (Title or description of attached document)  Appur catton  (Title or description of attached document continued)  Number of Pages 2 Document Date 1/1/22	if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.  State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.  Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.  The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public)  Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER  Individual (4) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	notarization  Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they-, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.  The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.  Signature of the notary public must match the signature on file with the office of the county clerk.  ★ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.  Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CFO CFO Secretary).

2015 Version www.NotaryClasses.com 800-873-9865

· Securely attach this document to the signed document with a staple





## 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.

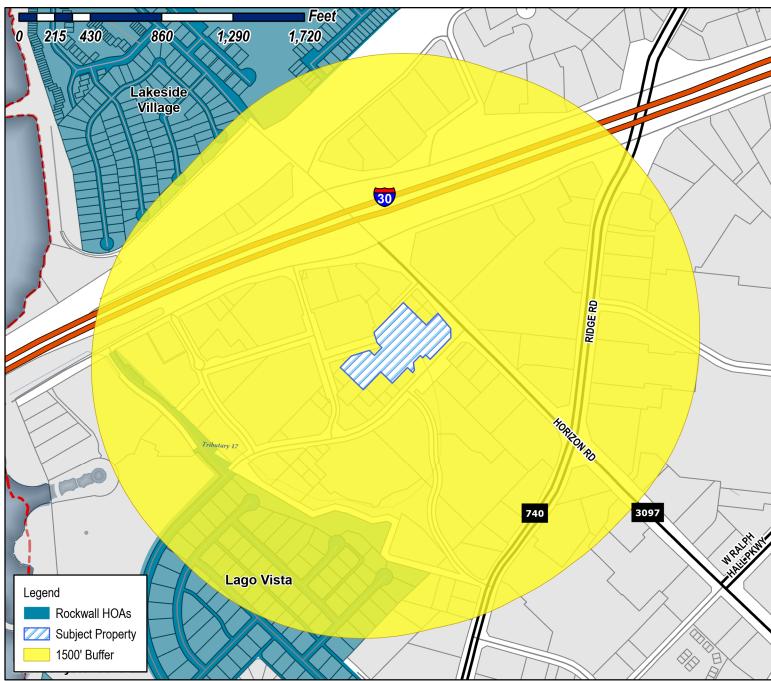




## City of Rockwall

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: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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



#### Miller, Ryan

From: Ross, Bethany

**Sent:** Friday, May 27, 2022 9:25 AM

To: ecaldwell@principal-mgmt.com; colson@sprenvironmental.net; loretta@migproperty.com

**Subject:** Neighborhood Notification Program [Z2022-024]

Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>June 3, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>June 14, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>June 20, 2022 at 6:00 PM</u>. 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 <a href="Planning@rockwall.com">Planning@rockwall.com</a> 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.

#### Z2022-024 PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

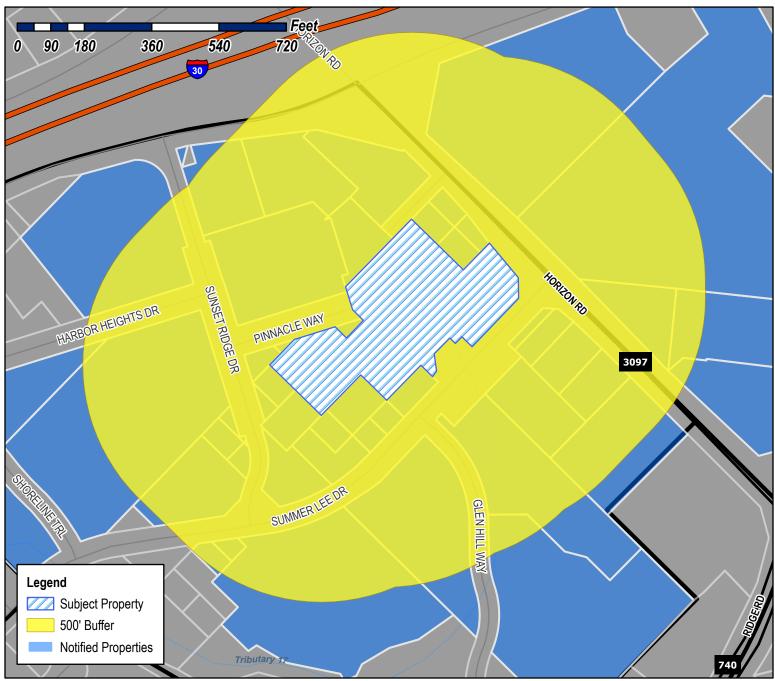
This email was scanned by Bitdefender



## **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: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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



SONG CORPORATION ANDERSON ALLEN D ETUX CAIN DOYLE E 1200 HORIZON RD 1208 S LAKESHORE DR 1375 COUNTY ROAD 2290 ROCKWALL, TX 75032 ROCKWALL, TX 75087 MINEOLA, TX 75773 MHC ROCKWALL LLC ROCKWALL HARBOR HILL, LTD BENT TREE REALTY CO 1468 KIMBROUGH RD SUITE 103 15653 HIGHWAY 243 16475 DALLAS PKWY STE 880 GERMANTOWN, TN 38138 KAUFMAN, TX 75142 ADDISON, TX 75001 WHITE MICHAEL AND HARBOR URBAN CENTER LLC MARION E WILSON AND DIMENSIONS REAL ROCKWALL HARBOR HILL, LTD **ESTATE SERVICES LLC** 2400 SUMMER LEE DR 2500 SUMMER LEE DR 2304 W WHEATLAND RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 **DALLAS, TX 75232 BRYANT JUDY GRACE AND** ATTICUS SUMMER LEE TOWNHOMES LLC HH RETAIL CENTER LP DOUGLASS FREDERICK WYGAL 2500 SUMMER LEE DR 2620 SUNSET RIDGE DR 2528 MARK ROCKWALL, TX 75032 ROCKWALL, TX 75032 MESQUITE, TX 75150 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC MHC ROCKWALL LLC 101 HUBBARD DR LLC 2651 SUNSET RIDGE DR 2700 SUMMER LEE 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 HH RETAIL CENTER LP HARBOR HEIGHTS INVESTORS LP BENT TREE REALTY CO 2701 SUNSET RIDGE DR SUITE 610 2701 SUNSET RIDGE DR SUITE 610 2850 RIDGE RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 MOTON ETHEL REED W & R PROPERTIES INC MOTON ALVIN D SR & ETHEL C/O OF TONY C MOTON 2860 RIDGE RD 3419 LILY LN **3419 LILY LN** ROCKWALL, TX 75032 ROWLETT, TX 75089 ROWLETT, TX 75089

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

HARBOR URBAN CENTER LLC 5339 ALPHA RD SUITE 300 DALLAS, TX 75240

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
600 HORIZON DR
ROCKWALL, TX 75032

ATTICUS SUMMER LEE TOWNHOMES LLC 5339 ALPHA ROAD SUITE 300 DALLAS, TX 75240

**BUILDERS ASSOCIATES #3** 

ATTN: ARNOLD SCHLESINGER

405 130

ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 5339 ALPHA RD STE 300 DALLAS, TX 75240

ATTICUS REAL ESTATE SERVICES INC

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206

> BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212

SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

W & R PROPERTIES INC PO BOX 657 KAUFMAN, TX 75142 Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

#### Case No. Z2022-024: PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a <u>PD Development Plan</u> for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 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 Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





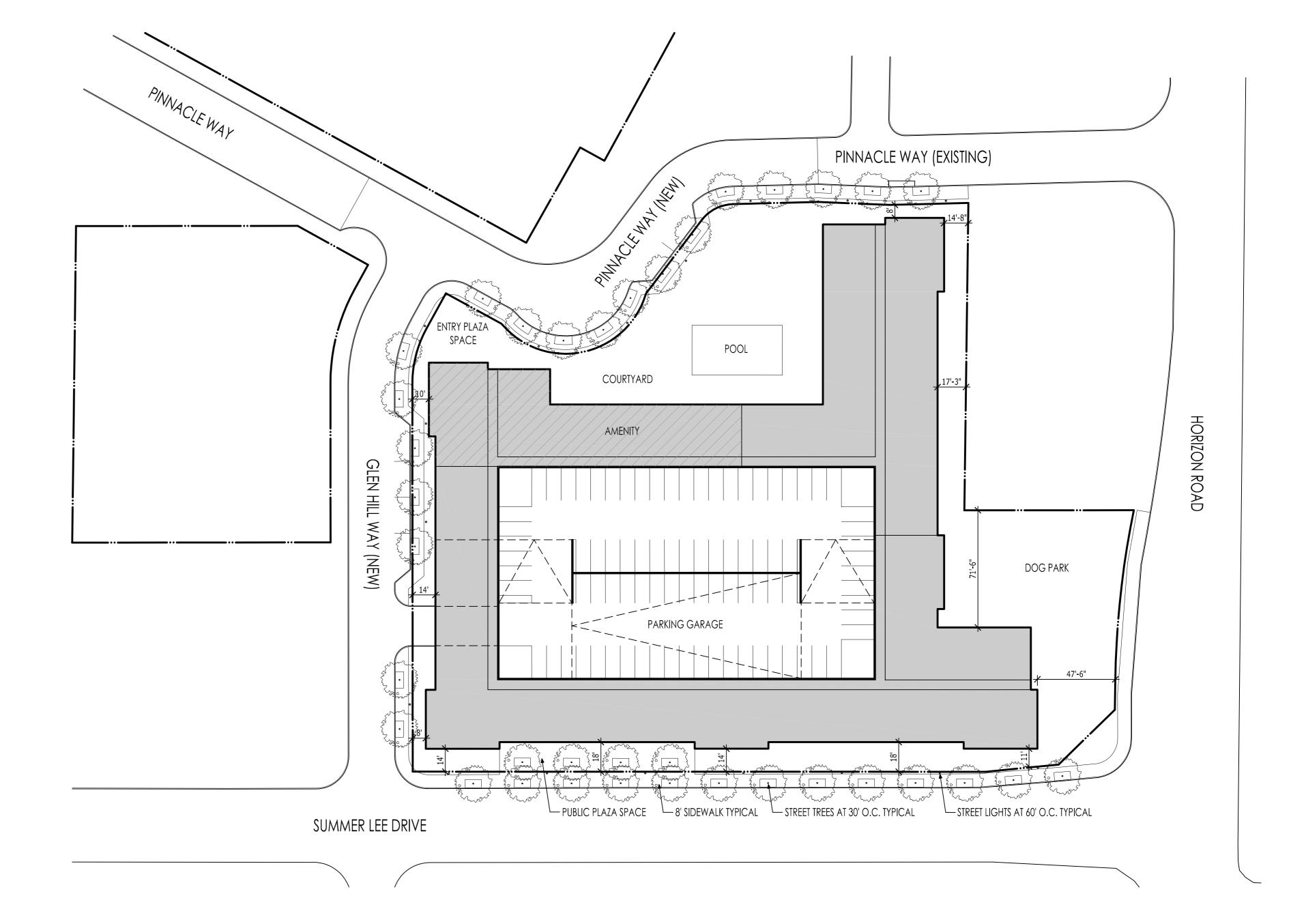
MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

<b>- · -</b> Pl	EASE RETURN THE BELOW FORM		 	 
Case No. Z2	022-024: PD Development Plan fo	r Harbor Residence		
Please place	e a check mark on the appropriate	line below:		
☐ I am in fa	vor of the request for the reasons lis	ted below.		
☐ I am oppo	osed to the request for the reasons I	isted 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

#### PROJECT DATA REQUIRED PARKING: SITE AREA: 2.73 ACRES (ESTIMATED) 104 UNITS 156 SPACES 1 BR UN**i**ts 66% LOT COVERAGE 144 SPACES 2 BR UNITS 72 UNITS 300 SPACES TOTAL UNITS 176 UNITS (1) FOUR/FIVE STORY BUILDING 209,000 GSF PROVIDED PARKING: 167,200 NRSF GARAGES 300 SPACES 950 SF AVG. UNIT SIZE 300 SPACES TOTAL PARKING 176 UNITS INTERIOR AMENITY SPACE 300 PARKING SPACES PROVIDED 7,500 GSF @ 1.7 SPACE / UNIT







PD DEVELOPMENT PLAN

Scale: 1" = 40'-0"

#### CITY OF ROCKWALL

## ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE IORDINANCE NO. 20-021 OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

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

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

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different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

SEAL SEAL

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## Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

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County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the POINT OF BEGINNING and containing 0.463-acres (20,176 square-feet) of land.

## Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances:

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

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of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

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a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances:

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

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Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

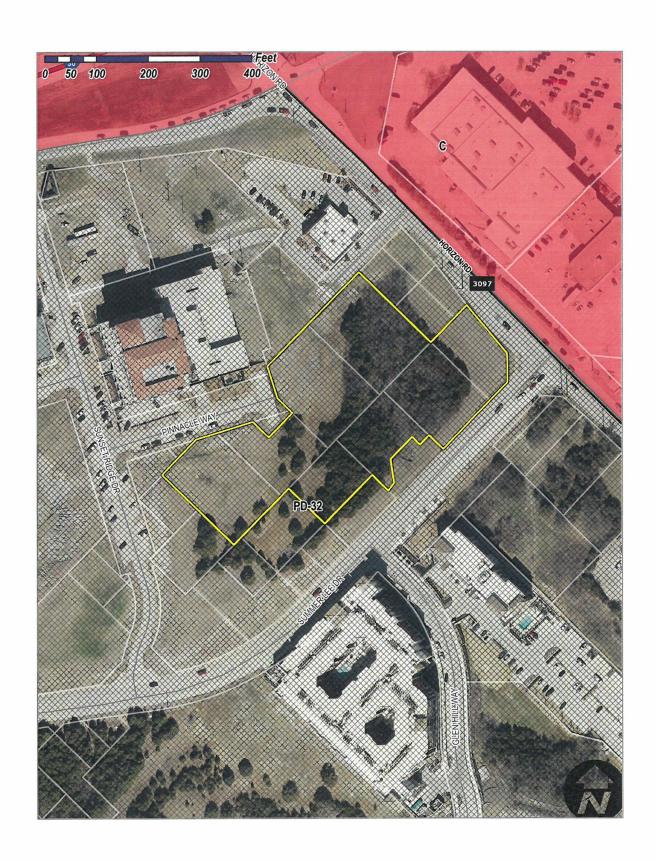
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45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

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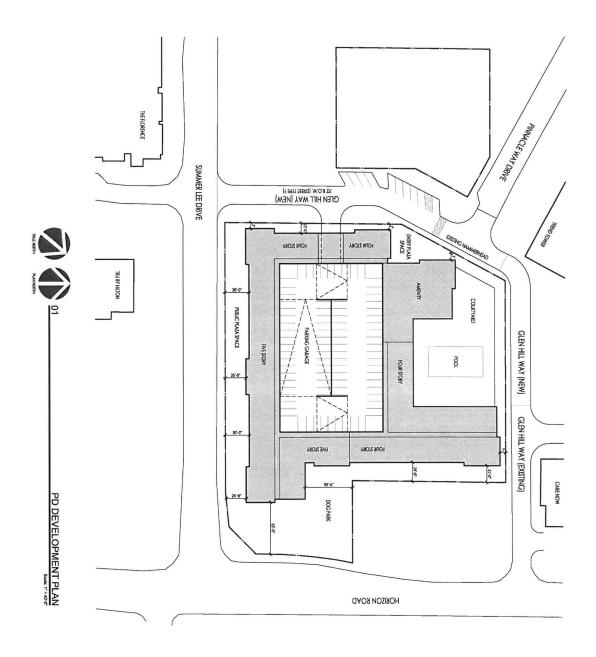
Exhibit 'A': Legal Description and Location Map



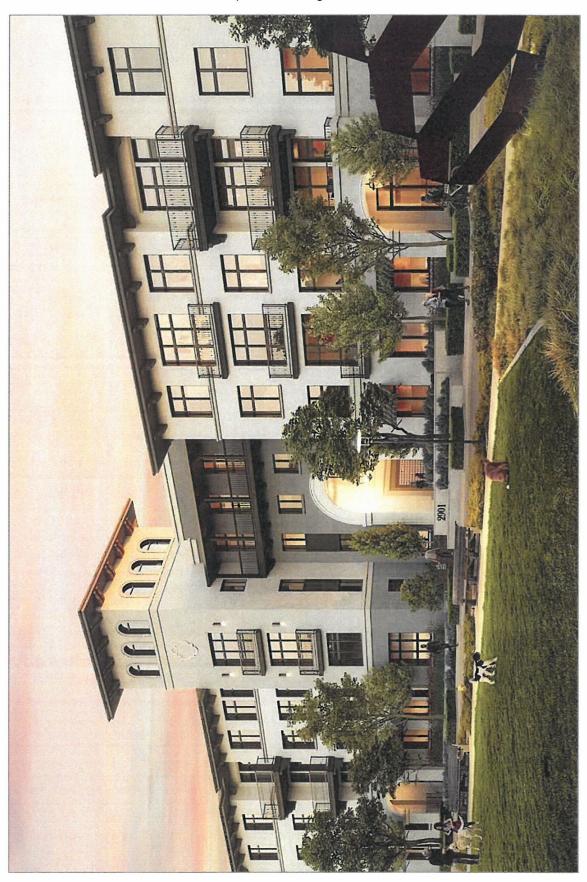
Z2022-001: PD Development Plan for PD-32 Page 10 Ordinance No. 22-10; PD-32

Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA:	REQUIRED PARKING:	KING:	
2.84 ACRES (ESTIMATED)	I BR UNITS	104 UNITS	156 SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
THE FOLIR/HVE STORY RIIII DING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF			
167.200 NRSF	PROVIDED PARKING:	KING:	
SO SE AVC HINT SIZE	GARAGES		300 SPACES
176 UNITS	TOTAL PARKING	47	300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	PACES PROVID	ĕ



**Exhibit 'C':**Conceptual Building Elevations



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

#### **CITY OF ROCKWALL**

## ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION. CITY OF ROCKWALL. ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 *Ordinance No. 22-10*; and,

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 5.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed Conceptual Building Elevations depicted in Exhibit 'C' of this ordinance and to the design guidelines contained in Resolution No. 10-40.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.
- **SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Ordinance No. 22-XX; PD-32

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $5^{\text{TH}}$  DAY OF JULY, 2022.

ATTEST:	Kevin Fowler, Mayor	
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 <sup>st</sup> Reading: <u>June 20, 2022</u>		
2 <sup>nd</sup> Reading: <i>July 5, 2022</i>		

## Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county:

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner:

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

## Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34"East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition:

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement:

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

## Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

## Legal Description and Location Map

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records:

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS"

## Legal Description and Location Map

6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

## Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

## Legal Description and Location Map

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest

## Legal Description and Location Map

line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition:

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South 45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

Exhibit 'A': Legal Description and Location Map

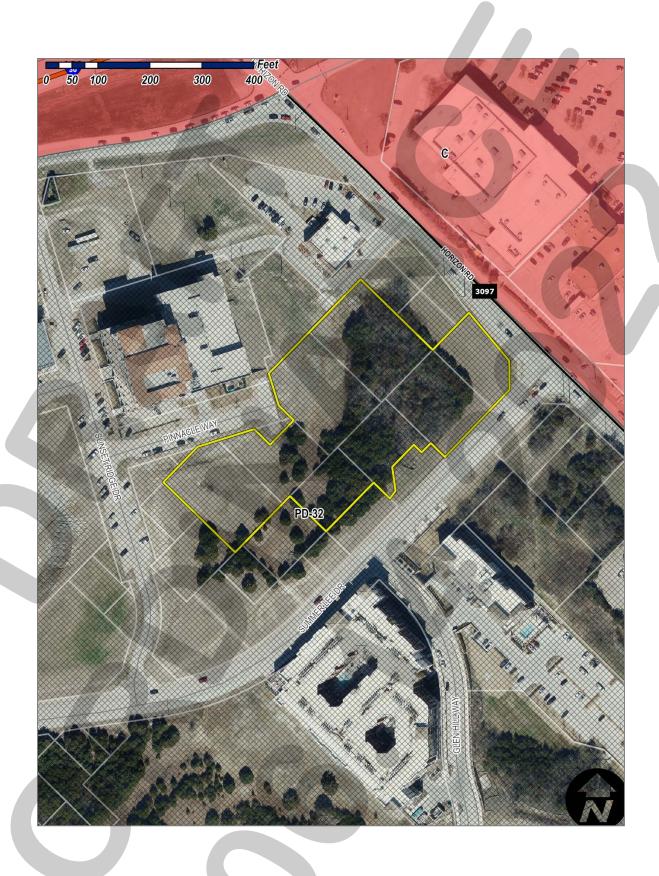
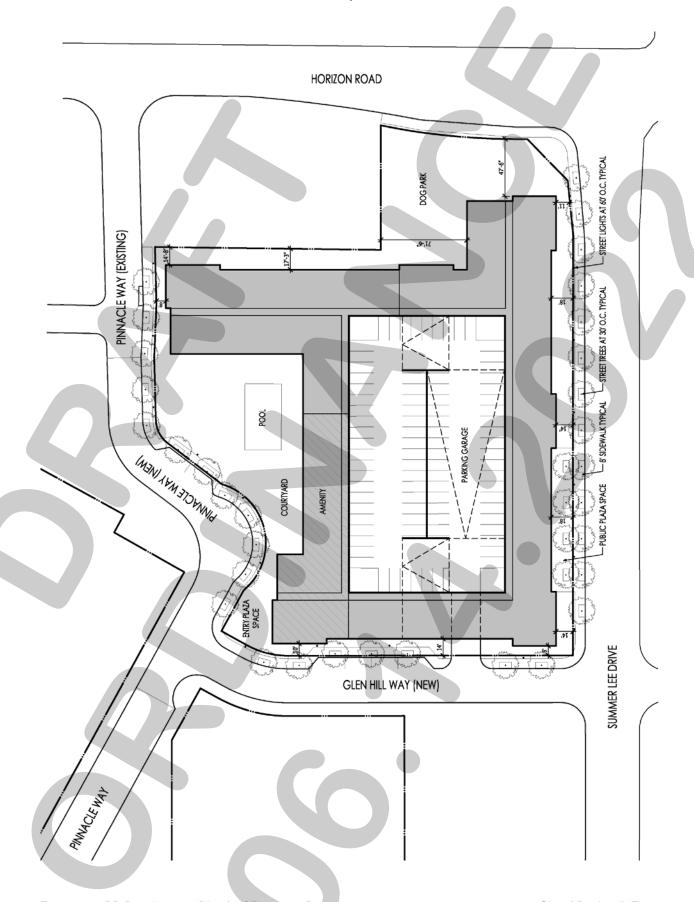
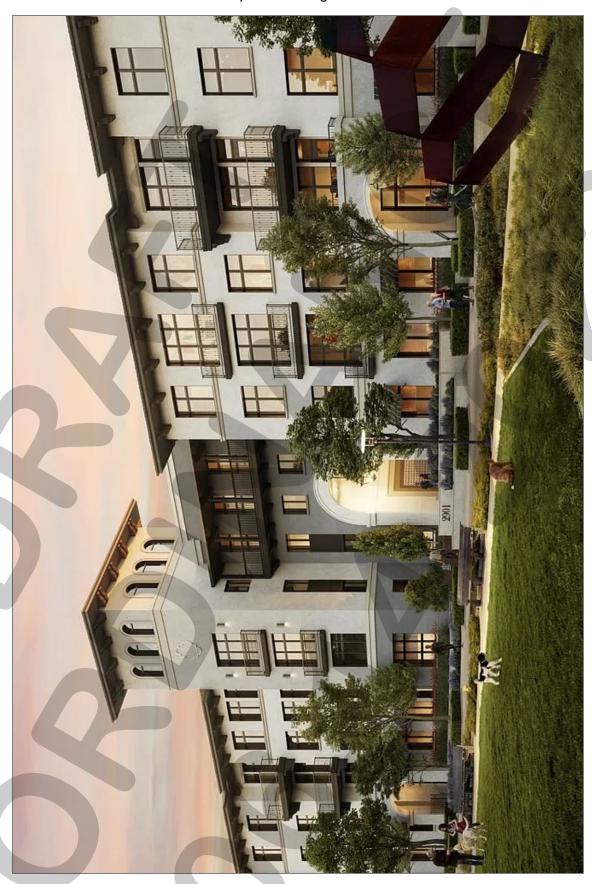


Exhibit 'B':
Concept Plan

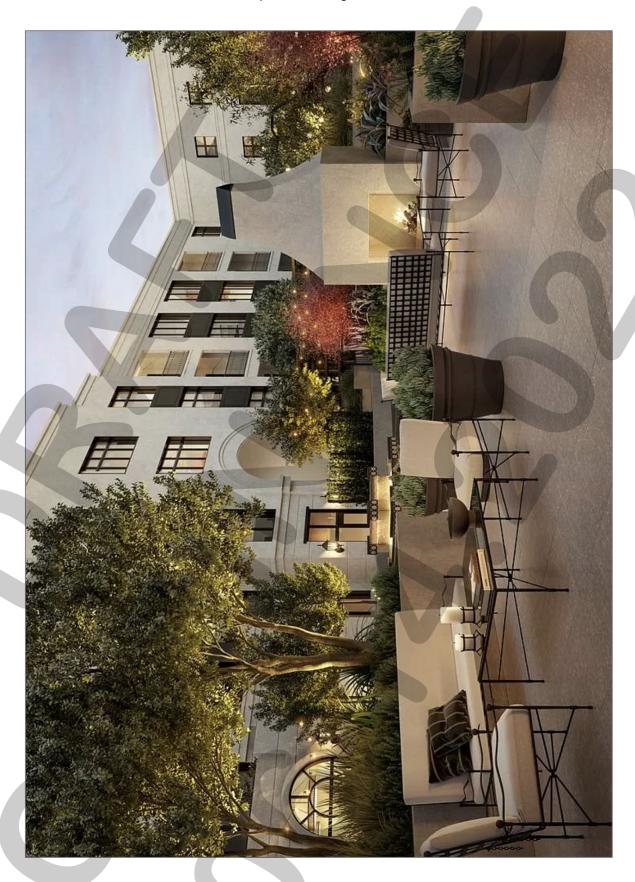


**Exhibit 'C':** Conceptual Building Elevations



Z2022-024: PD Development Plan for PD-32 Ordinance No. 22-XX; PD-32

**Exhibit 'C':** Conceptual Building Elevations



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

TO: Mayor and City Council

**DATE:** June 20, 2022

**APPLICANT:** Asher Hamilton; *RIV Properties, LLC* 

CASE NUMBER: Z2022-024; PD Development Plan for the Harbor Residence

## **SUMMARY**

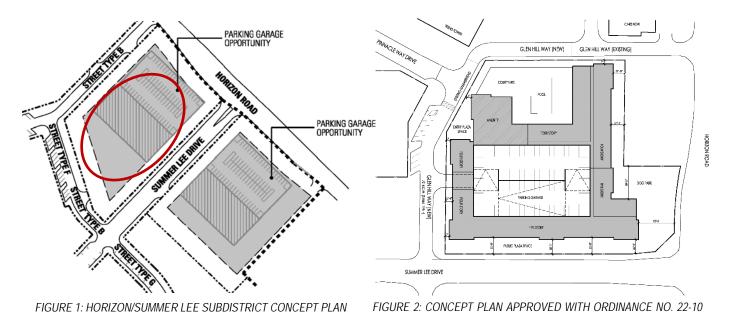
Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a <u>PD Development Plan</u> for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

## **BACKGROUND**

The City Council annexed the subject property into the City of Rockwall on November 7, 1960 through the adoption of *Ordinance No. 60-03*. Upon annexation, the subject property was zoned Agricultural (AG) District. On December 7, 1966, the subject property was platted into its current configuration as part of the George Morton Estate Addition. Based on the May 16, 1983 and December 7, 1993 *Historic Zoning Maps*, at some point between these dates portions of the subject property adjacent to Horizon Road [*FM-3097*] were rezoned to General Retail (GR) District. On June 19, 1989, portions of the subject property were also rezoned to Planned Development District 32 (PD-32) [*Ordinance No. 89-20*]. On December 2, 2002, Planned Development District 32 (PD-32) was amended by *Ordinance No. 02-55*. This amendment brought the entire subject property into Planned Development District 32 (PD-32), which -- at the time -- designated the property for General Retail (GR) District land uses. This Planned Development District was again amended on February 4, 2008 by *Ordinance No. 08-11*. This ordinance increased the boundaries of the district, and established a limited set of land uses for the district.

On September 20, 2010, the City Council passed *Ordinance No. 10-21*, which superseded all previous ordinances associated with Planned Development District 32 (PD-32) and established a concept plan and development standards for an approximate 78.89-acre tract of land that included the subject property. Today, this land is now commonly referred to as *PD-32* or the *Harbor District*. Included within this ordinance was a concept plan that divided the district into ten (10) subdistrict, each of which contained its own set of development and land use standards. In addition, a pool of 1,161 *urban residential units* (*i.e. condominiums and/or townhomes*) and 49 *single-family residential units* (*i.e. zero-lot-line or patio homes*) was created. These units could then be allocated to properties within the district by the City Council -- *in accordance with the land use charts in the ordinance* -- on a *first-come-first-serve* basis through an interim zoning step called a *PD Development Plan*. According to Article 10, *Planned Development District Regulations*, of the Unified Development Code (UDC), "(a) *PD Development Plan* constitutes an amendment to the approved *PD Concept Plan* and *PD Ordinance* ... The purposes of a *PD Development Plan* are to allow flexibility in the development process by deferring specification of all development standards at the time of *PD District* creation and to enable developers to satisfy conditions imposed on creation of the *District* prior to the submittal of a *PD Site Plan*." In addition, *Ordinance No. 17-22 [i.e. the regulating ordinance for Planned Development District 32 (PD-32)*] states that the purpose of a *PD Development Plan* in Planned Development District 32 (PD-32) is to ensure that a proposed development meets the intent of the subdistrict and/or to address any waivers required by the development.

On March 7, 2022, the City Council approved a *PD Development Plan* [*Ordinance No. 22-10*] for the subject property. Under this approval a 176-unit condominium building was permitted to be established on the subject property. Also contained within this approval, was a reconfigured street network changing the alignments of Glen Hill Way and Pinnacle Way (*see Figure 1 for the alignment of these roadways prior to the approval of Ordinance No. 22-10*). Specifically, the concept plan contained in *Ordinance No. 22-10* showed Glen Hill Way being extended around the proposed building, connecting it to the section of Pinnacle Way adjacent to Trend Tower and the stub of Pinnacle Way of off Horizon Road (*see Figure 2*).



**PURPOSE** 

On May 20, 2022, the applicant -- Asher Hamilton of RIV Properties, LLC -- submitted an application requesting to amend the PD Development Plan approved by Ordinance No. 22-10 to change the street alignment for Pinnacle Way and Glen Hill Way.

SHOWING THE UPDATED AND APPROVED ALIGNMENT FOR GLEN

HILL WAY AND PINNACLE WAY.

#### ADJACENT LAND USES AND ACCESS

CONTAINED IN ORDINANCE NO. 10-22

RED CIRCLE = APPROXIMATE LOCATION OF SUBJECT PROPERTY

The subject property is located at the southwest corner of the intersection of Horizon Road and [FM-3097] and Summer Lee Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is: [1] a 0.915-acre parcel of land (*i.e.* Lot 4, Block A, Briscoe/Hillcrest Addition) with a medical/office building (*i.e.* CareNow) situated on it, [2] a 2.0617-acre parcel of land (*i.e.* Lot 6, Block A, Harbor District Addition) with a multi-tenant office building and structured parking garage (*i.e.* Trend Tower) situated on it, and [3] a 0.45-acre vacant tract of land owned by the City of Rockwall. All of these properties are zoned Planned Development District 32 (PD-32) and are situated within the Summit Office Subdistrict. Beyond this are three (3) vacant tracts of land also situated within the Summit Office Subdistrict of Planned Development District 32 (PD-32). Beyond this is the eastbound frontage road and main lane of E. IH-30.

South:

Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is: [1] a 2.15-acre parcel of land (*i.e. Lot 5, Block A, Harbor Village Addition*) with a hotel (*i.e. Tru by Hilton*) situated on it, and [2] a 2.144-acre parcel of land (*i.e. Lot 1, Block A, Harbor Village Addition*) with a 228-unit condominium building situated on it. Running in between these properties in Glen Hill Way, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. These properties are situated within the *Horizon/Summer Lee, Interior*, and *Residential Subdistricts* of Planned Development District 32 (PD-32).

<u>East</u>: Directly east of the subject property is Horizon Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.104-acre parcel of land (*i.e. Lot 3 of the Carlisle Plaza Addition*) that is occupied with a portion of an existing commercial retail shopping center (*i.e. Carlisle Plaza*). This property is zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a vacant 6.1978-acre tract of land (*i.e. Tract 41 of the E. Teal Survey, Abstract No. 207*) owned by the City of Rockwall. Adjacent to this tract of land is a 2.0617-acre parcel of land (*i.e. Lot 6, Block A, Harbor District Addition*) with a seven (7) story multi-tenant office building (*i.e. Trend Tower*). Both of these properties are zoned Planned Development District 32 (PD-32) and are situated within the *Summit Office Subdistrict*. Beyond this is Sunset Ridge Drive, which is identified as a *Type 'E'* roadway by Planned development District 32 (PD-32) or a roadway that serves as a primary street frontage for retail, residential and mixed-use developments.

## **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a concept plan showing a revised street layout from what was approved with the PD Development Plan adopted by Ordinance No. 22-10. Specifically, the concept plan contained in Ordinance No. 22-10 shows Glen Hill Way being extended around the proposed building in a 70-foot right-of-way, connecting into the section of Pinnacle Way adjacent to Trend Tower (i.e. creating a 'T' intersection of Pinnacle Way into Glen Hill Way) and extending to the stub of Pinnacle Way off of Horizon Road. This stub was to be renamed Glen Hill Way. Under the proposed concept plan Glen Hill Way dead ends into Pinnacle Way (i.e. creating a 'T' intersection of Glen Hill Way into Pinnacle Way), and Pinnacle Way will be extended from the stub adjacent to Trend Tower to the stub off of Horizon Road. The

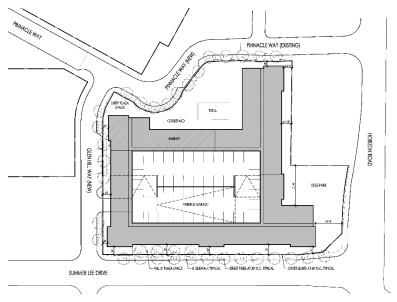


FIGURE 3: PROPOSED CONCEPT PLAN WITH REVISED STREET LAYOUT

new concept plan does result in a reduction in the on-street parking in the district from ten (10) parking

spaces approved with the concept plan contained in *Ordinance No. 10-22* to four (4) parking spaces proposed with the new concept plan. Staff should note that the only changes to the concept plan approved with *Ordinance No. 10-22* deal with street alignment and that the building layout and *urban residential* unit count have not changed.

## CONFORMANCE WITH PLANNED DEVELOPMENT DISTRICT 32 (PD-32)

According to the *Subdistrict Plan* contained in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] the subject property is partially located within the *Hillside Mixed-Use Subdistrict*; however, the majority of the subject property is situated within the *Horizon/Summer Lee Subdistrict*. This subdistrict is also where all of the development is being proposed for the urban residential units or condominiums. The following is a summary of the form-based code requirements for the *Horizon/Summer Lee Subdistrict* and how the project approved with *Ordinance No. 10-22* conforms to these requirements:

TABLE 1: BUILDING PLACEMENT AND PARKING COMPLIANCE FOR THE CONDOMINIUMS IN THE HORIZON/SUMMER LEE SUBDISTRICT

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILD-TO-LINE (FROM THE ROW):		
SUMMER LEE DRIVE	30-Feet	30-Feet; IN CONFORMANCE
SETBACK (FROM THE ROW):		
HORIZON ROAD	40-Feet	41-Feet; IN CONFORMANCE
GLEN HILL WAY (STREET TYPE F)	50-Feet	$X \ge 7$ ; APPROVED WITH ORD. 10-22
GLEN HILL WAY (STREET TYPE B)	30-Feet	7' to 12' 6"; APPROVED WITH ORD. 10-22

ORDINANCE PROVISIONS	HORIZON/SUMMER LEE SUBDISTRICT	CONFORMANCE TO THE STANDARDS
BUILDING FORM:	Summer Lee Drive block must have a minimum of 50% of its length defined by the building façade.	~87%; IN CONFORMANCE
	Summer Lee Drive minimum façade built to the build-to-line is 45%	60.77%; IN CONFORMANCE
	Remaining façade must be no less than two (2) feet and no greater than 12-feet from the build-to-line.	Between 2' & 4'; IN CONFORMANCE
MAXIMUM LOT COVERAGE	60%	~60.009%; IN CONFORMANCE
LAND USE:		
GROUND FLOOR	Office, Retail, and Restaurant	Condominiums; APPROVED WITH ORD. 10-22
UPPER FLOORS	Office	Condominiums; APPROVED WITH ORD. 10-22
BUILDING HEIGHT	8-Stories	4-Stories; IN CONFORMANCE
ENCROACHMENTS	5-Feet	No Encroachments Defined; IN CONFORMANCE
SURFACE PARKING:		
SETBACK FROM ROW LINE	Summer Lee Drive and Horizon Road: 30-Feet Street Type 'F' and Street Type 'B': 10-Feet	No Surface Parking Indicated; IN CONFORMANCE
MAXIMUM AMOUNT OF SURFACE PARKING	20%	0%; IN CONFORMANCE
MAXIMUM NUMBER OF DRIVEWAYS	Summer Lee Drive: 2; Horizon Road: 0; Street Type 'F' and Street Type 'B': 1	1 on Glen Hill Way (Street Type 'F'); IN CONFORMANCE

Staff should note, that the applicant's current request does not change the conformance of the concept plan to the standards listed above; however, it does require the *PD Development Plan* to be amended. According to Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], "(a) development plan shall be required if a proposed development within any *Sub-District* that does not meet the intent of the *PD Concept Plan* or the *Sub-District Plan*, or requires waivers not provided by *Section 9.3* of this ordinance." This section of the ordinance states "(i)n order to provide flexibility and create high quality projects, an applicant for development within the *PD District* [*PD-32*] may request a waiver of the following *District* or *Subdistrict* standards: (1) Building Placement Requirements, (2) Landscape Standards, (3) Parking Requirements, (4) Parking Garage Design Standards, and (5) Increased Building Height in any Subdistrict."

In evaluating a request for a waiver as part of a *PD Development Plan* the Planning and Zoning Commission and City Council are asked to consider if the request: "(a) Meets the general intent of the *PD District* or *Sub-District* that the property is located; and, (b) Will result in an improved project which will be an attractive contribution to the *PD District* or *Sub-District*; and (c) Will not prevent the implementation of the intent of this *PD District*." In this case, the applicant's request does not appear to change the intent of the *Sub-District* as approved by the City Council by *Ordinance No. 10-22*, or prevent the implementation of the intent of this *PD District*; however, a *PD Development Plan* is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **INFRASTRUCTURE**

Based on the applicant's concept plan and the proposed density approved with *Ordinance No. 22-10*, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

- (1) <u>Roadways</u>. The applicant will be responsible for the construction of portions of Glen Hill Way and Pinnacle Way. Specifically, the applicant will be required to [1] build a 28-foot *face-to-face* concrete street from Summer Lee Drive to the proposed 'T' intersection of Glen Hill Way and Pinnacle Way, and [2] build a 28-foot *face-to-face* concrete street from the stub of Pinnacle Way adjacent to Trend Tower to the stub of Pinnacle Way off of Horizon Road [FM-3097]. A Streetscape Plan showing the sidewalks and pedestrian areas will be required to be submitted with site plan. In addition, the applicant will be required to update the Traffic Impact Analysis (TIA) for the Harbor District per the City Council's direction from the November 5, 2018 City Council meeting.
- (2) <u>Wastewater and Water</u>. An infrastructure study will be required to determine the necessary improvements needed to sufficiently serve the subject property. Staff recommends that this infrastructure study be initiated prior to the submission of a site plan. In addition, a minimum of a 12-inch waterline shall be installed and looped through Glen Hill Way Drive.
- (3) Drainage. The applicant shall be required to pay a stormwater pro-rata fee of \$7,226.59 per acre.

#### **NOTIFICATIONS**

On May 20, 2022, staff mailed 34 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Lago Vista Homeowner's Associations (HOAs), which were the only HOAs 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 three (3) notifications in favor of the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>PD Development</u> <u>Plan</u>, staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the <u>PD Development Plan</u> ordinance.
- (2) The applicant shall provide a *Streetscape Plan* for the proposed plazas and open spaces indicated along Summer Lee Drive and Glen Hill Way at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Department, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.
- (3) Any construction resulting from the approval of this <u>PD Development Plan</u> 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 June 14, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the <u>PD Development</u> <u>Plan</u> by a vote of 4-0, with Commissioners Womble, Conway and Thomas absent.



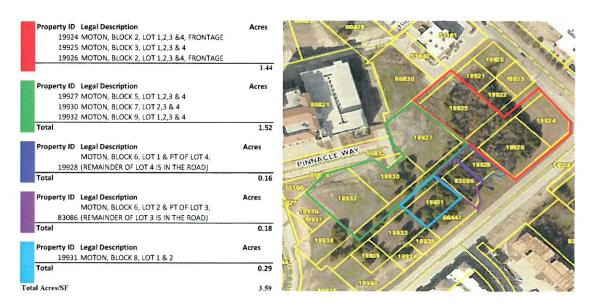
Mr. Ryan Miller City of Rockwall Director of Planning and Zoning 385 S. Goliad Street, Rockwall, TX 75087 (972) 772-6441

VIA EMAIL: rmiller@rockwall.com Date: 5/19/2022

## Re: Rockwall Harbor District Condominium Development

Attached, please find the executed and notarized development applications from Realty Investments for 5 separate land parcels located in the Harbor District of Rockwall. This PD application is designed to address the layout of Glen Hill Way as it connects into the northern portion of the property.

To reduce confusion, I have provided a list of the properties and their legal descriptions below. Additionally, we have color coded each parcel, so it provides an easy reference throughout the process.



Please let us know if you have any questions as you go through the application.

Respectfully.

Asher Hamilton

Realty Investments / RIV Properties LLC

CEO

Date: 5/19/2022



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## **DEVELOPMENT APPLICATION**

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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO. 72027 - 024

<u>NOTE:</u> 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 AF	PPROPRIATE BOX BELOW TO INDICA	TE THE TYPE OF L	DEVELOPMENT REQU	EST [SELECT ONLY ONE BOX]:
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE  SITE PLAN APPLICA ☐ SITE PLAN (\$250.	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	AN (\$100.00)	☐ SPECIFIC USE ☐ PD DEVELOPM  OTHER APPLICAT ☐ TREE REMOVA ☐ VARIANCE REC  NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. FC 2: A \$1,000.00 FEE WIL	GE (\$200.00 + \$15.00 ACRE) 1 PERMIT (\$200.00 + \$15.00 ACRE) 182 IENT PLANS (\$200.00 + \$15.00 ACRE) 1 FION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		10. 10.	
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 19924 MOTON, BLOCK 2, LOT 1,2,3 &4, 19925 MOTON, BLOCK 3, LOT 1,2,3 & 4, 19926 MOTON, BLOCK 2, LOT 1,2,3 &4, 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4, 19930 MOTON, BLOCK 7, LOT 2,3 & 4		19928 MOTON, E 83086 MOTON, E	oription SLOCK 9, LOT 1,2,3 & 4 SLOCK 6, LOT 1 & PT OF LOT 4, (REMAINDER OF LOT 4 IS IN THE ROAD) BLOCK 6, LOT 2 & PT OF LOT 3, (REMAINDER OF LOT 3 IS IN THE ROAD) SLOCK 8, LOT 1 & 2
ZONING. SITE PLA	AN AND PLATTING INFORM	ATION (PLEASE E	PRINTI	
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium
ACREAGE	3.59 Acres	OTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU A PPROVAL PROCESS, AND FAILURE TO AI NIAL OF YOUR CASE.	CKNOWLEDGE THA DDRESS ANY OF STA	T DUE TO THE PASSAG AFF'S COMMENTS BY T	SE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH HE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION [F	PLEASE PRINT/CHEC	K THE PRIMARY CONTA	CT/ORIGINAL SIGNATURES ARE REQUIRED]
	RIV Properties LLC		☑ APPLICANT	RIV Properties LLC
CONTACT PERSON	Asher Hamilton	CO	ONTACT PERSON	Asher Hamilton
ADDRESS	PO Box 192054		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Dallas, Texas 75219	C	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	(214) 908-4684		PHONE	(214) 908-4684
E-MAIL	ahamilton@realtyinvestments.com		E-MAIL	ahamilton@realtyinvestments.com
	ATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PERSON N ON THIS APPLICATION TO BE TRUE AN		ASHEL HA	MILTO   [AGENT] THE UNDERSIGNED, WHO
	, TO COVER THE COST OF THIS , 20 <b>22</b> . BY SIGNING THIS AP	S APPLICATION, HAS B PLICATION, I AGREE LIC. THE CITY IS AL	BEEN PAID TO THE CITY C THAT THE CITY OF ROCK LSO AUTHORIZED AND F	(WALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE	DAY OF MO	20 22	STEPHANIE SEGOVIA Notary ID #133593770  /// My Commission Expires

Stephanie Segovia



## **DEVELOPMENT APPLICATION**

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

DEVELOPMENT APPLICATION

STA	EE	HICE	ONL	V

PLANNING & ZONING CASE NO. Z 2022 - 024

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

DIRECTOR OF PLANNING:

	Rockwall, Texas 75087		CITY E	NGINEER:	
PLEASE CHECK THE A	PPROPRIATE BOX BELOW TO II	NDICATE THE TYPE OF D	EVELOPMENT REQ	UEST (SELECT ONLY ON	E BOXJ:
PLATTING APPLICATION FEES:  MASTER PLAT (\$ 100.00 + \$15.00 ACRE) PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) FINAL PLAT (\$ 300.00 + \$20.00 ACRE) REPLAT (\$ 300.00 + \$20.00 ACRE) AMENDING OR MINOR PLAT (\$ 150.00) PLAT REINSTATEMENT REQUEST (\$ 100.00)  SITE PLAN APPLICATION FEES: SITE PLAN (\$ 250.00 + \$ 20.00 ACRE) AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$ 100.00)			ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)  ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)  ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)  ☐ NOTES: ☐ 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.		
LI AMENDED SITE	PLAN/ELEVATIONS/LANDSCAPII	NG PLAN (\$100.00)	INVOLVES CONSTRUC PERMIT.	TION WITHOUT OR NOT IN COM	ITION FEE FOR ANY REQUEST THAT PLIANCE TO AN APPROVED BUILDING
PROPERTY INFO	RMATION [PLEASE PRINT]				
ADDRESS	Property ID Lega	l Description			
SUBDIVISION	19927 MOTON, BLC 19930 MOTON, BLC	OCK 5, LOT 1,2,3 &	4	LOT	BLOCK
GENERAL LOCATION	19932 MOTON, BLO	OCK 9, LOT 1,2,3 &	4		
ZONING, SITE PL	AN AND PLATTING INFO	ORMATION (PLEASE P	RINT)		
CURRENT ZONING	PD-32		CURRENT USE	Undeveloped	
PROPOSED ZONING	PD-32		PROPOSED USE	Condominium	
ACREAGE	1.52 Acres Gross	LOTS [CURRENT]	N/A	LOTS [PROPO	SED] N/A
REGARD TO ITS A RESULT IN THE D	APPROVAL PROCESS, AND FAILURE ENIAL OF YOUR CASE.	TO ADDRESS ANY OF STA	FF'S COMMENTS BY	THE DATE PROVIDED ON T	
OWNER/APPLICA	ANT/AGENT INFORMATI	ON [PLEASE PRINT/CHECK	THE PRIMARY CONT	ACT/ORIGINAL SIGNATURE	S ARE REQUIRED]
□ OWNER	Marion E Wilson, Michael White Dime	nsions Real Estate Services LLC	a APPLICANT	RIV Properties LLC	
CONTACT PERSON	Michael Gibson	CC	INTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dallas, TX 75233	С	ITY, STATE & ZIP	Dallas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael qibson5279@yahoo.com		E-MAIL	ahamilton@realtyinves	stments com
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATION	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY ON ON THIS APPLICATION TO BE TR	PERSONALLY APPEARED ALLE AND CERTIFIED THE FO	Michael LLOWING: on be		WER THE UNDERSIGNED, WHO  NSIONS Real Estate Sema
\$ S260.00 January INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSETO COVER THE COSTBY SIGNING TO DTHIN THIS APPLICATION TO THE ION WITH THIS APPLICATION, IF SUCH	OF THIS APPLICATION, HAS BI THIS APPLICATION, I AGREE T LE PUBLIC. THE CITY IS AL	EEN PAID TO THE CITY THAT THE CITY OF ROC SO AUTHORIZED AND	OF ROCKWALL ON THIS THE CKWALL (I.E. "CITY") IS AUTHO PERMITTED TO REPRODUC	11th DAY OF DRIZED AND PERMITTED TO PROVIDE E ANY COPYRIGHTED INFORMATION
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE	B DAY OF Dece	mber 2021	SHARY PULL	JANINE ANTOINETTE MITCHELL
	OWNER'S SIGNATURE	urad E.	(Julyson)		Notary Public, State of Texas Comm. Expires 01-25-2025
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	nune a. M	ichal	M COMMOSION E	XPIAEStary ID 130978165



# **DEVELOPMENT APPLICATION**

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

STAFF USE ONLY			Green	Parc
PLANNING & ZONING CAS	NO. Z	202	2-02	4
MOTE: THE APPLICATION I CITY UNTIL THE PLANNING SIGNED BELOW.	NOT CONSI	DERED ACC	COTEN D	V PILE
DIRECTOR OF PLANNING:	president of	ranco e e e e e e e e e e e e e e e e e e e		
CITY ENGINEER:	Sameri, enterence	eration danie da pera	terman erit i Karalis, azərr Arisi 19-ci - Arisi - Aris	rate and a

Rockwall, Texas 75087	CITY ENGINEER:				
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT	ENT REDUEST ISELECT 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// ANDSCAPING PLAN/(\$100.00) ☐ CA 33.00	G APPLICATION FEES:  ING CHANGE (\$200.00 + \$15.00 ACRE) 1  CIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1  DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1  APPLICATION FEES:  E REMOVAL (\$75.00)  IANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2  RMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. 200 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING				
PROPERTY INFORMATION [PLEASE PRINT]					
ADDRESS Property ID Legal Description  SUBDIVISION 19927 MOTON, BLOCK 5, LOT 1,2,3 & 4  19930 MOTON, BLOCK 7, LOT 2,3 & 4  GENERAL LOCATION 19932 MOTON, BLOCK 9, LOT 1,2,3 & 4	LOT BLOCK				
ZONING, SITE PLAN AND PLATTING INFORMATION PLEASE PRINT					
CURRENT ZONING , PD-32 CURREI	NT USE Undeveloped				
PROPOSED ZONING PD-32 PROPOSE	D USE Condominium				
ACREAGE 1.52 ACRES Gross LOTS [CURRENT] N/A	LOTS [PROPOSED] N/A				
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMERCESULT IN THE DENIAL OF YOUR CASE.	E PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH ENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL				
OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMA	RY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED				
OWNER Marion & Wilson, Michael While, Dimensions Real Esiste Services LLC 🗵 APPLI	CANT RIV. Properties LLC				
CONTACT PERSON   Michael Gibeon CONTACT PER	the first of the control of the cont				
ADDRESS 2804 W Wheelland Rd ADDI	RESS PO Box 162054				
CITY, STATE & ZIP DAILAG, TX 78233 CITY, STATE	B ZIP Dallas, TX 75219				
PHONE 214:770-9286 PH	ONE (214) 808-4884				
E-MAIL michael glesch8279@yehoo.com E-	MAIL ahámilion@raallylnveatmanla.com				
IOTARY VERIFICATION [REQUIRED]  EFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLOWING:  [OWNER] THE UNDERSIGNED THE UNDERSIGNED, WHO					
THE BY FRITE THAT I AN THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE LITY OF THIS APPLICATION, I AGREE THAT THE CITY IFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZ. UBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RES	OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE				
IVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF DECEMBER	20 21. JANINE ANTOINETTE MITCHELL				
OWNER'S SIGNATURE	JANINE ANTOINETTE MITCHELL				
OTARY PUBLIC IN AND FOR THE STATE OF TEXAS JAMES CO. TEXAS	MY COMMISSION EXPIRES tary ID. 130978165				
DEVELOPMENT APPLICATION CITY OF ROCKWALL . 385 SOUTH GOLIAD STR	EET · ROCKWALL, TX 75087 · [P] (972) 771-7745				



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

STAL	FI	ISE	ONII	v
2101		JE	DIAL	1

PLANNING & ZONING CASE NO.

22022-024

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:

DI FI DE DIVERSI					
PLEASE CHECK TH	E APPROPRIATE BOX BELI	OW TO INDICATE THE TYPE O	F DEVELOPMENT RE	QUEST (SELECT ONLY ONE BO	XJ:
PLATTING APPL  MASTER PLA  PRELIMINARY  FINAL PLAT (\$ 300  REPLAT (\$ 300  AMENDING O  PLAT REINST,  SITE PLAN APPL  SITE PLAN (\$ 2	ICATION FEES: T (\$100.00 + \$15.00 ACRE) / PLAT (\$200.00 + \$15.00 AC :300.00 + \$20.00 ACRE) 1.00 + \$20.00 ACRE) R MINOR PLAT (\$150.00) ATEMENT REQUEST (\$100	CRE) 1	ZONING APPLI	CATION FEES: ANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup> SE PERMIT (\$200.00 + \$15.00 AC PMENT PLANS (\$200.00 + \$15.00 CATION FEES:	CRE) 1 & 2  DACRE) 1  G (\$100.00) =  SE WHEN MULTIPLYING BY THE E. ROUND UP TO ONE (1) ACRE.
PROPERTY INF	ORMATION [PLEASE PR	RINTI			
ADDRES		Legal Description			
SUBDIVISIO	N 19927 MOTO	N, BLOCK 5, LOT 1,2,3 8	<b>4</b>		
GENERAL LOCATIO	19930 MOTOI	N, BLOCK 7, LOT 2,3 & 4 N, BLOCK 9, LOT 1,2,3 &	1	LOT	BLOCK
ZONING, SITE P		INFORMATION [PLEASE			
CURRENT ZONIN		• 600.20	CURRENT USE	Undeveloped	
PROPOSED ZONIN	G PD-32		PROPOSED USE	Condominium	
ACREAG	1.02 / 10/03 0/030		N/A	LOTS [PROPOSED]	N/A
X SITE PLANS AND REGARD TO ITS RESULT IN THE D	<u>D PLATS</u> : BY CHECKING THI APPROVAL PROCESS, AND F DENIAL OF YOUR CASE.	S BOX YOU ACKNOWLEDGE THA FAILURE TO ADDRESS ANY OF ST	T DUE TO THE PASSA AFF'S COMMENTS BY	GE OF <u>HB3167</u> THE CITY NO LON THE DATE PROVIDED ON THE DEV.	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORM	MATION [PLEASE PRINT/CHEC	K THE PRIMARY CONT.	ACT/ORIGINAL SIGNATURES ARE P	Power-
☐ OWNER	Matton E Wilson, Michael White	e, Dimensione Real Estate Services LL	c 🖾 APPLICANT	RIV Properties LLC	REQUIRED
CONTACT PERSON	Michael Gibson	C	ONTACT PERSON	Asher Hamilton	
ADDRESS	2304 W Wheatland Rd		ADDRESS	PO Box 192054	
CITY, STATE & ZIP	Dollas, TX 75233	C	ITY, STATE & ZIP	Dailas, TX 75219	
PHONE	214-770-6285		PHONE	(214) 908-4684	
E-MAIL	michael gibson5279@yahoo	com	E-MAIL	ahamilton@realfyinvestments	`Om
NOTARY VERIFIC EFORE ME, THE UNDER TATED THE INFORMATION	SIGNED AUTHORITY ON THIS	DAY PERSONALLY APPEARED BE TRUE AND CERTIFIED THE FO	mahaol In	h.L.	HE UNDERSIGNED, WHO
HEREBY CERTIFY THAT I \$260.00 January JFORMATION CONTAINED	AM THE OWNER FOR THE PUR TO COVER THE C 2022 BY SIGN WITHIN THIS APPLICATION T	POSE OF THIS APPLICATION; ALL IN COST OF THIS APPLICATION, HAS BE INING THIS APPLICATION, I AGREE TO THE BURBLE THE COST OF THE	FORMATION SUBMITTED FEN PAID TO THE CITY OF HAT THE CITY OF ROCK	D HEREIN IS TRUE AND CORRECT; AN F ROCKWALL ON THIS THE WALL (I.E. "CITY") IS AUTHORIZED AN ERMITTED TO REPRODUCE ANY CO D A REQUEST FOR PUBLIC INFORMAT.	DAY OF ID PERMITTED TO PROVIDE
	AND SEAL OF OFFICE ON THIS	11710	mber . 20.01	ar william	ANTOINETTE MITCHELL
	OWNER'S SIGNATURE	Michael I Who	le	6 Notary	Public, State of Texas Expires 01-25-2025
UTARY PUBLIC IN AND F	FOR THE STATE OF TEXAS	penine a. M	wiched_	MY COMMSTON EXPIRES	



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO. Z2022-024

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 A	APPROPRIATE BOX BELOV	N TO INDICATE THE TYPE OF I	DEVELOPMENT DEO	UEST [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 APPLIC.  ZONING CHAI  SPECIFIC USI  PD DEVELOPI  OTHER APPLICA  TREE REMOV  VARIANCE RE  NOTES:  IN DETERMINING TH PER ACRE AMOUNT. F  2. A \$1,000.00 FEE	ATION FEES:  NGE (\$200.00 + \$15.00 ACRE) 1  E PERMIT (\$200.00 + \$15.00 ACRE) 182  MENT PLANS (\$200.00 + \$15.00 ACRE) 1  ATION FEES:
PROPERTY INFO	RMATION (PLEASE PRI	NT1		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID L 19928 MOT (REM	Legal Description FON, BLOCK 6, LOT 1 & MAINDER OF LOT 4 IS IN	THE ROAD)	LOT BLOCK
CURRENT ZONING		THE ORIGINATION PLEASE	CURRENT USE	Undeveloped
PROPOSED ZONING			PROPOSED USE	Condominium
REGARD TO ITS A	PLATS: BY CHECKING THIS	LOTS [CURRENT] S BOX YOU ACKNOWLEDGE THA FAILURE TO ADDRESS ANY OF ST	N/A T DUE TO THE PASSA AFF'S COMMENTS BY	LOTS [PROPOSED] N/A  IGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICA	ANT/AGENT INFORM	MATION (PLEASE PRINT/CHEC	K THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE REQUIRED]
□ OWNER [	Mark R Carson	and the state of t	APPLICANT '	RIV Properties LLC
CONTACT PERSON	Mark R Carson	C	ONTACT PERSON	Asher Hamilton
ADDRESS	701 N Munson Rd.		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Royse City, TX 75189		CITY, STATE & ZIP	Dallas, TX 75219
PHONE	972-345-5437		PHONE	(214) 908-4684
E-MAIL			E-MAIL	ahamilton@realtyinvestments.com
STATED THE INFORMATIO  THEREBY CERTIFY THAT I  \$ \$260.00    lanuary  INFORMATION CONTAINED SUBMITTED IN CONJUNCTION  GIVEN UNDER MY HAND A	SIGNED AUTHORITY, ON THIS ON ON THIS APPLICATION TO  AM THE OWNER FOR THE PUR TO COVER THE 20_22_ BY SIGI OWNTHIN THIS APPLICATION	COST OF THIS APPLICATION, HAS E NING THIS APPLICATION, I AGREE TO THE PUBLIC. THE CITY IS AI SUCH REPRODUCTION IS ASSOCIA	NFORMATION SUBMITT BEEN PAID TO THE CITY THAT THE CITY OF RO SO AUTHORIZED AND	[OWNER] THE UNDERSIGNED, WHO  TED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF OF ROCKWALL ON THIS THE  11th DAY OF CKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION."  Catherine Sabella Notary Public, State of Texas My Comm. Exp. 06/28/2025  MY COMM. Exp. 06/28/2025



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

STAFF USE ONLY -

PLANNING & ZONING CASE NO.

72022-024

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 ST	
☐ MASTER PLAT ( ☐ PRELIMINARY F ☐ FINAL PLAT (\$30.0 ☐ REPLAT (\$300.0 ☐ AMENDING OR ☐ ☐ PLAT REINSTAT  SITE PLAN APPLIC ☐ SITE PLAN (\$25	#100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 00.00 + \$20.00 ACRE) 1 0 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) EMENT REQUEST (\$100.00)  #100 FEES: 0.00 + \$20.00 ACRE) 1 PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLIC  ZONING CHA  SPECIFIC US  PD DEVELOF  OTHER APPLIC  TREE REMOV  VARIANCE RI  NOTES:  IN DETERMINING THE PER ACRE AMOUNT.  A \$1,000.00 FEE W	CATION FEES:  NGE (\$200.00 + \$15.00 ACRE) 1  E PERMIT (\$200.00 + \$15.00 ACRE) 1 2  PMENT PLANS (\$200.00 + \$15.00 ACRE) 1  ATION FEES:
PROPERTY INFO	RMATION [PLEASE PRINT]		
ADDRESS SUBDIVISION GENERAL LOCATION	Property ID Legal Description 83086 MOTON, BLOCK 6, LOT 3 (REMAINDER OF LOT 3)	S IN THE ROAD	LOT BLOCK
	AN AND PLATTING INFORMATION (PLEASE	PRINT]	
CURRENT ZONING		CURRENT USE	Undeveloped
PROPOSED ZONING	PD-32	PROPOSED USE	Condominium
ACREAGE	0.18 Acres LOTS [CURRENT]	N/A	LOTS [PROPOSED] N/A
RESULT IN THE D	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THA PPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF ST ENIAL OF YOUR CASE. ANT/AGENT INFORMATION [PLEASE PRINTICHE	AFF 3 CUMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
□ OWNER	Allen Anderson	APPLICANT	RIV Properties LLC
CONTACT PERSON	Allen Anderson	ONTACT PERSON	Asher Hamilton
ADDRESS		ADDRESS	PO Box 192054
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Dallas, TX 75219
PHONE	214-908-4684	PHONE	(214) 908-4684
E-MAIL		E-MAIL	ahamilton@realtyinvestments.com
**IHEREBY CERTIFY THAT I.  ***	SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FIRM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS IN THE OWNER FOR THE COST OF THIS APPLICATION, HAS IN THE COST OF THIS APPLICATION, HAS INCOME.	INFORMATION SUBMITT. BEEN PAID TO THE CITY THAT THE CITY OF ROO LSO AUTHORIZED AND ATED OR IN RESPONSE	CKWALL (I.E. 'CITY') IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION TO A REQUEST FOR PUBLIC INFORMATION.



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

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PLANNING & ZONING CASE NO. Z 2022-024

<u>NOTE:</u> 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 APPROPRIAT	E BUX BELOW TO INDICATE THE TYPE OF L	DEVELOPMENT REQ	DEST [SELECT ONLY ONE BOX	J:
PLATTING APPLICATION FEES  MASTER PLAT (\$100.00 + \$1 PRELIMINARY PLAT (\$200.00 FINAL PLAT (\$300.00 + \$20.00 REPLAT (\$300.00 + \$20.00 A) MENDING OR MINOR PLAT PLAT REINSTATEMENT REC SITE PLAN APPLICATION FEES SITE PLAN (\$250.00 + \$20.00 AMENDED SITE PLAN/ELEV/	5.00 ACRE) 1 D + \$15.00 ACRE) 1 10 ACRE) 1 CRE) 1 CRE) 1 (\$150.00) DUEST (\$100.00)	ZONING APPLICATION FEES:  ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$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/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (¹) ACRE. ²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.		
PROPERTY INFORMATION	V [PLEASE PRINT]			
ADDRESS Proper SUBDIVISION 19924 19925 GENERAL LOCATION 19926	MOTON, BLOCK 2, LOT 1,2,3 MOTON, BLOCK 3, LOT 1,2,3 MOTON, BLOCK 2, LOT 1,2,3	& 4 &4, FRONTAGE	LOT	BLOCK
ZONING, SITE PLAN AND	PLATTING INFORMATION (PLEASE P	RINTJ		
CURRENT ZONING PD-32	!	CURRENT USE	Undeveloped	
PROPOSED ZONING PD-32		PROPOSED USE	Condominium	
ACREAGE 1.44 A	cres Gross LOTS [CURRENT]	N/A	LOTS [PROPOSED]	N/A
SITE PLANS AND PLATS: BY OR REGARD TO ITS APPROVAL PRESULT IN THE DENIAL OF YOU	CHECKING THIS BOX YOU ACKNOWLEDGE THAT OCESS, AND FAILURE TO ADDRESS ANY OF STA IR CASE.	DUE TO THE PASSAC DEF'S COMMENTS BY T	GE OF <u>HB3167</u> THE CITY NO LON HE DATE PROVIDED ON THE DEV	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGE	NT INFORMATION [PLEASE PRINT/CHECK	THE PRIMARY CONTA	ACT/ORIGINAL SIGNATURES ARE I	REQUIREDI
	Spalex Group	<b>☑</b> APPLICANT	RIV Properties LLC	•
CONTACT PERSON Gary Shultz	CO	NTACT PERSON	Asher Hamilton	
ADDRESS PO Box 19	90569	ADDRESS	PO Box 192054	
CITY, STATE & ZIP Dallas, TX	75219 CI	ITY, STATE & ZIP	Dallas, TX 75219	
PHONE 817-233-04	78	PHONE	(214) 908-4684	
E-MAIL gshultz@dia	amond-a.com	E-MAIL	ahamilton@realtyinvestments	.com
NOTARY VERIFICATION (RI BEFORE ME, THE UNDERSIGNED AUTH STATED THE INFORMATION ON THIS AR	EQUIRED] ORITY, ON THIS DAY PERSONALLY APPEARED_ PLICATION TO BE TRUE AND CERTIFIED THE FOL	GARY 5	HULTZ [OWNER]	THE UNDERSIGNED, WHO
NFORMATION CONTAINED WITHIN THIS SUBMITTED IN CONJUNCTION WITH THIS SOLVEN UNDER MY HAND AND SEAL OF COUNTRYS	SIGNATURE Jon Shul	HAT THE CITY OF ROCK	WALL (I.E. "CITY") IS THE WALL (I.E. "CITY") IS AUTHORIZED OF REPRODUCE ANY OF A REQUIRED TO REPRODUCE ANY OF A REQUIRED TO PRODUCE AND A REQUIRED TO PR	DAY OF AND PERMITTED TO PROVIDE CORPRICHTED INFORMATION MASS ABRAHAM
NOTARY PUBLIC IN AND FOR THE STAT	E OF IEXAS		MY COMMISSION EXPIRES	07-25-2025

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745



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

STAFF	USE	ONLY	

PLANNING & ZONING CASE NO.

Z2022-024

<u>NOTE:</u> 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 REC	QUEST [SELECT ONLY ONE BOX	1:	
PLATTING APPLI  ☐ MASTER PLAT  ☐ PRELIMINARY  ☐ FINAL PLAT (\$:  ☐ REPLAT (\$300.  ☐ AMENDING OR		ZONING APPLIC  ZONING CHA  SPECIFIC US  PD DEVELOR  OTHER APPLIC  TREE REMOV	ZONING APPLICATION FEES:  ☐ 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)		
	ICATION FEES: 50.00 + \$20.00 ACRE) <sup>1</sup> E PLAN/ELEVATIONS/LANDSCAPING PLAN (\$10	NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. 2: A \$1,000,00 FEE V	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 A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROYED BUILDING		
PROPERTY INFO	ORMATION [PLEASE PRINT]				
ADDRES	S Property ID Legal Description	n			
SUBDIVISIO	N 19931 MOTON, BLOC	K 8, LOT 1 & 2	LOT	BLOCK	
GENERAL LOCATIO	N				
ZONING, SITE P	LAN AND PLATTING INFORMATION	[PLEASE PRINT]			
CURRENT ZONIN		CURRENT USE	Undeveloped		
PROPOSED ZONING	G PD-32	PROPOSED USE	Condominium		
ACREAG	E 0.29 Acres Lots [CU	RRENT] N/A	LOTS [PROPOSED]	N/A	
RESULT IN THE L	D PLATS: BY CHECKING THIS BOX YOU ACKNOWL APPROVAL PROCESS, AND FAILURE TO ADDRESS O DENIAL OF YOUR CASE.  ANT/AGENT INFORMATION [PLEASE P	ANY OF STAFF'S COMMENTS BY	THE DATE PROVIDED ON THE DEV	ELOPMENT CALENDAR WILL	
□ OWNER	In the Estate of Ernest Fields	☑ APPLICANT	RIV Properties LLC	KEQOIKED]	
CONTACT PERSON	Robert Fields	CONTACT PERSON	Asher Hamilton		
ADDRESS	1502 LANGEL AVE	ADDRESS	PO Box 192054		
	A			1.99	
	RICHMOND, CA 94805	CITY, STATE & ZIP	Dallas, TX 75219		
PHONE	510-421-6848 amwriting@yahoo.com	PHONE	(214) 908-4684		
E-MAIL		E-MAIL	ahamilton@realtyinvestments	.com	
BEFORE ME, THE UNDER	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSONALLY AF ION ON THIS APPLICATION TO BE TRUE AND CERTIFI	PEAREDED THE FOLLOWING:	[OWNER]	THE UNDERSIGNED, WHO	
January INFORMATION CONTAINE	I AM THE OWNER FOR THE PURPOSE OF THIS APPLICA TO COVER THE COST OF THIS APPLICA 2022. BY SIGNING THIS APPLICATION OF WITHIN THIS APPLICATION TO THE PUBLIC. THE FION WITH THIS APPLICATION, IF SUCH REPRODUCTION	ION, HAS BEEN PAID TO THE CITY ( , I AGREE THAT THE CITY OF ROC CITY IS ALSO AUTHORIZED AND	OF ROCKWALL ON THIS THE 11 KWALL (I.E. "CITY") IS AUTHORIZED I	th DAY OF	
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS THE DAY OF	Teeths 20_	Please see attach Acknowledgem	ed California ent / Jurat	
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	NOTE OF STREET	MV COMMISSION EVENERS	ATTEMPT OF STREET	

DEVELOPMENT APPLICATION . CITY OF ROCKWALL 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745

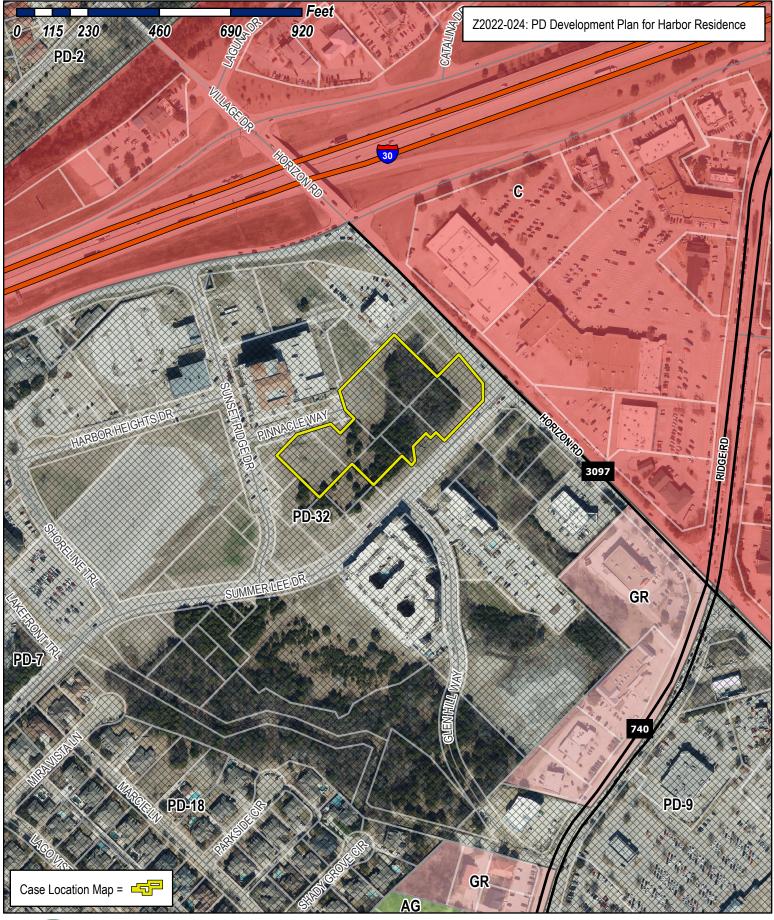
# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of Contra Costa	}
	ctory evidence to be the person(s) whose estrument and acknowledged to me that r/their authorized capacity(ies), and that by the person(s), or the entity upon behalf of
the foregoing paragraph is true and corre	N. BEESON Notary Public - California Contra Costa County Commission # 2288942 My Comm. Expires May 18, 2023
ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT  Re: Development (Title or description of attached document) Appuration (Title or description of attached document continued)  Number of Pages 2 Document Date 1/1/22	if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.  State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.  Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.  The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).  Print the name(s) of document signer(s) who personally appear at the time of
CAPACITY CLAIMED BY THE SIGNER  Individual (4) Corporate Officer (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	o Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording  The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form  Signature of the notary public must match the signature on file with the office of the county clerk.  Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.  Indicate title or type of attached document, number of pages and date.  Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary)

Securely attach this document to the signed document with a staple

2015 Version www.NotaryClasses.com 800-873-9865





## 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.

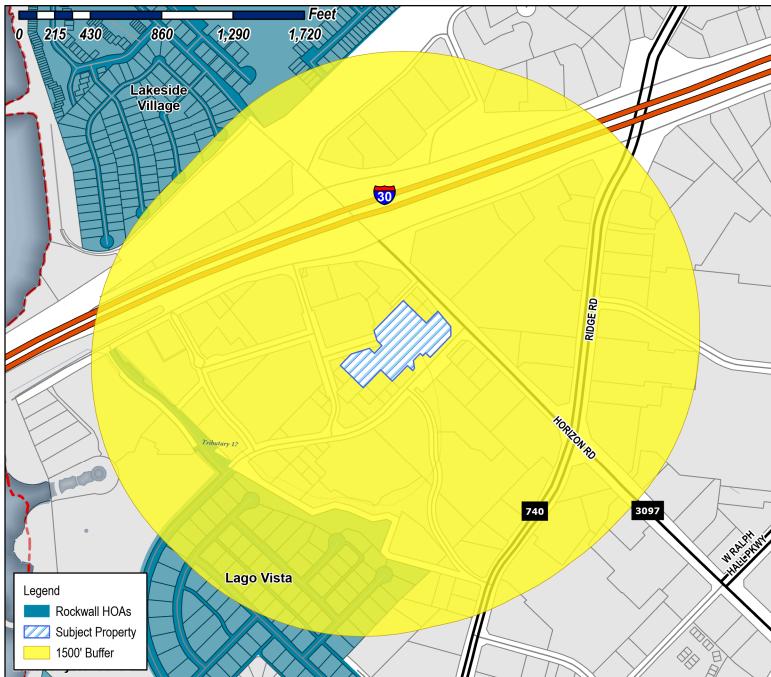




## City of Rockwall

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: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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



#### Miller, Ryan

From: Ross, Bethany

**Sent:** Friday, May 27, 2022 9:25 AM

To: ecaldwell@principal-mgmt.com; colson@sprenvironmental.net; loretta@migproperty.com

**Subject:** Neighborhood Notification Program [Z2022-024]

Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>June 3, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>June 14, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, June 20, 2022 at 6:00 PM</u>. 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 <a href="Planning@rockwall.com">Planning@rockwall.com</a> 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.

#### Z2022-024 PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

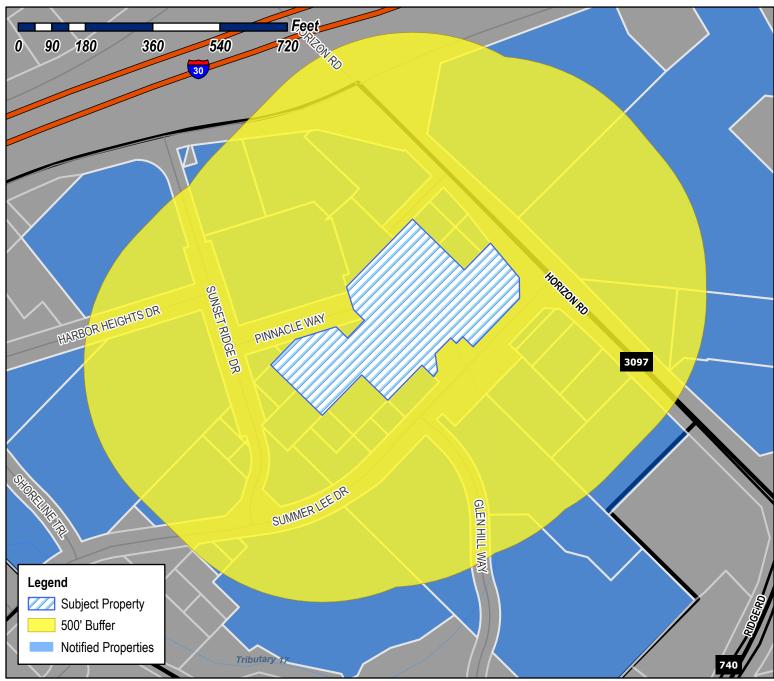
This email was scanned by Bitdefender



## **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: Z2022-024

Case Name: PD Development Plan for

Harbor Residence

Case Type: Zoning

**Zoning:** Planned Development District 32

(PD-32)

**Case Address:** 

Date Saved: 5/19/2022

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



SONG CORPORATION ANDERSON ALLEN D ETUX CAIN DOYLE E 1200 HORIZON RD 1208 S LAKESHORE DR 1375 COUNTY ROAD 2290 ROCKWALL, TX 75032 ROCKWALL, TX 75087 MINEOLA, TX 75773 MHC ROCKWALL LLC ROCKWALL HARBOR HILL, LTD BENT TREE REALTY CO 1468 KIMBROUGH RD SUITE 103 15653 HIGHWAY 243 16475 DALLAS PKWY STE 880 GERMANTOWN, TN 38138 KAUFMAN, TX 75142 ADDISON, TX 75001 WHITE MICHAEL AND HARBOR URBAN CENTER LLC MARION E WILSON AND DIMENSIONS REAL ROCKWALL HARBOR HILL, LTD **ESTATE SERVICES LLC** 2400 SUMMER LEE DR 2500 SUMMER LEE DR 2304 W WHEATLAND RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 **DALLAS, TX 75232 BRYANT JUDY GRACE AND** ATTICUS SUMMER LEE TOWNHOMES LLC HH RETAIL CENTER LP DOUGLASS FREDERICK WYGAL 2500 SUMMER LEE DR 2620 SUNSET RIDGE DR 2528 MARK ROCKWALL, TX 75032 ROCKWALL, TX 75032 MESQUITE, TX 75150 EIGHTYTWENTY REAL ESTATE HOLDINGS LLC MHC ROCKWALL LLC 101 HUBBARD DR LLC 2651 SUNSET RIDGE DR 2700 SUMMER LEE 2701 SUNSET RIDGE DR SUITE 610 ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 HH RETAIL CENTER LP HARBOR HEIGHTS INVESTORS LP BENT TREE REALTY CO 2701 SUNSET RIDGE DR SUITE 610 2701 SUNSET RIDGE DR SUITE 610 2850 RIDGE RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 MOTON ETHEL REED W & R PROPERTIES INC MOTON ALVIN D SR & ETHEL C/O OF TONY C MOTON 2860 RIDGE RD 3419 LILY LN **3419 LILY LN** ROCKWALL, TX 75032 ROWLETT, TX 75089 ROWLETT, TX 75089

KATHERINE BANNER FAMILY TRUST
KATHERINE BANNER- TRUSTEE
4 CHURCH HILL ROAD
HIGH FALLS, NY 12240

HARBOR URBAN CENTER LLC 5339 ALPHA RD SUITE 300 DALLAS, TX 75240

KATHERINE BANNER FAMILY TRUST KATHERINE BANNER- TRUSTEE 600 HORIZON DR ROCKWALL, TX 75032 ATTICUS SUMMER LEE TOWNHOMES LLC 5339 ALPHA ROAD SUITE 300

**DALLAS, TX 75240** 

**BUILDERS ASSOCIATES #3** 

ATTN: ARNOLD SCHLESINGER

405 130

ROCKWALL, TX 75032

CARSON MARK R 701 N MUNSON RD ROYSE CITY, TX 75189 ATTICUS REAL ESTATE SERVICES INC 5339 ALPHA RD STE 300 DALLAS, TX 75240

EIGHTYTWENTY REAL ESTATE HOLDINGS LLC 5740 PROSPECT AVE SUITE 2001 DALLAS, TX 75206

> BUILDERS ASSOCIATES #3 ATTN: ARNOLD SCHLESINGER 9595 WILSHIRE BLVD STE 700 BEVERLY HILLS, CA 90212

SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 SPATEX GROUP PARTNERSHIP C/O GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

W & R PROPERTIES INC PO BOX 657 KAUFMAN, TX 75142 Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Planning and Zoning Commission will consider the following application:

#### Case No. Z2022-024: PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a <u>PD Development Plan</u> for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 5; Lots 1, 2, 3, & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 14, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 20, 2022 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 Monday, June 20, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





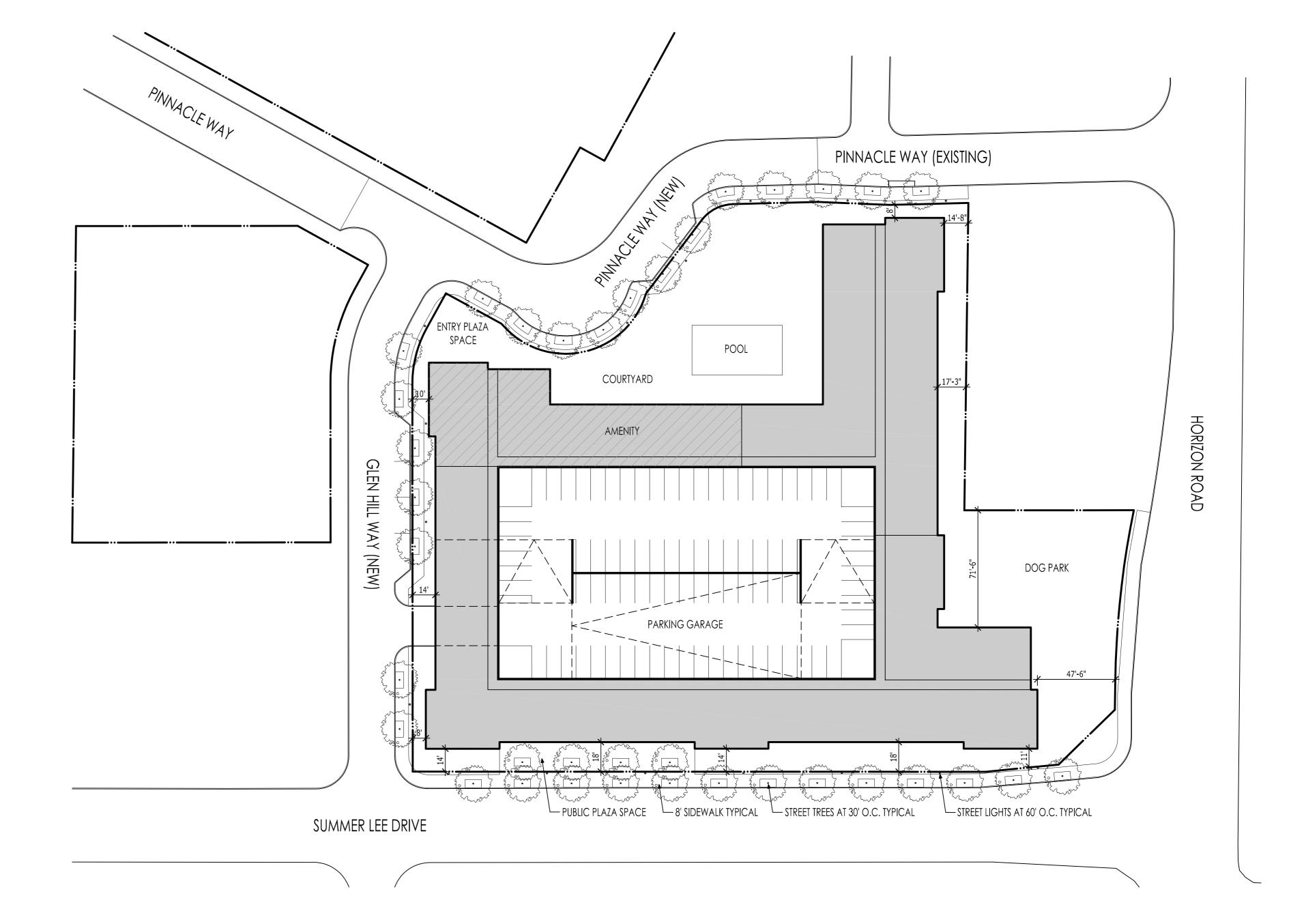
MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM
se No. Z2022-024: PD Development Plan for Harbor Residence
ease 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:
dress:

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

#### PROJECT DATA REQUIRED PARKING: SITE AREA: 2.73 ACRES (ESTIMATED) 104 UNITS 156 SPACES 1 BR UN**i**ts 66% LOT COVERAGE 144 SPACES 2 BR UNITS 72 UNITS 300 SPACES TOTAL UNITS 176 UNITS (1) FOUR/FIVE STORY BUILDING 209,000 GSF PROVIDED PARKING: 167,200 NRSF GARAGES 300 SPACES 950 SF AVG. UNIT SIZE 300 SPACES TOTAL PARKING 176 UNITS INTERIOR AMENITY SPACE 300 PARKING SPACES PROVIDED 7,500 GSF @ 1.7 SPACE / UNIT







PD DEVELOPMENT PLAN

Scale: 1" = 40'-0"

#### CITY OF ROCKWALL

#### ORDINANCE NO. 22-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE IORDINANCE NO. 20-021 OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A': PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

**SECTION 2.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated

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

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed *Conceptual Building Elevations* depicted in *Exhibit 'C'* of this ordinance and to the design guidelines contained in *Resolution No. 10-40*.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 5.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 6.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 7.** The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32 different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

SECTION 8. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE 7<sup>TH</sup> DAY OF MARCH, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: February 22, 2022

2<sup>nd</sup> Reading: March 7, 2022

SEAL SEAL

Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

#### Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

#### Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the POINT OF BEGINNING and containing 0.463-acres (20,176 square-feet) of land.

#### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances:

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

#### Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records;

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

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#### Legal Description and Location Map

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances:

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

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#### Legal Description and Location Map

Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

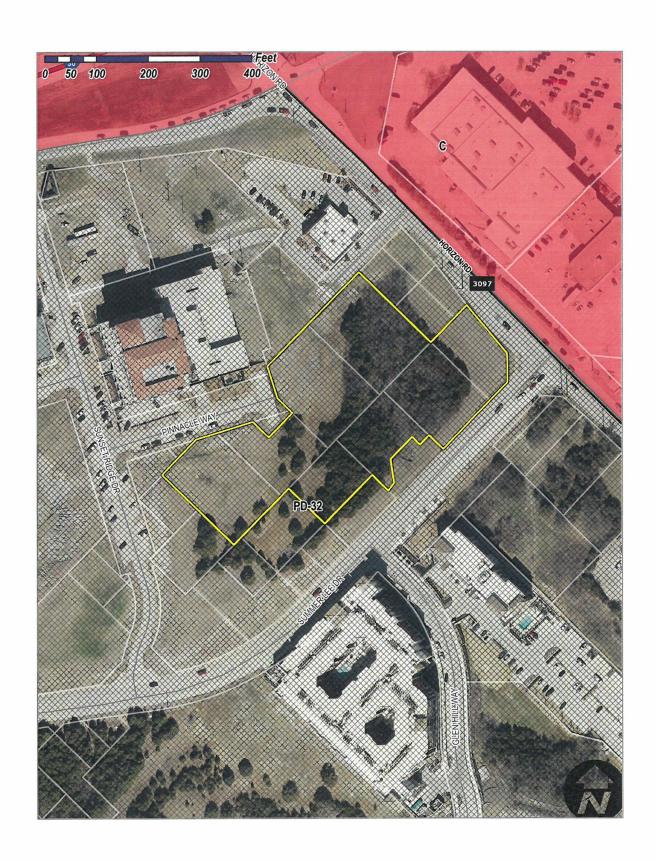
#### Legal Description and Location Map

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

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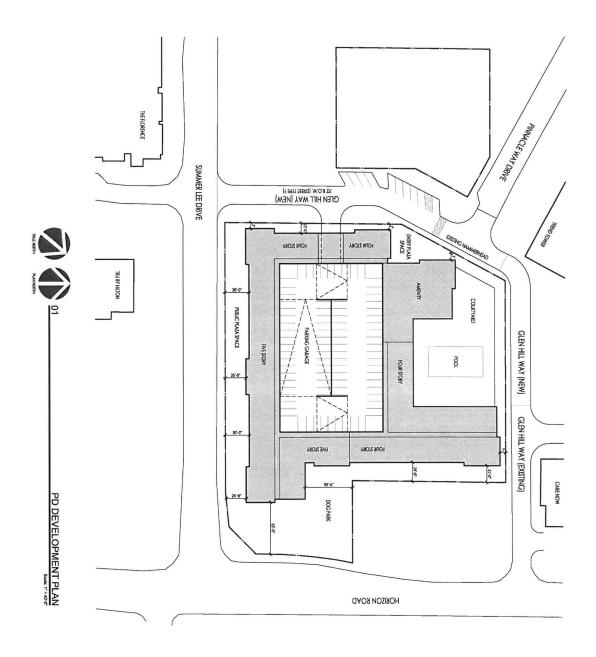
Exhibit 'A': Legal Description and Location Map



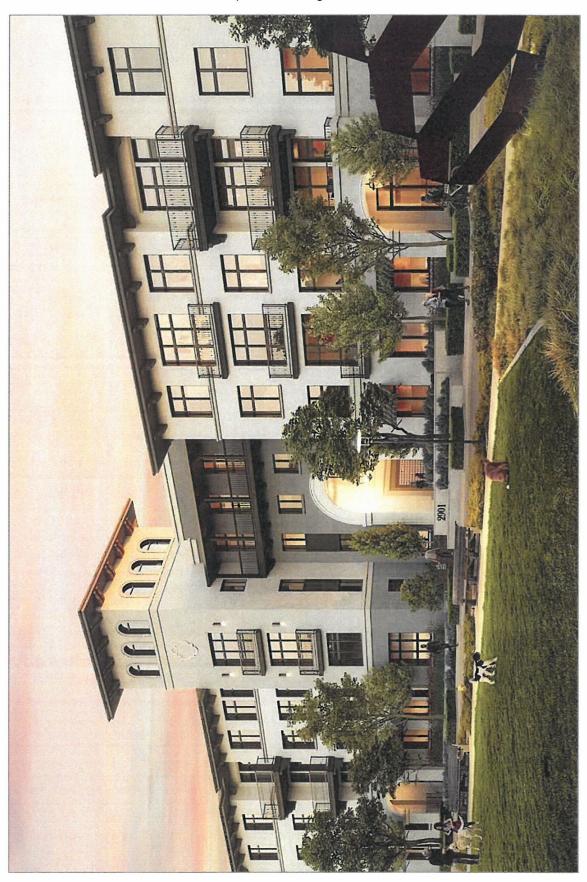
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Exhibit 'B': Concept Plan

PROJECT DATA			
SITE AREA:	REQUIRED PARKING:	KING:	
2.84 ACRES (ESTIMATED)	I BR UNITS	104 UNITS	156 SPACES
60% LOT COVERAGE	2 BR UNITS	72 UNITS	144 SPACES
THE FOLIR/HVE STORY RIIII DING	TOTAL UNITS	176 UNITS	300 SPACES
209,000 GSF			
167.200 NRSF	PROVIDED PARKING:	KING:	
SO SE AVC HINT SIZE	GARAGES		300 SPACES
176 UNITS	TOTAL PARKING	Ç)	300 SPACES
INTERIOR AMENITY SPACE 7,500 GSF	300 PARKING SPACES PROVIDED @ 1.7 SPACE / UNIT	PACES PROVID	ĕ



**Exhibit 'C':**Conceptual Building Elevations



Z2022-001: PD Development Plan for PD-32 Ordinance No. 22-10; PD-32

#### **CITY OF ROCKWALL**

#### ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL. TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9. MOTON ADDITION. CITY OF ROCKWALL. ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 *Ordinance No. 22-10*; and,

**SECTION 2.** That Planned Development District 32 (PD-32) [*Ordinance No. 17-22*] and the Unified Development Code [*Ordinance No. 20-02*], as heretofore amended, shall be further amended by adopting this *PD Development Plan* and amending the official zoning map of the City of Rockwall for the *Subject Property*; and,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 5.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed Conceptual Building Elevations depicted in Exhibit 'C' of this ordinance and to the design guidelines contained in Resolution No. 10-40.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed *PD Site Plan* that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the *PD Site Plan*.
- **SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Ordinance No. 22-XX; PD-32

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE  $5^{\text{TH}}$  DAY OF JULY, 2022.

ATTEST:	Kevin Fowler, Mayor
Kristy Cole, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 <sup>st</sup> Reading: <u>June 20, 2022</u>	
2 <sup>nd</sup> Reading: <i>July 5, 2022</i>	

Z2022-024: PD Development Plan for PD-32 Ordinance No. 22-XX; PD-32

#### Legal Description and Location Map

#### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county:

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of  $01^{\circ}35'26"$  and an arc distance of 14.17-feet to a  $\frac{1}{2}$ -inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South  $41^{\circ}42'06"$  East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner:

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

#### Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34"East, a distance of 27.56-feet;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition:

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement:

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the *POINT OF BEGINNING* and containing 0.463-acres (20,176 square-feet) of land.

#### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

#### Legal Description and Location Map

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records:

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot 2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS"

#### Legal Description and Location Map

6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances;

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

#### Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 square-feet) of land.

#### Legal Description and Location Map

#### Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9;

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet;

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest

#### Legal Description and Location Map

line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition:

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South 45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the *POINT OF BEGINNING* and containing 1.245-acres (54,217 square-feet) of land.

Exhibit 'A': Legal Description and Location Map

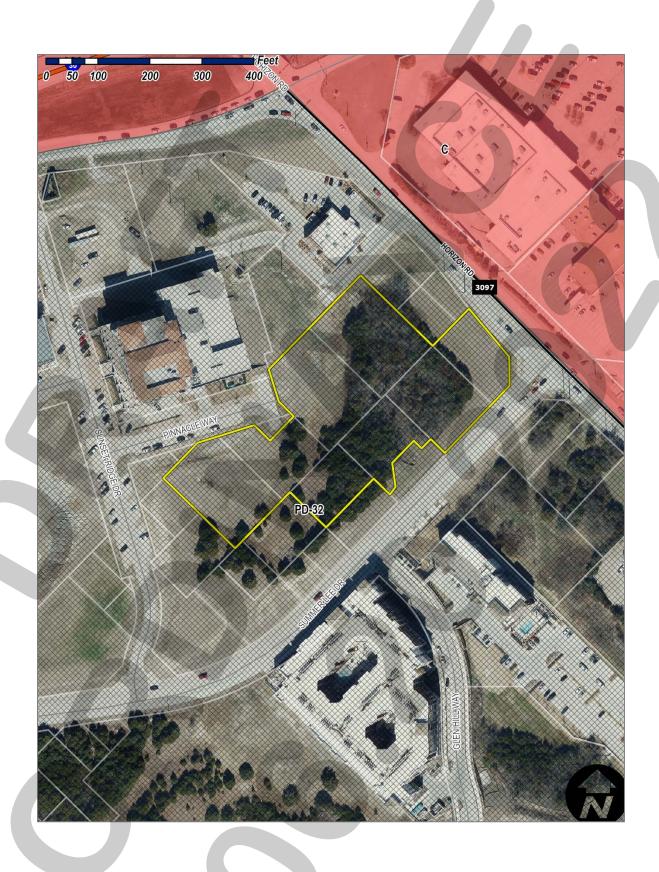
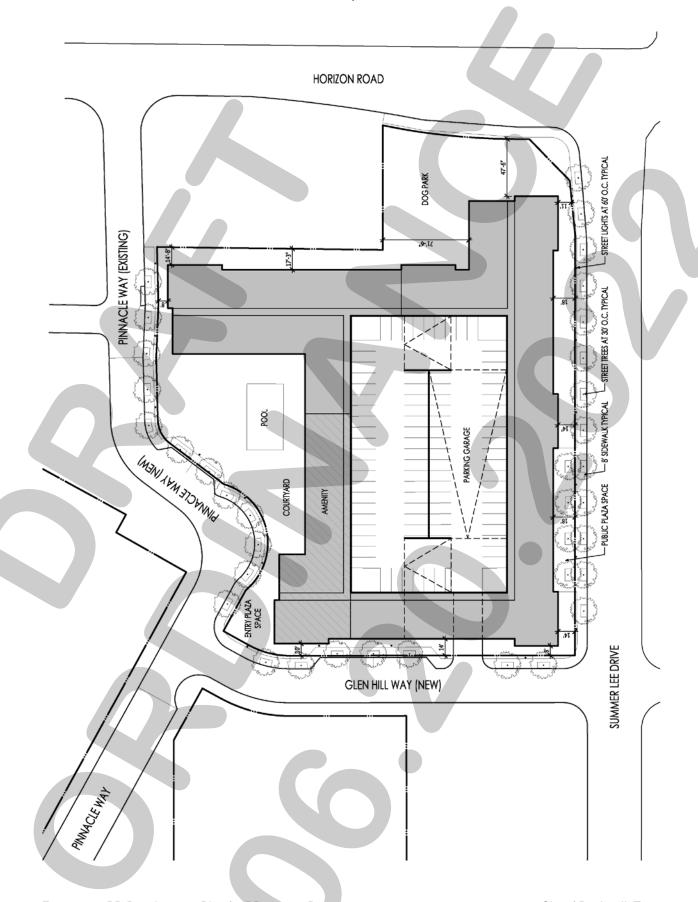
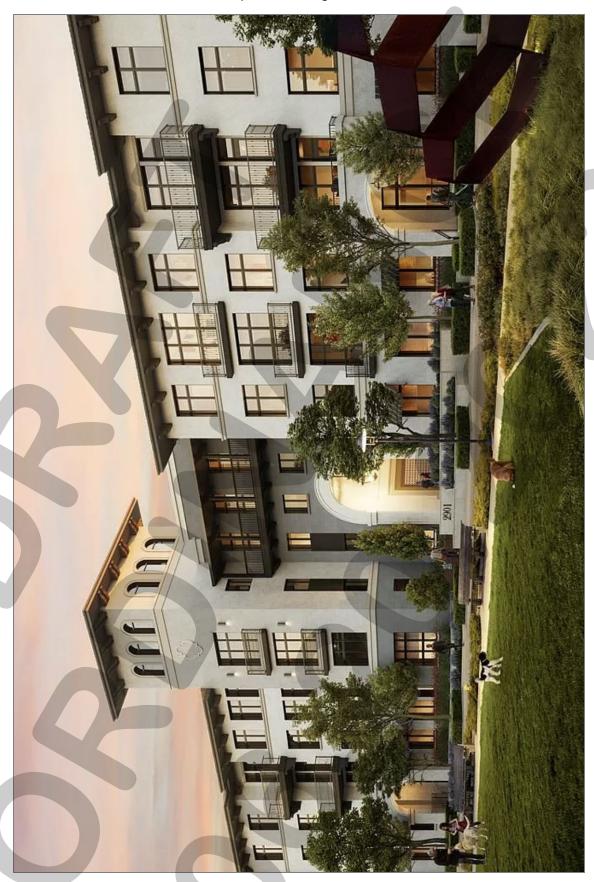


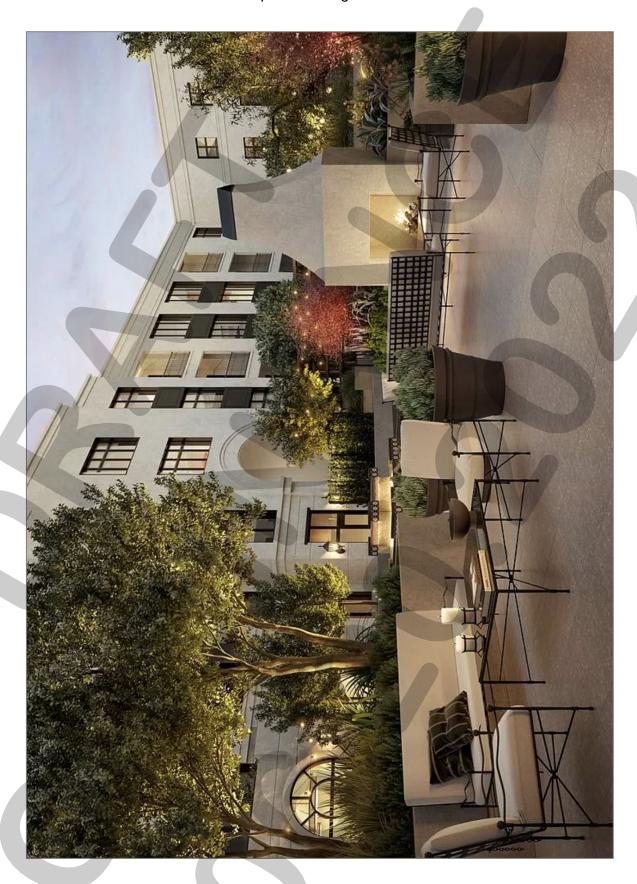
Exhibit 'B':
Concept Plan



**Exhibit 'C':** Conceptual Building Elevations



**Exhibit 'C':** Conceptual Building Elevations



From: John Womble <john@designbalance.com>

**Sent:** Thursday, May 19, 2022 12:45 PM

To: Miller, Ryan

**Cc:** Brad Boswell; Asher Hamilton; JRiley@bddeng.com; Matthew Peterson

**Subject:** RE: Rockwall - Streets.

**Attachments:** Harbor Site Plan 05.20.2022.pdf

Thank you Ryan! I have attached a final version without the "draft" in the title.

John Womble, AIA **Design Balance, Inc** <u>designbalance.com</u> 214.668.2306

From: Miller, Ryan <RMiller@rockwall.com>
Sent: Thursday, May 19, 2022 11:25 AM
To: John Womble <john@designbalance.com>

Subject: RE: Rockwall - Streets.

Looks good for submittal. 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

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#### **NOTES**

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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

From: John Womble < john@designbalance.com >

**Sent:** Thursday, May 19, 2022 11:01 AM **To:** Miller, Ryan < RMiller@rockwall.com >

Subject: RE: Rockwall - Streets.

Ryan,

Attached is a draft of our submittal. Please review and let me know if you see anything that needs to be revised before tomorrow's deadline.

Also, my client just told me that they are working on the applications and will get it to you today or tomorrow.

John Womble, AIA **Design Balance, Inc** <u>designbalance.com</u> 214.668.2306

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From: Ross, Bethany

**Sent:** Friday, May 27, 2022 9:25 AM

To: ecaldwell@principal-mgmt.com; colson@sprenvironmental.net; loretta@migproperty.com

**Subject:** Neighborhood Notification Program [Z2022-024]

Attachments: Public Notice (05.20.2020).pdf; HOA Map (05.20.2022).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>June 3, 2022</u>. The Planning and Zoning Commission will hold a public hearing on <u>June 14, 2022 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>June 20, 2022 at 6:00 PM</u>. 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 <a href="Planning@rockwall.com">Planning@rockwall.com</a> 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.

## Z2022-024 PD Development Plan for Harbor Residence

Hold a public hearing to discuss and consider a request by Asher Hamilton of RIV Properties, LLC on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the *Hillside Mixed Use Subdistrict* and the *Horizon/Summer Lee Subdistrict* of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
http://www.rockwall.com/planning/

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From: John Womble <john@designbalance.com>

Sent: Tuesday, May 31, 2022 11:38 AM
To: Miller, Ryan; 'Asher Hamilton'
Subject: RE: Z2022-024: Project Comments

Attachments: Harbor\_PD Development Plan\_05.31.2022.pdf

Ryan,

Attached is an updated PD Development Plan that addresses the minor comments that you provided.

- The street names have been updated
- 2. The inside turn radius of the new street was changed to 50'
- 3. The Trend Tower property lines were added

Let me know if you need anything else updated before tonight's work session.

John Womble, AIA **Design Balance, Inc** <u>designbalance.com</u> 214.668.2306

From: Miller, Ryan < RMiller@rockwall.com>

Sent: Friday, May 27, 2022 8:42 AM

To: 'Asher Hamilton' <ahamilton@realtyinvestments.com>

Cc: John Womble < john@designbalance.com>

Subject: Z2022-024: Project Comments

Asher ... Attached are the project comments and draft ordinance for your zoning case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: May 31, 2022 Planning and Zoning Commission Public Hearing: June 14, 2022

City Council Public Hearing/1<sup>st</sup> Reading: June 20, 2022

City Council 2<sup>nd</sup> Reading: July 5, 2022

Please note that a representative is required to be at all meetings and all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Should you have any questions 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

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John Womble, AIA **Design Balance, Inc** <u>designbalance.com</u> 214.668.2306

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Sent: Friday, May 27, 2022 8:42 AM

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Cc: John Womble < john@designbalance.com>

Subject: Z2022-024: Project Comments

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Ryan C. Miller, AICP

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August 8, 2022

TO:

Asher Hamilton

RIV Properties, LLC PO Box 192054 Dallas, TX 75219

FROM:

Ryan Miller, AICP

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, TX 75087

SUBJECT:

Z2022-024; PD Development Plan for the Harbor District Condominiums

Mr. Hamilton:

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 July 5, 2022. The following is a record of all recommendations, voting records and conditions of approval:

## Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the PD Development Plan ordinance.
- (2) The applicant shall provide a *Streetscape Plan* for the proposed plazas and open spaces indicated along Summer Lee Drive and Glen Hill Way at the time of site plan. These plans shall be reviewed by the Parks and Recreation Department and the Planning and Zoning Department, and any recommendations shall be forwarded on to the Planning and Zoning Commission for their consideration along with the site plan.
- (3) Any construction resulting from the approval of this <u>PD Development Plan</u> 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 June 11, 2022, the Planning and Zoning Commission approved a motion to recommend approval of the PD Development Plan by a vote of 4-0, with Commissioner Womble Conway, and Thomas absent.

### City Council

On June 20, 2022, the City Council approved a motion to approve the PD development plan with the conditions of approval by a vote of 5-0, with Council Members Johannesen and Campbell absent.

On July 5, 2022, the City Council approved the PD Development Plan by a vote of 6-0, with Mayor Fowler absent.

Included with this letter is a copy of *Ordinance No. 22-36*, 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. 22-36

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 32 (PD-32) [ORDINANCE NO. 17-22] AND THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A PD DEVELOPMENT PLAN FOR A CONDOMINIUM BUILDING ON A 3.59-ACRE TRACT OF LAND IDENTIFIED AS LOTS 1, 2, 3, & 4, BLOCK 2; LOTS 1, 2, 3, & 4, BLOCK 3; LOTS 1, 2, 3, & 4, BLOCK 5; LOTS 1 & 2 AND A PORTION OF LOTS 3 & 4, BLOCK 6; LOTS 2, 3, & 4, BLOCK 7; LOTS 1 & 2, BLOCK 8; AND LOTS 1, 2, 3, & 4, BLOCK 9, MOTON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED AND DEPICTED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR **EACH OFFENSE:** PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Asher Hamilton of RIV Properties, on behalf of Michael Gibson of Marion E. Wilson, Michael White, Dimensions Real Estates Services, LLC; Mark R. Carson; Allen Anderson; Gary Shultz of Culpepper/Spatex JV; and Robert Fields of In the Estate of Ernest Fields for the approval of a *PD Development Plan* for a 176-unit, condominium building to be situated within the *Hillside Mixed-Use Subdistrict* and the *Horizon/Summer Lee*, on a 3.95-acre tract of land identified as Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas and more fully described and depicted in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 32 (PD-32) [Ordinance No. 17-22] 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 *Ordinance No. 22-10*; and,

**SECTION 2.** That Planned Development District 32 (PD-32) [Ordinance No. 17-22] and the Unified Development Code [Ordinance No. 20-02], as heretofore amended, shall be further amended by adopting this PD Development Plan and amending the official zoning map of the City of Rockwall for the Subject Property; and,

- **SECTION 3.** That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*; and,
- **SECTION 4.** That development of the *Subject Property* shall generally be in accordance with the *Conceptual Building Elevations*, depicted in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*, and,
- **SECTION 5.** That the *Subject Property* shall be used only in the manner and for the purposes provided for in Planned Development District 32 (PD-32) [*Ordinance No. 17-22*], the Unified Development Code [*Ordinance No. 20-02*], and in compliance with the following conditions and requirements:
  - (1) The development of the subject property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
  - (2) The development of the subject property shall generally conform to the proposed Conceptual Building Elevations depicted in Exhibit 'C' of this ordinance and to the design guidelines contained in Resolution No. 10-40.
  - (3) The proposed condominium building shall not contain more than 176 urban residential units.
  - (4) All building materials and color schemes proposed for this development should conform to the requirements stipulated by Planned Development District 32 (PD-32) [as amended].
  - (5) Prior to the issuance of a building permit the applicant shall submit and seek approval for a detailed PD Site Plan that demonstrates compliance with all applicable standards of Planned Development District 32 (PD-32) [as amended] and with the requirements approved in this ordinance.
  - (6) All buildings throughout the development shall be constructed with a consistent design scheme, incorporate four (4) sided architecture that creates an entry appearance on all four (4) sides, and be approved by the Architectural Review Board (ARB) at the time of the PD Site Plan.
- **SECTION 6.** That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;
- **SECTION 7.** That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;
- **SECTION 8.** The standards in this ordinance shall control in the event of a conflict between this

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,

THIS THE  $5^{TH}$  DAY OF JULY, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1<sup>st</sup> Reading: <u>June 20, 2022</u>

2<sup>nd</sup> Reading: July 5, 2022

## Legal Description and Location Map

### PARCEL 1 (TRACTS 1 & 2)

<u>TRACT 1:</u> All that certain 0.705-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lot 2 and part of Lots 1, 3 and 4, of Block 2 and Lots 1 and 2 and part of Lots 3 and 4, of Block 4 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page 475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap (illegible) found at the north end of a corner clip at the intersection of Summer Lee Drive, a variable width public right-of-way and Horizon Drive, a variable width public right-of-way per the right-of-way dedication to the City of Rockwall recorded in Instrument Number2005-0000338484 of the Official Public Records of said county;

THENCE with the northwest right-of-way line of Summer Lee Drive the following courses and distances;

South 38°15'10" West, a distance of 44.84-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°54'47" West, a distance of 14.91-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 43°55'59" West, a distance of 131.01-feet to a ½-inch iron rebar with a cap (illegible) found for corner in the southwest line of said Lot 3, Block 4 and in the northeast line of Lot 4, Block 6 of said addition;

THENCE North 45°23'07" West, with said southwest line and said northeast line, passing at a distance of 38.12-feet, to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in said northwest right-of-way line and the east corner of a called 0.160-acre tract of land described in a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records, continuing with said southwest line of said Lot 3, Block 4, the southwest line of Lot 2, Block 4, the northwest line of said Lot 4, Block 6, the northwest line of Lot 1, Block 6 of said addition, and the northwest line of said 0.160-acre tract, in all, a total distance of 139.41-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set for the west corner of said Lot 2, Block 4, the north corner of said Lot 1,Block 6 and in the southeast line of a 40 foot wide easement, recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2 Block 4 and said Lot 1 and Lot 2, Block 2 and said southeast line of said 40 foot wide easement, a distance of 230.94-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southwest right-of-way line of said Horizon Drive at the beginning of a non-tangent curve to the left, with a radius of 510.50-feet and a chord which bears South 37°22'46" East, a distance of 14.17-feet;

THENCE with said southwest right-of-way line of Horizon drive the following courses and distances;

Along said curve to the left, with a central angle of 01°35'26" and an arc distance of 14.17-feet to a ½-inch iron rebar with a cap (illegible) found for the beginning of a compound curve to the left, with a radius of 576.50-feet, and a chord which bears South 41°42'06" East, a distance of 70.67-feet;

Along said curve to the left, with a central angle of 07°01'39" and an arc distance of 70.71-feet to a ½-inch iron rebar with a cap (illegible) found for corner;

South 45°16'48" East, a distance of 17.37-feet to the *POINT OF BEGINNING* and containing 0.705-acres (30,690 square-feet) of land.

TRACT 2: All that certain 0.463-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall

## Legal Description and Location Map

County, Texas and being Lots 1, 2, 3 and 4, Block 3 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being part of the tract of land described in a Warranty Deed to Culpepper/Spatex Joint Venture, recorded in Volume 209, Page475 of the Deed Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 3, and at the intersection of a 20 foot wide easement, recorded in said addition, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found bears North 73°52'22" West a distance of 22.02-feet and a 5/8 inch iron rebar with a cap stamped "Sam Inc" found bears North 88°48'34" East, a distance of 27.56-feet:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2, Block 3 and the southeast line of the 20-foot-wide easement, a distance of 131.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 3 and the west corner of Lot 2, Block 1 of said addition;

THENCE South 45°21'44" East, with the northeast line of said Lot 1 and Lot 4, Block 3 and the southwest line of said Lot 2, Block 1 and Lot 3, Block 1 of said addition, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 4, Block 3, the south corner of said Lot 3, Block 1 and in the northwest line of a 40 foot wide easement as recorded in said addition;

THENCE South 43°50'43" West, with the southeast line of said Lot 3 and Lot 4 Block 3 and said northwest line of said 40 foot wide easement, a distance of 131.01feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 3 and at the intersection of said northwest line of the 40 foot wide easement and the northeast line of said 20 foot wide easement;

THENCE North 45°21'44" West, with the southwest line of said Lot 2 and Lot 3, Block 3, and the northeast line of said 20-feet wide easement, a distance of 154.01-feet to the POINT OF BEGINNING and containing 0.463-acres (20,176 square-feet) of land.

### Parcel 2

All that certain 0.160-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 1 and part of Lot 4, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being same 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said 0.160-acre tract, in the northeast line of said Lot 4, Block 6, the southwest line of Lot 3, Block 4 of said addition and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap (illegible) found in said northwest right-of-way line bears South45°23'07" East, a distance of 38.12-feet;

THENCE with the southeast line of said 0.160-acre tract and said northwest right-of-way line, the following courses and distances;

South 49°50'10" West, a distance of 25.57-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

North 45°40'41" West, a distance of 20.93-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the southeast line of said Lot 1, Block 6 and the northwest line of said Lot 4, Block 6;

South 44°13'18" West, a distance of 39.98-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6, the west corner

## Legal Description and Location Map

of said Lot 4, Block 6 the north corner of Lot 3, Block 6 of said addition, the east corner of Lot 2, Block 6 of said addition, and the east corner of a called 0.18-acre tract described in a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of said Official Public Records:

THENCE North 45°21'44" West, with the southwest line of said 0.160-acre tract, the southwest line of said Lot 1, Block 6, the northeast line of said 0.18-acre tract, and the northeast line of said Lot 2, Block 6, passing at a distance of 77.43-feet, a 1/2inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 1, Block 6, the north corner of said Lot 2, Block 6 and in the southeast line of a 40foot wide easement, recorded in said addition, in all, a total distance of 97.43-feet to the west corner of said 0.160-acre tract, the north corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the center of said 40-foot-wide easement, a distance of 65.51-feet to the north corner of said 0.160-acre tract;

THENCE South 45°23'21" East, with the northeast line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 6, the west corner of said Lot 2, Block 4 of said addition, continuing with said northeast line of the 0.160-acre tract, the northeast line of said Lot 1 and Lot 4, Block 6, and the southwest line of said Lot2 and Lot 3, Block 4, in all, a total distance of 121.30-feet to the *POINT OF BEGINNING* and containing 0.160-acres (6,964 square-feet) of gross area, 0.130-acres (5,654 square-feet) of net area of land.

#### Parcel 3

All that certain 0.175-acre tract of land in the Edward Teal Survey, Abstract No. 207,Rockwall County, Texas and being Lot 2 and part of Lot 3, Block 6 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract, in the southwest line of said Lot 3, Block 6 and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found in said right-of-way bears South 45°21'27" East, a distance of 19.89-feet;

THENCE North 45°21'27" West, with the southwest line of said 0.18-acre tract, said southwest line of Lot 3, Block 6 and, in said northwest right-of-way line, passing at a distance of 43.01-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 2, Block 6, the west corner of said Lot 3, Block 6 and the west corner of Lot 1, Block 8 of said addition, departing said northwest right-of-way line and continuing with said southwest line of the 0.18-acre tract, the southwest line of said Lot 2, Block 6 and the northwest line of said Lot 1, Block 8, passing at a distance of 119.67-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 6, the north corner of said Lot 1, Block 8 and in the southeast line of a 40 foot wide easement recorded in said addition, continuing with said southwest line of the 0.18-acre tract, in all, a total distance of 139.67-feet to the west corner of said 0.18-acre tract and in the center of said 40 foot wide easement;

THENCE North 43°50'43" East, with the northwest line of said 0.18-acre tract and in the center of said 40 food wide easement, a distance of 65.50-feet to the north corner of said 0.18-acre tract and the west corner of a called 0.160-acre tract of land described a General Warranty Deed to Mark R. Carson, recorded in Instrument Number 2008-00394439 of said Official Public Records;

THENCE South 45°21'44" East, with the northeast line of said 0.18-acre tract and the southwest line of said 0.160-acre tract, passing at a distance of 20.00-feet, a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 2, Block 6 and the west corner of said Lot 1, Block 6, continuing with said northeast line of the 0.18-acre tract, the northeast line of said Lot 2, Block 6, said southwest line of the 0.160-acre tract and the southwest line of said Lot 1, Block 6, in all, a total distance of 97.43-feet to

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## Legal Description and Location Map

a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said 0.18-acre tract, the west corner of said Lot 2, Block 6, the south corner of said 0.160-acre tract, the south corner of said Lot 1, Block 6 and, in said northwest right-of-line of Summer Lee Drive;

THENCE with the southeast line of said 0.18-acre tract and said northwest right-of-way line, the following courses and distances:

South 44°13'18" West, a distance of 19.50-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner:

South 09°43'47" East, a distance of 46.51-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner;

South 29°14'41" West, a distance of 19.61-feet to the *POINT OF BEGINNING* and containing 0.175-acres (7,635 square-feet) of gross area and 0.145-acres (6,325 square-feet) of net area of land.

## Parcel 4

All that certain 0.230-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1 and 2, Block 8 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A, Slide 47B of the Plat Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said Lot 2, Block 8, the west corner of Lot 3, Block 8 of said addition, the east corner of Lot 1, Block 10 of said addition and the north corner of Lot 4,Block 8 of said addition, from which, a ½-inch iron rebar with a cap stamped "RPLS5034" found bears South 45°21'46" East, a distance of 63.39-feet;

THENCE North 45°21'46" West, with the southwest line of said Lot 2, Block 8 and the northeast line of said Lot 1, Block 10, a distance of 76.12-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 2, Block 8,the north corner of said Lot 1, Block 10 and in the southeast line of a 40 foot wide easement recorded in said addition:

THENCE North 43°50'43" East, with the northwest line of said Lot 1 and Lot 2 Block 8 and said southeast line of the 40 foot wide easement, a distance of 130.96feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 8, the west corner of Lot 2, Block 6 of said addition and in the southwest line of a called 0.18-acre tract of land described a General Warranty Deed to Allen Anderson, recorded in Instrument No. 2008-00394440 of the Official Public Records of said county;

THENCE South 45°21'27" East, with the northeast line of said Lot 1, Block 8, the southwest line of said Lot 2, Block 6 and said southwest line of the 0.18-acre tract, a distance of 76.66-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the east corner of said Lot 1, Block 8, the south corner of said Lot 2, Block 6, the west corner of Lot 3, Block 6 of said addition and the north corner of said Lot 4, Block 8, from which a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the south corner of said 0.18-acre tract and in the northwest right-of-way line of Summer Lee Drive, a variable width public right-of-way bears South 45°21'27" East, a distance of 43.01-feet;

THENCE South 44°04'51" West, with the southeast line of said Lot 1 and Lot 2, Block 8 and the northwest line of said Lot 3 and Lot 4, Block 8, passing at a distance of 114.25-feet, a ½-inch iron rebar found, in all, a total distance of 130.95feet to the POINT OF BEGINNING and containing 0.230-acres (10,002 squarefeet) of land.

## Parcel 5

All that certain 1.245-acre tract of land in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas and being Lots 1, 3 and 4, and part of Lot 2 Block 5, Lots 3 and 4 and part of Lot 2, Block 7 and Lots 1, 2, 3 and 4, Block 9 of George Morton Estate, an addition to the City of Rockwall, recorded in Cabinet A,

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Slide 47B of the Plat Records of said county, and being all of the tract of land described in a General Warranty Deed to Dimensions Real Estate Services, recorded in Instrument No.2011-00451974 of the Official Public Records of said county, and being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of Lot 2, Block 9, the north corner of Lot 1, Block 11 of said addition, and in the southwest line of a 20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 9 and Lot 2, Block 7 and said southeast line of the 20 foot wide easement, a distance of 135.22-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for corner in the northwest line of said Lot 2, Block 7 and in the south right-of-way line of Pinnacle Way, a 58 foot wide public right-of-way, from which a ½-inch iron rebar found at the intersection of said south right-of-way line of Pinnacle Way and the east right-of-way line of Sunset Ridge Drive, a variable width public right-of-way bears South 72°49'03" West, a distance of 184.95-feet;

THENCE North 72°49'03" East, with said south right-of-way line of Pinnacle Way, a distance of 69.48-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for corner in the northeast line of said Lot 2, Block 9:

THENCE South 45°37'46" East, continuing with said south right-of-way line of Pinnacle Way and with the northeast line of said Lot 2, Block 9, a distance of 42.61-feet to a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the east corner of said Lot 2, Block 9, the north corner of said Lot 3, Block 9 and the west corner of said Lot 4, Block 7;

THENCE North 44°12'16" East, continuing with said south right-of-way line of Pinnacle Way and with the northwest line of said Lot 4, Block 7, a distance of 65.39feet to a 5/8 inch iron rebar with a cap stamped "Maddox" found for the north corner of said Lot 4, Block 7, the west corner of said Lot 3, Block 7, the south corner of said Lot 2, Block 7, and the east corner of the terminus of said Pinnacle Way;

THENCE North 45°28'03" West, with the east right-of-way line of said Pinnacle Way and the southwest line of said Lot 2, Block 7, a distance of 41.44-feet to a 5/8-inch iron rebar with a cap stamped "Maddox" found in said east right-of-way line of Pinnacle Way;

THENCE North 17°34'51" West, departing said southwest line of said Lot 2, Block 7 and continuing with said east right-of-way line of Pinnacle Way, passing at a distance of 28.13-feet to the north corner of the terminus of said Pinnacle Way, in all, a total distance of 40.12-feet to a ½-inch iron rebar with a cap stamped "RPLS6484" set in the northwest line of said Lot 2, Block 5 and in the southeast line of a20 foot wide easement recorded in said addition;

THENCE North 43°50'43" East, with the northwest lines of said Lot 1 and Lot 2, Block 5 and said southeast line of the 20 foot wide easement, a distance of 112.80feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the north corner of said Lot 1, Block 5 and the intersection of said southeast line of the 20 foot wide easement and the southwest line of another 20 foot wide easement recorded in said addition, from which a 5/8 inch iron rebar with a cap stamped "Sam Inc" bears North 44°39'37" West, a distance of 19.25-feet:

THENCE South 45°21'44" East, with the northwest lines of said Lot 1 and Lot 4, Block 5 and said southwest line of the 20 foot wide easement, a distance of 154.01-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the west corner of said Lot 4, Block 5 and the intersection of said southwest line of the 20 foot wide easement and the northwest line of a 40 foot wide easement recorded in said addition;

THENCE South 43°50'43" West, with the southeast lines of said Lots 3 and 4, Block 5, Lots 3 and 4, Block 7 and Lots 3 and 4, Block 9 and said northwest line of the 40 foot wide easement, a distance of 393.33-feet to a ½-inch iron rebar with a cap stamped "RPLS 6484" set for the south corner of said Lot 3, Block 9 and the east corner of said Lot 4, Block 11 of said addition, from which a ½-inch iron rebar found bears South

## Legal Description and Location Map

45°25'13" East, a distance of 18.07-feet;

THENCE North 45°25'13" West, with the southwest lines of said Lots 2 and 3, Block 9 and the northwest lines of said Lots 1 and 4, Block 11, passing at a distance of 78.94-feet, a ½-inch iron rebar with a cap stamped "RPLS 5034" found for the west corner of said Lot 3, Block 9, the south corner of said Lot 2, Block 9, the east corner of said Lot 1, Block 11, and the north corner of said Lot 4, Block 11, in all, a total distance of 154.01-feet to the POINT OF BEGINNING and containing 1.245-acres (54,217 square-feet) of land.

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Ordinance No. 22-36; PD-32

Exhibit 'A': Legal Description and Location Map

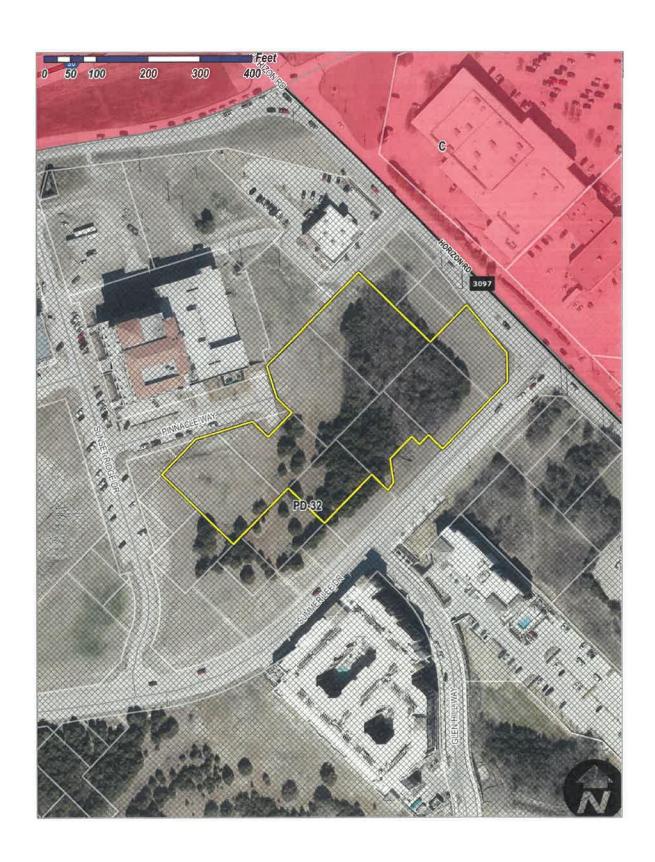
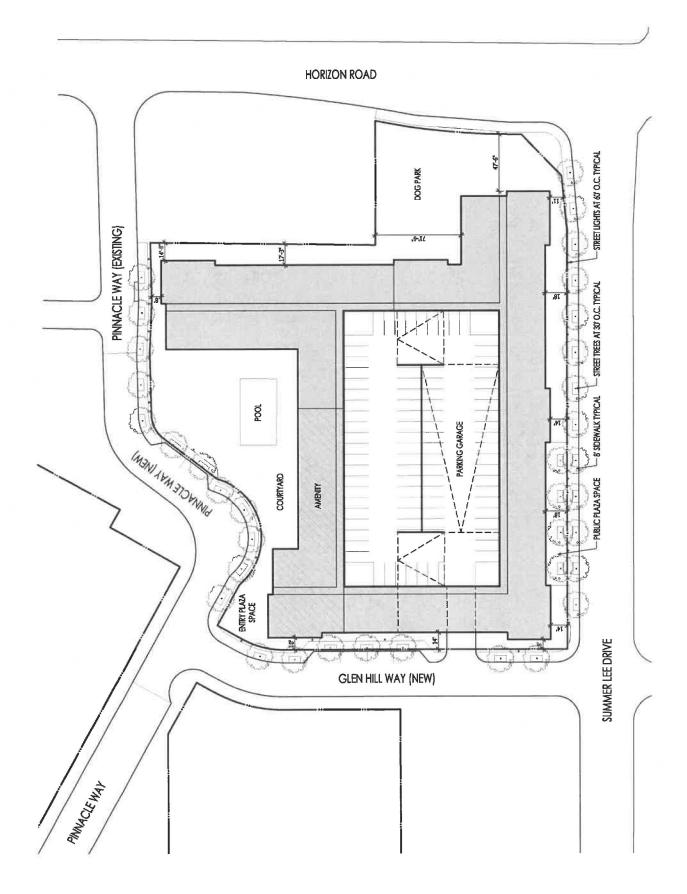


Exhibit 'B': Concept Plan



**Exhibit 'C':**Conceptual Building Elevations



Exhibit 'C': Conceptual Building Elevations

